

**ORDINANCE NO. 2006-06**  
**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 **Sylvia C. Melton**, 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.

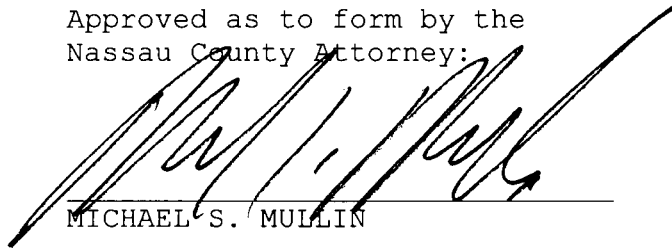
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
THOMAS D. BRANAN, JR.  
Its: Chairman

ATTEST:

  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney:

A handwritten signature in black ink, appearing to read "Michael S. Mullin", is written over a horizontal line. The signature is stylized and cursive.

MICHAEL S. MULLIN

## EXHIBIT A

## PARCEL 1

All that certain lot, piece or parcel of land situate, lying and being in Gov. Lot 3, Section 24, Township 2 North, Range 28 East, Nassau County, Florida, and being described by metes and bounds as follows: Beginning at the Southwest corner of Gov. Lot 3 and Section 24 and go North along the West line of said Lot and Section for 674.5 feet; thence go East for 25 feet to the East side of the 60 foot County Road to the Point of Beginning; thence go East for 87 feet; thence go North for 50 feet; thence go West for 87 feet to the County Road; thence go South along the East side of the County Road for 50 feet to the Point of Beginning. This parcel of land contains 0.11 acre, more or less.

## PARCEL 2

All that certain lot, piece, or parcel of land situate, lying, and being in Section 24, Township 2 North, Range 28 East, Nassau County, Florida, and being that land described in Official Records Book 44, page 343 of the public records of said Nassau County, Florida, and being more particularly described by metes and bounds as follows:

From the Point of Reference at the southwest corner of said section 24; thence east 25 feet along the south line of said Section 24 to a point on the easterly right of way line for the right of way of a county road; thence North 1 degree 23 minutes West 337.5 feet along said east right of way line to a point on the north right of way line of a 50 foot right of way for a county road; thence continue the same 286 feet to the Point of Beginning; thence North 1 degree 27 minutes West 50.00 feet along said east right of way line; thence North 88 degrees 33 minutes East 75.00 feet; thence South 1 degree 27 minutes East 50.00 feet; thence South 88 degrees 33 minutes West 75.00 feet to the Point of Beginning. This parcel contains 0.11 Acres, more or less.

As described on and according to that certain plat of Survey made by R. J. Allen, Registered Land Surveyor Number 2603 on December 10, 1976.

FILED IN  
RECORDS OF  
NASSAU COUNTY, FLORIDA

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