

ORDINANCE NO. 2003-29
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 Commercial to Medium Density Residential; and

WHEREAS, the Board of County Commissioners held a public hearing on June 9, 2003; and

WHEREAS, the property is located south of SR200/A1A between Flora Parke Boulevard and Arrigo Boulevard, Fernandina Beach 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 9th day of June, 2003:

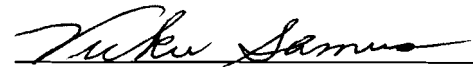
1. **SECTION 1. PROPERTY RECLASSIFIED.** The real property described in Section 2 is reclassified from Commercial to Medium Density Residential on the Future Land Use Map of Nassau County.
2. **SECTION 2. OWNER AND DESCRIPTION.** The land reclassified by this Ordinance is owned by Semanik Investment Corporation, owner, 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


VICKIE SAMUS
Its: Chairman

ATTEST:


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

Approved as to form by the
Nassau County Attorney:


MICHAEL S. MULLIN

PARCEL 2 - 14 (25-2N-28-0000-0002-0140)

A portion of Section 25, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows: COMMENCE at the Southeast Corner of Tract "G" as shown on the Plat of Flora Parke Unit 2-A, as recorded in Plat Book 6, Pages 239, 240 and 241 of the Public Records of said county; Thence North 02 Degrees 03 Minutes 59 Seconds West, along the easterly boundary of said Flora Parke Unit 2-A, a distance of 1178.13 Feet to a point; Thence North 72 Degrees 46 Minutes 59 Seconds West, a distance of 359.14 Feet to the POINT OF BEGINNING; Thence continue North 72 Degrees 46 Minutes 59 Seconds West, a distance of 360.00 Feet to a point, said point also being situate on the East Line of Flora Parke (P.B. 6, Pg. 37); Thence North 17 Degrees 13 Minutes 01 Second East along said East Line, a distance of 360.00 Feet to a point; Thence South 27 Degrees 48 Minutes 27 Seconds East, a distance of 509.12 Feet to the POINT OF BEGINNING and containing 1.488 Acres of land, more or less.

PARCEL 2 - 7 (25-2N-28-0000-0002-0070)

A portion of Section 25, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows: COMMENCE at the Southeast Corner of Tract "G" as shown on the Plat of Flora Parke Unit 2-A, as recorded in Plat Book 6, Pages 239, 240 and 241 of the Public Records of said county; Thence North 02 Degrees 03 Minutes 59 Seconds West, along the easterly boundary of said Flora Parke Unit 2-A, a distance of 411.68 Feet to a point, said point also being situate on the South Line of said Section 25; Thence North 89 Degrees 52 Minutes 24 Seconds along said southerly section line, a distance of 397.71 Feet to a point; Thence North 16 Degrees 35 Minutes 54 Seconds East, a distance of 832.91 Feet to a point; Thence North 03 Degrees 29 Minutes 14 Seconds, a distance of 204.67 Feet to the POINT OF BEGINNING; Thence North 20 Degrees 00 Minutes 46 Seconds West, a distance of 303.22 Feet to a point; Thence South 72 Degrees 46 Minutes 59 Seconds East, a distance of 35.00 Feet to a point of curvature of a curve concave Northeasterly and having a radius of 441.98 Feet; Thence along and around the arc of said curve, through a central angle of 11 Degrees 32 Minutes 43 Seconds, an arc distance of 89.06 Feet, and subtended by a chord bearing of South 78 Degrees 33 Minutes 20 Seconds East and a chord distance of 88.91 Feet to a point; Thence South 03 Degrees 29 Minutes 14 Seconds West, a distance of 260.00 Feet to the POINT OF BEGINNING and containing 0.358 Acres of land, more or less.

EXHIBIT " A "