

**ORDINANCE NO. 2006- 08**  
**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.

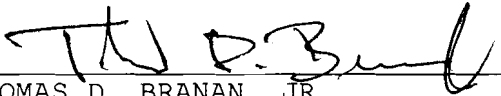
2. **SECTION 2. OWNER AND DESCRIPTION.** The land reclassified by this Ordinance is owned by **Dania Davis Jackson**, owner, and is described as follows:

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.

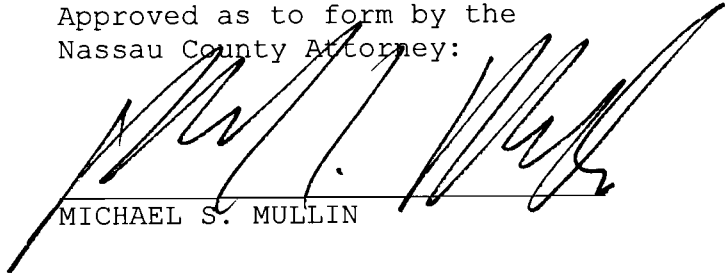
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
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

BK0761 PG0885

OFFICIAL RECORDS

## PARCEL ONE:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN GOVERNMENT LOT 3, SECTION 24, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 24 AND GO EAST ALONG SOUTH LINE OF SECTION 24 FOR 25 FEET; THENCE GO NORTH 01 DEGREE, 23 MINUTES WEST ALONG EAST SIDE OF THE COUNTY ROAD FOR 337.5 FEET TO THE NORTHEAST INTERSECTION OF TWO 50 FOOT WIDE COUNTY ROADS; THENCE GO SOUTH 88 DEGREES, 22 MINUTES EAST ALONG THE NORTH SIDE OF THE COUNTY ROAD FOR 757.3 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE THE SAME FOR 50 FEET TO THE SOUTHWEST CORNER OF THE HOMESTEAD LOT OF ANDREW HUBBART AS DESCRIBED IN DEED BOOK 169, PAGE 178 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE GO AT RIGHT ANGLES NORTH 01 DEGREE, 38 MINUTES EAST FOR 100 FEET TO THE NORTHWEST CORNER OF THE ANDREW HUBBART LOT; THENCE GO AT RIGHT ANGLES SOUTH 01 DEGREE, 38 MINUTES WEST FOR 100 FEET TO THE POINT OF BEGINNING.

## PARCEL TWO:

FROM A POINT AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE BOUNDARIES OF A COMMUNITY ROAD LEADING TO COLORED BAPTIST CHURCH, AND A COMMUNITY ROAD, SAID INTERSECTION BEING A DISTANCE OF 370 FEET SOUTH FROM THE SOUTHERN BOUNDARY OF STATE ROAD 200, IN SECTION 24, TOWNSHIP 2 NORTH, RANGE 28 EAST, IN NASSAU COUNTY, FLORIDA; FROM THIS POINT RUN WEST, ALONG THE SOUTHERN BOUNDARY OF LAST DESCRIBED COMMUNITY ROAD, A DISTANCE OF 300 FEET FROM THE SAID POINT OF INTERSECTION OF THE TWO ROADS, FOR A POINT OF BEGINNING; FROM THIS POINT OF BEGINNING RUN NORTH 100 FEET; THENCE WEST 50 FEET; THENCE SOUTH 100 FEET; THENCE EAST, ALONG THE NORTHERN BOUNDARY OF ROAD, 50 FEET TO THE POINT OF BEGINNING.

FILED & RECORDED & INDEXED  
RECORDS IN NASSAU COUNTY  
RECORDED

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96 MAY 30 PM 3:10

*J. H. ...*  
CLERK OF COURTS  
NASSAU COUNTY, FLORIDA