

**ORDINANCE NO. 2002- 25**  
**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 Medium Density Residential to Commercial; and

WHEREAS, the Board of County Commissioners held a public hearing on May 20, 2002; and

WHEREAS, the property for Parcel 1 is located on the south side of Oak Street (abandoned right of way) and Parcel 2 is located on the east side of Amelia Road between 14<sup>th</sup> Street and Amelia Road, Fernandina Beach, Florida 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 20th day of May, 2002:

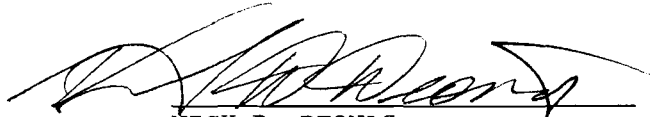
1. **SECTION 1. PROPERTY RECLASSIFIED.** The real property described in Section 2 is reclassified from Medium Density Residential to Commercial on the Future Land Use Map of Nassau County.
2. **SECTION 2. OWNER AND DESCRIPTION.** The land reclassified by this Ordinance is owned by Bertha B. Courson Trust, and Joanne C. Ragans and Mary Ellen McQueen, 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.

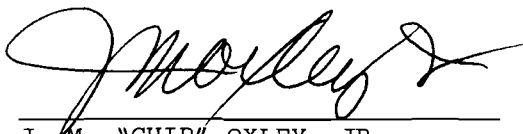
4. SECTION 4. EFFECTIVE DATE. The effective date of this small-scale amendment shall be thirty-one days after adoption, unless the amendment is challenged pursuant to Section 163.3187(3), Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by 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



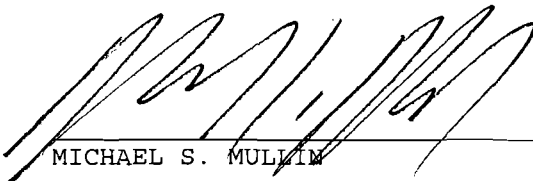
NICK D. DEONAS  
Its: Chairman

ATTEST:



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

Approved as to form by the  
Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT "A"

## Legal Description

Parcel 1

That part of Lot 40 lying South of Sadler Road, and the North one-half of Lot 48, Section 30, Township 3 North, Range 28 East, also known as Lots 1-23, TOGETHER WITH all of Oak Street, FIVE POINTS SUBDIVISION, Unit #1, as recorded in Plat Book 3, page 22, current public records of Nassau County, Florida.

Parcel 2

Lot number One (1) of Cashen Park, a subdivision of the South Half of Lot Forty-eight (48) and the North Half of Lot Fifty-one (51), of the Susan Cashen Grant, Section Thirty (30), Township Three (3) North, Range Twenty-eight (28) East, Nassau County, Florida, a plat of said Cashen Park subdivision being of record in and among the public Records of Nassau County, Florida in Plat Book Two (2), at page forty-nine (49).