

ORDINANCE NO. 98- 40
AMENDMENT TO ORDINANCE NO. 91-04
NASSAU COUNTY, FLORIDA

WHEREAS, on the 28th day of January, 1991, the Board of County Commissioners, Nassau County, Florida, did adopt Ordinance No. 91-04, an Ordinance enacting and establishing the Comprehensive Land Use Plan and the Future Land Use Map for the unincorporated portion of Nassau County, Florida; and

WHEREAS, **Charles D. Casey**, the owner of the real property described in this Ordinance has applied to the Board of County Commissioners to reclassify a site from Rural Residential to Commercial on the Future Land Use Map of Nassau County; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice and public hearing, had considered the application and recommended approval of the proposed amendment to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners held a public hearing on December 28, 1998; and

WHEREAS, the Board of County Commissioners finds that there is a need and justification for the amendment; and

WHEREAS, the Board of County Commissioners finds that the amendment to the Future Land Use Map and reclassification is consistent with the overall Comprehensive Land Use Plan and orderly development of the County of Nassau County, Florida, and the specific area.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Nassau County, Florida, this 28th day of December, 1998:

SECTION 1. PROPERTY RECLASSIFIED. The real property described in Section 2 is reclassified from Rural Residential to Commercial on the Future Land Use Map of Nassau County.

SECTION 2. OWNER AND DESCRIPTION. The land reclassified by this Ordinance is owned by Charles D. Casey, and is described as follows:

See Exhibit "A" attached hereto and made a part hereof by specific reference.


SECTION 3. The amendment is a small scale amendment pursuant to Florida Statutes 163.3187.

SECTION 4. EFFECTIVE DATE. The effective date of this small scale development plan amendment shall be thirty one (31) days after adoption, unless the amendment is challenged pursuant to Section 163.3187(3), Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Community Affairs, or the Administration Commission, finding the amendment in compliance with Section 163.3184, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of non-compliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

ADOPTED this 28th day of December, 1998.

CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


J. H. COOPER
Its: Chairman

ATTEST:


J. M. "CHIE" OXLEY JR.
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:

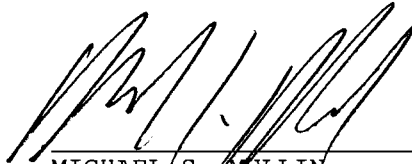

MICHAEL S. MULLIN

EXHIBIT "A"

LEGAL DESCRIPTION FOR CHUCK CASEY

A portion of Section 35, Township 3 North, Range 26 East, Nassau County, Florida, as more particularly described according to the attached survey

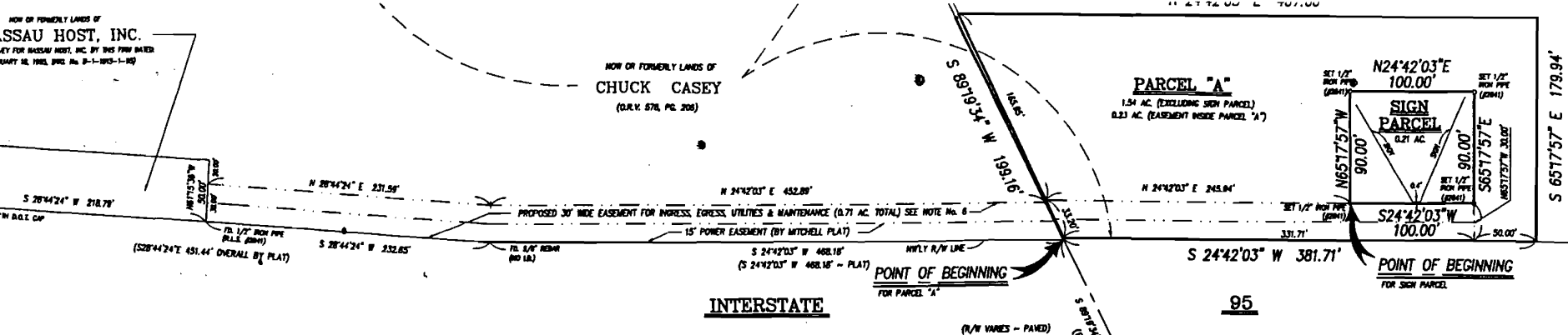
Parcel ID# 35-4N-26-0000-0001-0020

NOW OR FORMERLY LANDS OF
SSAU HOST, INC.
BY FOR MASSAU HOST, INC. BY THIS FROM DATED
APRIL 16, 1988, BOOK NO. 8-1-1885-1-88

NOW OR FORMERLY LANDS OF
CHUCK CASEY
(D.R.V. 578, PG. 206)

PARCEL "A"
1.54 AC. (EXCLUDING SIGN PARCEL)
0.21 AC. (EASEMENT INSIDE PARCEL "A")

SIGN PARCEL
0.21 AC.



