

ORDINANCE NO. 2006-11
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.

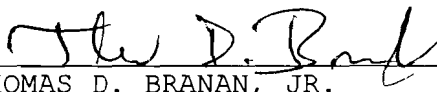
2. **SECTION 2. OWNER AND DESCRIPTION.** The land reclassified by this Ordinance is owned by **Amos Melton, Sr.**, owner, and is described as follows:

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.

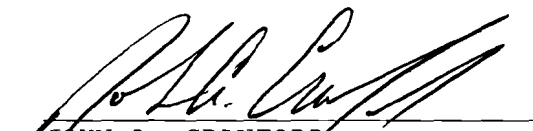
4. **SECTION 4. EFFECTIVE DATE.** The effective date of this small-scale amendment shall be thirty-one days after adoption, unless the amendment is challenged pursuant to Section 163.3187(3), Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued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



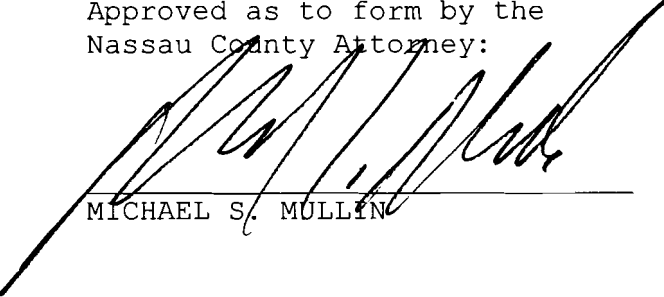
THOMAS D. BRANAN, JR.
Its: Chairman

ATTEST:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT "A"

All that certain lot, piece or parcel of land situate, lying and being in and a part of Government Lot 3 in Section 24, Township 2 North, Range 28 East, and being further described by metes and bounds as follows: Beginning at the Southwest corner of Government lot 3 and Section 24 and go North 1 degree 23 minutes West along the West line of said Government Lot 3 and Section 24 for 438.5 feet to the Point of Beginning at a point which is 622 feet South 1 degree 23 minutes East from the point where the West line of Government Lot 3 and Section 24 crosses the southerly side of the 75 foot right of way of State Road No. 200; thence continue North 1 degree 23 minutes West along the West line of said Government Lot 3 and Section 24 for 36 feet; thence go due East for 212 feet; thence go due South for 36 feet; thence go due West for 212 feet to the Point of Beginning. The Westerly 25 feet of this land is reserved for the Easterly half of a 50 foot wide County Road for the use of the public. The Easterly 187 feet of this land contains 0.15 acre, more or less. This is the same parcel of land as described in Official Record Book 98, Page 113 of the Public Records of Nassau County, Florida.