

ORDINANCE NO. 2006-05
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 **G.E. Prince, C/O 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 issue by the Department of Community Affairs, or the Administration Commission, finding that the amendment is in compliance with Section 163.3184, Florida Statutes.

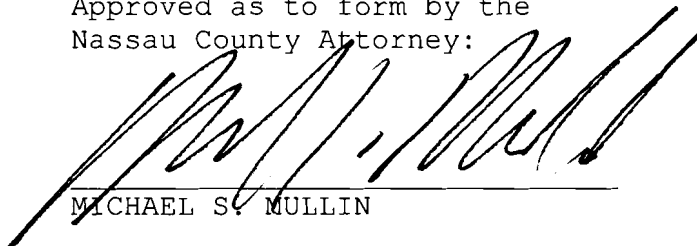
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


THOMAS D. BRANAN, JR.
Its: Chairman

ATTEST:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:



A handwritten signature in black ink, appearing to read 'Michael S. Mullin', is written over a horizontal line.

MICHAEL S. MULLIN

EXHIBIT "A"

SECTION 74060-2503

SR 200

NASSAU COUNTY

PARCEL 135

RIGHT OF WAY

That part of:

All that certain lot, piece or parcel of land situate, lying and being in Section 24 (Govt. Lot 3) T2N, R28E, Nassau County, Florida and being further described as follows: Beginning at the SW corner of said Govt. Lot 3 and Section 24 and go East along South line of Section 24 for 25 feet; thence go N 1 deg 23' W parallel to West line of Section and along Easterly side of a 60 foot wide county road for 337.5 feet to Northeast intersection of 2 county roads; thence go S 88 deg 22' E along North side of a 50 foot wide county road for 1166.3 feet to the slight turn left; thence go N 77 deg 38' E along North side of said road for 93.5 feet; thence along the slight right turn in said road S 88 deg 22' E for 98.8 feet to the POINT OF BEGINNING; thence continue the same for 60 feet; thence go N 0 deg 11' E along the West line of lands described in Deed Book 122, page 29 (the Frank Watson Estate); thence go S 83 deg 07' W along South line of said Frank Watson Estate for 60.46 feet; thence go S 0 deg 11' W for 206.74 feet to the POINT OF BEGINNING.

Lying southerly of and within 124 feet of the survey line of SR 200 Section 74060-2503 said survey line being described as follows:

Begin on the West line of Section 24, T-2-N, R-28-E, at a point 1108.60 feet northerly from the SW corner thereof, run thence S 72°46'59" E. 2,000 feet to the end of said survey line,

Containing 1,885 square feet or 0.04 acres more or less, exclusive of existing road right of way.