

ORDINANCE NO. 2006- 39
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 February 27, 2006; and

WHEREAS, the property is located on the south side of SR 200 between Gressman Road and Gressman Dairy Road, Callahan 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 27th day of February 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.

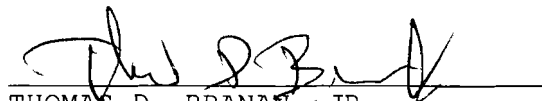
2. **SECTION 2. OWNER AND DESCRIPTION.** The land reclassified by this Ordinance is owned by **Sidney E. Thomas**, owner, and is described as follows:

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 issue by the Department of Community Affairs, or the Administration Commission, finding that the amendment is in compliance with Section 163.3184, Florida Statutes.

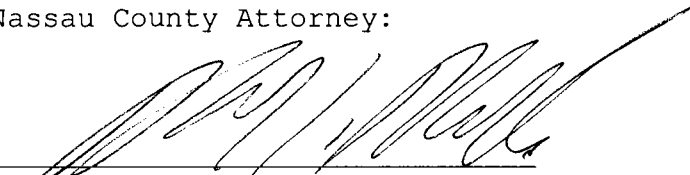
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


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. MULVIN

EXHIBIT "A"

A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1261, PAGE 1596 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, LYING IN GOVERNMENT LOT 4, SECTION 15, TOWNSHIP 2 NORTH, RANGE 25 EAST, SAID NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CORNER COMMON TO SECTIONS 15, 16, 21, AND SECTION 22, SAID TOWNSHIP AND RANGE; THENCE NORTH 89°08'38" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 15, A DISTANCE OF 200.00 FEET; THENCE NORTH 01°11'35" WEST, 506.95 FEET TO A POINT LYING ON THE NORTHERLY LINE OF SAID SECTION 15; THENCE NORTH 89°05'49" WEST, ALONG SAID NORTHERLY LINE, 57.74 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200, ALSO KNOWN AS A1A, (A 144.46 FOOT RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 74040-2528); THENCE SOUTH 67°24'18" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 152.84 FEET TO A POINT LYING ON THE WESTERLY LINE OF SAID SECTION 15; THENCE SOUTH 01°11'35" EAST, ALONG SAID WESTERLY LINE, 452.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.24 ACRES, MORE OR LESS.

SUBJECT TO A 30 FOOT INGRESS AND EGRESS EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 886, PAGE 448 OF SAID PUBLIC RECORDS.