PARCEL "A"
ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LANDS OF CHUCK CASEY, ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF MASSAU COUNTY, FLORIDA, IN BOOK 578, PAGE 206, SAID TRACT OR PARCEL BEING A PORTION OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 28 EAST, MASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SECTION 35, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 2, AND RUN ALONG THE SOUTHERLY LINE OF SECTION 35 AND TOWNSHIP 3 NORTH, SAID LINE ALSO BEING THE NORTHERLY LINE OF SECTION 2, TOWNSHIP 3 NORTH, SOUTH 89°19'34" WEST, A DISTANCE OF 171.24 FEET TO A POINT LYING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (R/W VARIES) SAID POINT BEING THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89°19'34" WEST, ALONG THE AFOREMENTIONED SOUTHERLY LINE, A DISTANCE OF 100.00 FEET TO A POINT; RUN THENCE NORTH 24°42'03" EAST, A DISTANCE OF 467.08 FEET TO A POINT; RUN THENCE SOUTH 65°17'57" EAST, A DISTANCE OF 178.94 FEET TO A POINT LYING ON AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95; RUN THENCE SOUTH 24°42'03" WEST, ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 381.71 FEET TO THE POINT OF BEGINNING.

SIGN PARCEL
ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LANDS OF CHUCK CASEY, ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF MASSAU COUNTY, FLORIDA, IN BOOK 578, PAGE 206, SAID TRACT OR PARCEL BEING A PORTION OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 28 EAST, MASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SECTION 35, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 2, AND RUN ALONG THE SOUTHERLY LINE OF SECTION 35 AND TOWNSHIP 3 NORTH, SAID LINE ALSO BEING THE NORTHERLY LINE OF SECTION 2, TOWNSHIP 3 NORTH, SOUTH 89°19'34" WEST, A DISTANCE OF 171.24 FEET TO A POINT LYING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (R/W VARIES); RUN THENCE NORTH 24°42'03" EAST ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 331.71 FEET TO A POINT; RUN THENCE NORTH 65°17'57" WEST, PARALLEL TO LAST MENTIONED RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING RUN SOUTH 24°42'03" WEST, PARALLEL TO AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 100.00 FEET TO A POINT; RUN THENCE NORTH 65°17'57" WEST PERPENDICULAR TO LAST MENTIONED LINE, A DISTANCE OF 90.00 FEET TO A POINT; RUN THENCE NORTH 24°42'03" EAST PERPENDICULAR TO LAST MENTIONED LINE, A DISTANCE OF 100.00 FEET TO A POINT; RUN THENCE SOUTH 65°17'57" EAST PERPENDICULAR TO LAST MENTIONED LINE, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

THE LAND TRACT DESCRIBED CONTAINS 1.54 ACRES (EXCLUDING THE SIGN PARCEL) AND IS SUBJECT TO ANY EASEMENTS OF RECORD LYING WITHIN.

THE LAND TRACT DESCRIBED CONTAINS 0.21 ACRES AND IS SUBJECT TO ANY EASEMENTS OF RECORD LYING WITHIN.

LEGEND:
P.B. = PLAT BOOK
S/D = SUBDIVISION
FD = FOUND
L.B. = LAND BOUND
N.W.L. = NORTHWESTERLY
CONC. = CONCRETE
MON. = MONUMENT
(?) = REMAIN

FLOOD CERTIFICATE: THIS IS
PROPERTY IS SHOWN TO BE IN F.
AS PER F.L.R. MAPS, COMM. PANEL
DATED SEPT. 30, 1988, FOR CA

"PRELIMINARY"

NOTE:
PARCEL "A" HAS NOT BEEN SURVEYED
AT THIS TIME.

SURVEY DATE: SEPTEMBER 11, 1988
DWN. BY: T.L.B.
CRD. BY: P.D.P.