

ORDINANCE NO. 2006-13
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 **Donnice Coleman**, 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



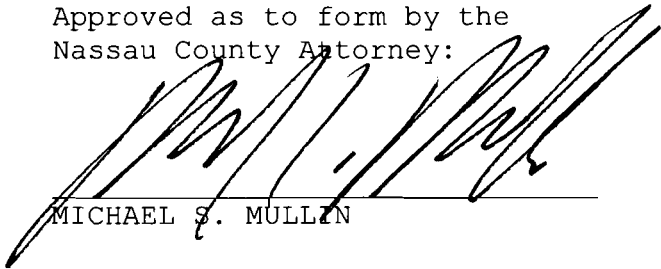
THOMAS D. BRANAN, JR.
Its: Chairman

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 "M. S. Mullen", is written over a horizontal line. The signature is stylized and cursive.

MICHAEL S. MULLIN

EXHIBIT "A"

Part or portion of Section 24, Township Two North, Range Twenty-eight East, Nassau County, Florida. Being further described as Parcel # 24-2N-28-0000-0049-0000 as recorded in O.R. Book 383, page 63 together with Parcel # 24-2N-28-0000-0050-0000 as recorded in O.R. Book 0604, Page 0001, public records of Nassau County, Florida.

Parcel 3

Situate, lying and being in Section 24, Township 2 North, Range 28 East, and beginning at a point on the West line of lands now owned by grantee herein two hundred (200) feet South from the southern boundary of State Road Thirteen, run thence West two hundred two (202) feet to a stake; thence South three hundred forty (340) feet to a stake; thence East three hundred three (303) feet to a stake; thence North one hundred ninety-six (196) feet to southeast corner of lands of grantee herein; thence West, along South boundary of lands of grantee herein, one hundred one (101) feet to southwest corner of lands of grantee; thence North, along western boundary of lands of grantee herein, one hundred forty-four (144) feet to point of beginning.

Parcel 4

From a point on the Southern boundary of State Road Thirteen, in Section 24, Township 2 North, Range 28 East, thirteen hundred and eight (1,308) feet West from O'Neal Creek, run South one hundred (100) feet for a point of beginning; thence run South two hundred nineteen (219) feet to a stake; thence West one hundred (100) feet to a stake; thence North one hundred twenty (120) feet to a stake; thence East fifty (50) feet; thence North one hundred (100) feet; thence East fifty (50) feet to the point of beginning.

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FILED & RECORDED
MICROFILMED & INDEXED
APR 24 1994

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