

**ORDINANCE NO. 2006-03**  
**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 January 9, 2006; and

WHEREAS, the property is located on the south side of SR200/A1A between Third Mount Zion and Mt. Zion Court, 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 January 2006:

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, Florida.


2. **SECTION 2. OWNER AND DESCRIPTION.** The land reclassified by this Ordinance is owned by **Claudia H. Solomon**, owner, and is described as follows:

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

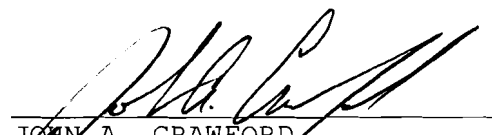
3. **SECTION 3.** This amendment is made a small-scale amendment pursuant to Florida Statutes 163.3187.

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.

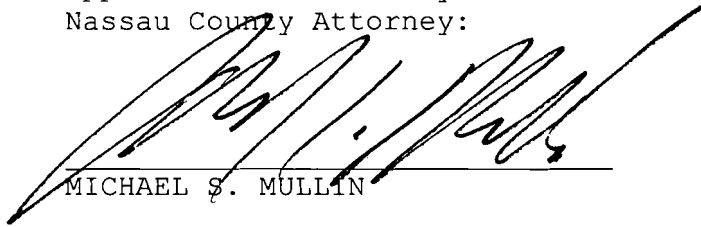
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
THOMAS D. BRANAN, JR.  
Its: Chairman

ATTEST:

  
\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney:



MICHAEL S. MULLIN

**EXHIBIT "A"**

Being in the Northwestern part of Government Lot Three (3), Section Twenty Four (24), Township Two (2) North, Range Twenty Eight (28) East and more particularly described by metes and bounds as follows: For a Point of Reference start at the concrete mark which marks the Southwest corner of said Lot 3 and Section 24; thence go North along the westerly line of said lot and section for a distance of One Thousand Fifty Nine and one-half (1,059.5) feet to the southerly right of way of State Road number 200, said road having a width of 75 feet; thence go South Seventy Degrees Thirty Minutes East ( $S 70^{\circ} 30' E$ ) along the southerly right of way of State Road 200 for a distance of Two Hundred Eight (208) feet to a fence corner for a Point of Beginning; thence continue along the southerly right of way of said State Road 200 for Fifty Seven (57) feet to an iron pipe; thence go South for One Hundred Seventy Two and three-tenths (172.3) feet to an iron pipe; thence go North Seventy Degrees Thirty Minutes West ( $N 70^{\circ} 30' W$ ) parallel to State Road 200 for One Hundred and two-tenths (100.2) feet to a fence corner; thence go North Fourteen Degrees Thirty Minutes East ( $N 14^{\circ} 30' E$ ) along the fence on the easterly side of Abraham Hutchinsens homestead for a distance of One Hundred Sixty Three (163) feet to the southerly right of way of State Road 200 and the Point of Beginning. This parcel of land contains 0.3 acre, more or less.

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