

ORDINANCE NO. 2006-02
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 **Luverta J. Baker**, owner, and is described as follows:

See Exhibit "A" attached hereto and made a part hereof by specific reference.

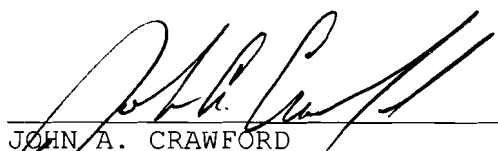
3. **SECTION 3.** This amendment is made a small-scale amendment pursuant to Florida Statutes 163.3187.

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.

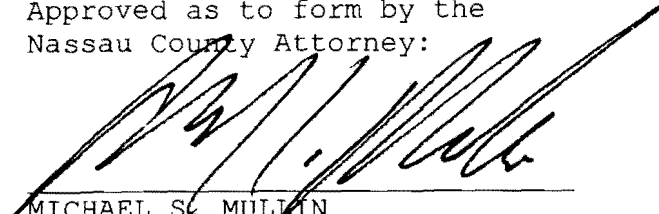
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


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. Mulvin", is written over a horizontal line.

MICHAEL S. MULVIN

OFFICIAL RECORDS

EXHIBIT "A"

BOOK 227 PAGE 682

All that certain piece or parcel of land, situate, lying and being in Government Lot Three (3) of Section Twenty-four (24), Township Two (2) North, Range Twenty-eight (28) East, Nassau County, Florida and being further described by metes and bounds as follows:

Beginning at the Southwest corner of said Section Twenty-four (24) and go East for Twenty-five (25.0) feet to East side of a Fifty (50.0) foot County Road; thence go North One (01) degree, Twenty-three (23) minutes West along the East side of said road and parallel to the West line of said Section Twenty-four (24) for Three Hundred Thirty-seven and Five Tenths (337.5) feet to the North side of another Fifty (50.0) foot County Road going Easterly; thence go South Eighty-eight (88) degrees, Twenty-two (22) minutes East along North side of said road for One Hundred Eighty-seven and Three Tenths (187.3) feet to the point of beginning; thence continue South Eighty-eight (88) degrees, Twenty-two (22) minutes East for One Hundred Seventeen and Four Tenths (117.4) feet; thence go North Five (05) degrees, Thirty-six (36) minutes East along West side of land described in Deed Book 154, page 474 for Three Hundred Fifty-two and Three Tenths (352.3) feet to Northwest corner of said land; thence go South Eighty-eight (88) degrees, Thirty-seven (37) minutes West for Two Hundred Seventy-two and Five Tenths (272.5) feet; thence go South One (01) degree, Twenty-three (23) minutes East for Fifty (50.0) feet; thence go North Eighty-eight (88) degrees, Thirty-seven (37) minutes East for Seventy-five (75.0) feet; thence go South One (01) degree, Twenty-three (23) minutes East for Fifty (50.0) feet; thence go North Eighty-eight (88) degrees, Thirty-seven (37) minutes East for Twenty-five (25.0) feet; thence go South One (01) degree, Twenty-three (23) minutes East for Two Hundred Forty-seven (247.0) feet to the point of beginning.

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