

ORDINANCE NO. 2006-07
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.

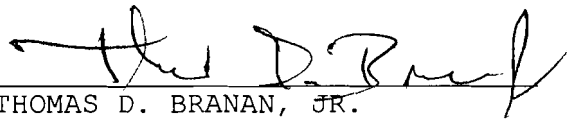
2. **SECTION 2. OWNER AND DESCRIPTION.** The land reclassified by this Ordinance is owned by **James L. and Ella M. Richo**, owners, and is described as follows:

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

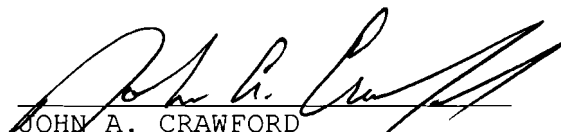
3. **SECTION 3.** This amendment is made a small-scale amendment pursuant to Florida Statutes 163.3187.

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.

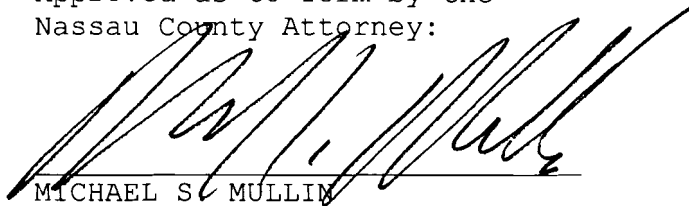
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


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"

That part of: Parcel 145, Right of Way

Begin at a point on the Southerly boundary of State Road 13, 360 feet West from the Western Boundary of the Community Road leading to Mt. Zion Baptist Church of O'Neal, Florida, run thence South 277 feet; thence West 50 feet; thence North 277 feet to the boundary of State Road 13; thence East, along the Southern boundary of State Road 13, 50 feet to the point of beginning. The same being in Section 24, T2N, R28E, Nassau County, Florida, fronting 50 feet on the Southern boundary of State Road 13. Lying southerly of and within 124 feet of the survey line of SR 200 Section 74060-2503, said survey line being described as follows: Begin on the West line of Section 24, T-2-N, R-28-E, at a point 1108.60 feet northerly from the SW corner thereof, run thence S. 72° 46'59" E 2,000 feet to the end of said survey line containing 4325 sq. ft. or 0.10 acre more or less, exclusive of existing road right of way.