

**ORDINANCE NO. 2006- 04**  
**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 **Andrew Hubbard, Jr., and Eddie M. Hubbard**, 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.

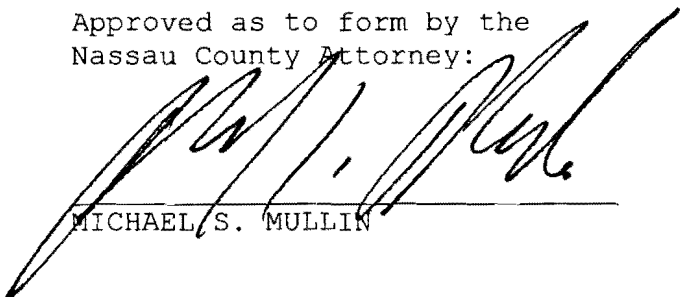
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
THOMAS D. BRANAN, JR.  
Its: Chairman

ATTEST:

  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney:



MICHAEL S. MULLIN

**EXHIBIT "A"**

All that certain lot, piece or parcel of land situate, lying and being in Gov. Lot 3 of Section 24, Township 2 North, Range 28 East, Nassau County, Florida and being further described by metes and bounds as follows: Beginning at the Southwest corner of said Gov. Lot 3 and Section 24 and go east along section line for 25 feet; thence go North 1 degree 23 minutes West along east side of County Road for 337.5 feet to north side of another County Road; thence go S 88° 22' E along north side of this County Road for 684.3 feet to the Point of beginning; thence continue the same for 80 feet; thence go N 1° 38' E for 100 feet; thence N 88° 23'; W for 80 feet; thence N 1° 38 Feet East for 100 feet back to the point of beginning, subject to an easement that runs with the land of 15 feet along the eastern boundary of the above described property, re OR 103, Page 460.