

ORDINANCE NO. 2001- 32  
AMENDMENT TO ORDINANCE 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 Map and the Future Land Use Map for the unincorporated portion of Nassau County, Florida; and

WHEREAS, the Board of County Commissioners seeks to re-classify land designation on the Land Use Map from Low Density Residential to High Density Residential; and

WHEREAS, the Board of County Commissioners held a public hearing on September 24, 2001; and

WHEREAS, the property is located on the east side of CR 107 between 2361' +/- South of Hardy Allen Road, Parcel A2, Nassauville area; 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 Map and orderly development of Nassau County, Florida, and the specific area.

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Nassau County, Florida, this 24<sup>th</sup> day of September, 2001:

1. **SECTION 1. PROPERTY RECLASSIFIED.** The real property described in Section 2 is reclassified from Low Density Residential to High Density Residential on the Future Land Use Map of Nassau County.
2. **SECTION 2. OWNER AND DESCRIPTION.** The land reclassified by this Ordinance is owned by **Thomas Wooten** and is described as follows:

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

3. SECTION 3. This amendment is made a small-scale amendment pursuant to Florida Statutes, Section 163.3187.

4. SECTION 4. EFFECTIVE DATE. The effective date of this small-scale amendment shall be thirty-one 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 that the amendment is in compliance with Section 163.3184, Florida Statutes.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



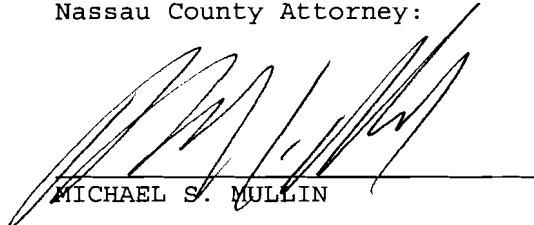
MARIANNE MARSHALL  
Its: Chairman

ATTEST:



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

Approved as to form by the  
Nassau County Attorney:

  
MICHAEL S. MULLIN

**EXHIBIT "A"**  
**CPA01-006**

**PARCEL 1:**

A PORTION OF SECTIONS 27, 29, 40, 41, AND 42, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, being more particularly described as follows:

Begin at the Southwest corner of said Section 42; thence North  $15^{\circ} 30' 48''$  West along the Westerly line of said Section 42, a distance of 264.92 feet to a point; thence South  $88^{\circ} 58' 14''$  West 14.90 feet to a point; thence North  $15^{\circ} 10' 26''$  West, a distance of 561.79 feet to a point; thence South  $89^{\circ} 00' 01''$  West, a distance of 919.82 feet to a point lying on the Easterly right-of-way line of State Road No. 107 (an 80 foot right-of-way as now established); thence North  $03^{\circ} 54' 32''$  West along said Easterly right-of-way line, a distance of 13.18 feet to an angle point in said right-of-way; thence North  $04^{\circ} 39' 32''$  West continuing along said Easterly right-of-way line, a distance of 3,420.45 feet to a point; thence North  $89^{\circ} 32' 08''$  East departing said Easterly right-of-way line, a distance of 263.85 feet to a point located on the Westerly line of Section 40, aforementioned; thence North  $15^{\circ} 30' 11''$  West along said Westerly line of Section 40, a distance of 1,398.84 feet to its intersection with the Easterly right-of-way line of State Road No. 107, aforementioned; thence North  $04^{\circ} 39' 32''$  West along said Easterly right-of-way line, a distance of 214.49 feet to the intersection of said Easterly right-of-way line with the Southerly right-of-way line of Hardy Allen Road; thence North  $89^{\circ} 22' 05''$  East along said Southerly right-of-way line, a distance of 1,201.46 feet to an angle in said right-of-way line; thence North  $89^{\circ} 31' 00''$  East continuing along said Southerly right-of-way line, a distance of 471.07 feet to a point; thence South  $04^{\circ} 39' 32''$  East, a distance of 5,847.07 feet to a point located on the Southerly line of said Section 42; thence North  $85^{\circ} 48' 04''$  West along said Southerly line, a distance of 590.27 feet to the Point Of Beginning.