

ORDINANCE NO. 2006-84

**AN ORDINANCE AMENDING ORDINANCE NO. 83-19, AS AMENDED;
PROVIDING FOR THE REZONING OF APPROXIMATELY .43 ACRES
FROM RESIDENTIAL MIXED (RM) TO COMMERCIAL, GENERAL
(CG); PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING
MAP; PROVIDING FOR FINDINGS; AND PROVIDING AN
EFFECTIVE DATE**

WHEREAS, on the 28th day of September, 1983, the Board of County Commissioners, Nassau County, Florida, did adopt Ordinance No. 83-19, an Ordinance enacting and establishing a Comprehensive Zoning Code for the unincorporated portion of Nassau County, Florida, and which Ordinance has been subsequently amended from time to time; and

WHEREAS, **JIHAD SAFAR**, the owner of the real property described in this Ordinance, filed Application R06-038 for a rezoning and reclassification of the property from RESIDENTIAL MIXED (RM) to COMMERCIAL, GENERAL (CG); and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on November 7, 2006 and voted to recommend approval to the Board of County Commissioners for a zoning classification to Commercial, General (CG); and

WHEREAS, taking into consideration the testimony and evidence, the Commission finds that R06-038 is consistent with standards for review; and

WHEREAS, public notice has been provided in accordance with Chapter 125, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Nassau County, Florida:

SECTION 1. FINDINGS: This rezoning is consistent with the Nassau County Comprehensive Plan.

SECTION 2. PROPERTY REZONED: The real property described in Section 3 is rezoned and reclassified from RESIDENTIAL MIXED (RM) to COMMERCIAL, GENERAL (CG) as defined and classified under the Zoning Ordinance, Nassau County, Florida. The Planning Director is hereby authorized to amend the official Zoning Map to reflect this change.

SECTION 3. OWNER AND DESCRIPTION: The land rezoned by this Ordinance is owned by **JIHAD SAFAR**, and is described as follows:


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

SECTION 3. EFFECTIVE DATE: This Ordinance shall become effective upon its being signed by the Chairman of the Board of County Commissioners of Nassau County, Florida.

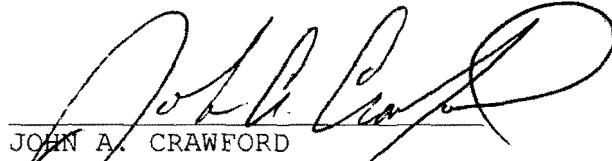
ADOPTED this 27th day of November, 2006.

CERTIFICATION OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

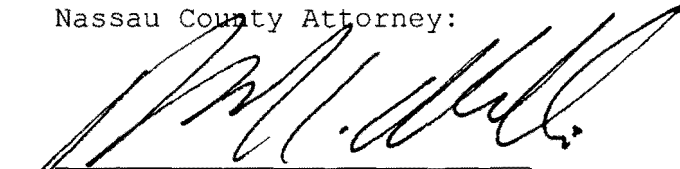

THOMAS D. BRANAN, JR.
Its: Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form and legality by the
Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT "A"

PART OF THE JOHN LOW GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 6, PLAT NO. 1 EAST YULEE, AS RECORDED IN PLAT BOOK 2, PAGE 29 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH $84^{\circ}-53'-00''$ EAST, 326.7 FEET, ALONG THE FORMER SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200, TO A POINT; THENCE SOUTH $01^{\circ}-11'-30''$ EAST, 6.65 FEET, TO A CONCRETE MONUMENT IN THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $01^{\circ}-11'-30''$ EAST, 153.6 FEET, TO AN IRON; THENCE NORTH $84^{\circ}-53'-00''$ WEST, 115.11 FEET, TO AN IRON IN THE EAST LINE OF PINWOOD DRIVE (A 60.0 FOOT RIGHT-OF-WAY); THENCE NORTH $01^{\circ}-24'-09''$ WEST, 151.06 FEET, ALONG THE EAST LINE OF SAID PINWOOD DRIVE; THENCE NORTH $47^{\circ}-16'-33''$ EAST, 6.59 FEET, TO A POINT IN THE NEW SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200, BEING IN A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 22,918.31 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE SOUTHERLY LINE OF SAID STATE ROAD NO. 200, THROUGH A CENTRAL ANGLE OF $00^{\circ}-16'-39''$, AN ARC DISTANCE OF 110.98 FEET (CHORD BEARING AND DISTANCE OF SOUTH $83^{\circ}-41'-48''$ EAST, 110.98 FEET), TO THE POINT OF BEGINNING.