

**ORDINANCE NO. 2006-48**  
**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 Low Density Residential to Commercial; and

WHEREAS, the Board of County Commissioners held public hearings on March 27, 2006 and April 24, 2006; and

WHEREAS, the property is located on the east side of Miner Road between St. Paul Boulevard West and Kutana Drive, Yulee 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 24<sup>th</sup> day of April 2006:

1. **SECTION 1. PROPERTY RECLASSIFIED.** The real property described in Section 2 is reclassified from Low Density

Residential to Commercial on the Future Land Use Map of Nassau County, Florida.

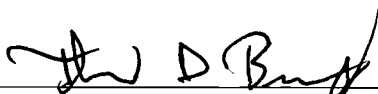
2. **SECTION 2. OWNER AND DESCRIPTION.** The land reclassified by this Ordinance is owned by **Lillie and Benjamin Isaac**, owners, and is described as follows:

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.

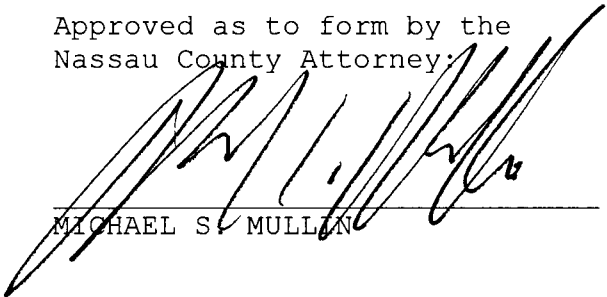
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
THOMAS D. BRANAN, JR.  
Its: Chairman

ATTEST:

  
\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney:



A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to read 'Michael S. Mullin'.

MICHAEL S. MULLIN

EXHIBIT "A"

This is not a legal document

A portion of the JOHN D. VAUGHN GRANT, Section Thirty-eight (38), Township Two (2) North, Range Twenty-seven (27) East, Nassau County, Florida.

Being also a portion of the lands described in Affidavit, recorded in the public records of said County, in Official Records Book 114, page 96.

Said portion being more particularly described as follows:

For a point of reference, commence at a point where the Old Southerly right-of-way line of State Road No. 200, A-1-A (a Seventy-five (75.0) foot R/W) is intersected by the Westerly line of said Section Thirty-eight (38); and run South Twenty-three (23) degrees, Seven (07) minutes, Forty (40) seconds East, a distance of Six Hundred Twenty-four and Twenty-six Hundredths (624.26) feet, to the POINT OF BEGINNING.

From the POINT OF BEGINNING, thus described, continue South Twenty-three (23) degrees, Seven (07) minutes, Forty (40) seconds East, along said Westerly line, a distance of Two Hundred Ninety-five and Twenty-three Hundredths (295.23) feet; run thence North Seventy-eight (78) degrees, Fifty-one (51) minutes East, a distance of One Hundred Fifty-one and Five Hundredths (151.05) feet; run thence North Twenty-three (23) degrees, Two (02) minutes, Fifty-five (55) seconds West, a distance of Two Hundred Ninety-five and Fourteen Hundredths (295.14) feet; run thence South Seventy-eight (78) degrees, Fifty-one (51) minutes West, a distance of One Hundred Fifty-one and Five Hundredths (151.05) feet, to the POINT OF BEGINNING.

LESS AND EXCEPT any portion lying within Right of Way of Miner Road.

97371

FILED AND RECORDED  
IN OFFICE

1982 SEP 29 AM 11:35

NASSAU COUNTY FLA  
CLERK CHRISTOPHER  
T.J. GREENE

Exhibit C