

ORDINANCE NO. 2006-12
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 reclassify 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.

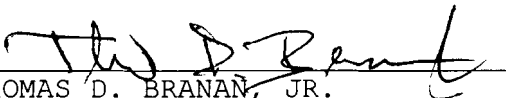
2. **SECTION 2. OWNER AND DESCRIPTION.** The land reclassified by this Ordinance is owned by **Luebertha Johnson**, owner, and is described as follows:

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.

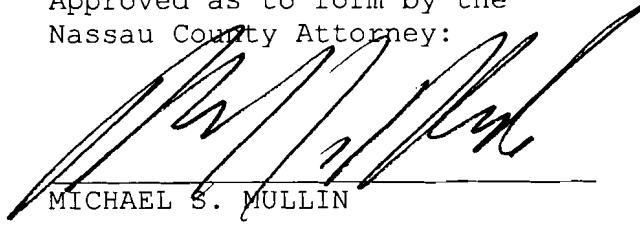
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


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

Beginning at a point on the Southern boundary of State Road Thirteen, 1200 feet west from O'Neal Creek; thence run South one hundred (100) feet; thence west fifty (50) feet; thence North one hundred one (101) feet to southern boundary of State Road Thirteen; thence Easterly, along south boundary of State Road Thirteen, fifty-one (51) feet to the point of beginning.

Then beginning at the Southwest corner of the above described parcel of land; running thence South one hundred (100) feet, thence West fifty (50) feet; thence North one hundred (100) feet; thence East fifty (50) feet to the point of beginning.

The above described two parcels of land being on and a part of Section 24, Township 2 North, Range 20 East in Nassau County, Florida.

Parcel 2

Being a part of Lot 12 in Section 24, Township 2 North, Range 28 east, and more fully and particularly described as beginning at a point on the South boundary of the right-of-way of State Road Thirteen, at a point of thirteen hundred thirteen (1,313) feet West from the run of O'Neal Creek, run thence West, along the southern boundary of State Road Thirteen, a distance of fifty-one (51) feet; thence South one hundred (100) feet; thence East fifty (50) feet; thence North one hundred two (102) feet to the boundary of State Road Thirteen, to the point of beginning.