

ORDINANCE NO. 2007- 04

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AMENDING ORDINANCE NO. 83-19, AS AMENDED; PROVIDING FOR THE REZONING OF APPROXIMATELY 7.40 ACRES FROM OPEN RURAL (OR) TO COMMERCIAL, HIGHWAY TOURIST (CHT); PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on the 28<sup>th</sup> 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, **Hubert L. Jr., and Christine Clark**, the owners of the real property described in this Ordinance, filed Application R06-039 for a rezoning and reclassification of the property from OPEN RURAL (OR) to COMMERCIAL, HIGHWAY TOURIST (CHT) and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on December 5, 2006 and voted to recommend approval to the Board of County Commissioners; and

WHEREAS, taking into consideration the testimony and evidence, the Commission finds that R06-036 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 OPEN RURAL (OR) to COMMERCIAL, HIGHWAY TOURIST (CHT) 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 **Hubert L. Jr., and Christine Clark**, and is described as follows:


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

SECTION 4. EFFECTIVE DATE: This Ordinance shall become effective upon its being signed by the Chairman of the Board of County Commissioners of Nassau County, Florida.

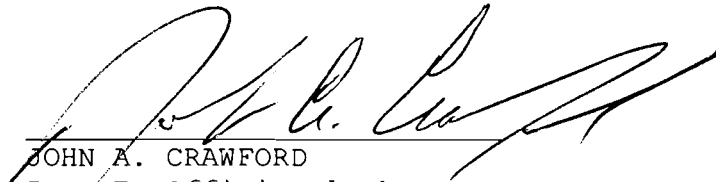
ADOPTED this 8th day of January, 2007.

CERTIFICATION OF AUTHENTICATION  
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

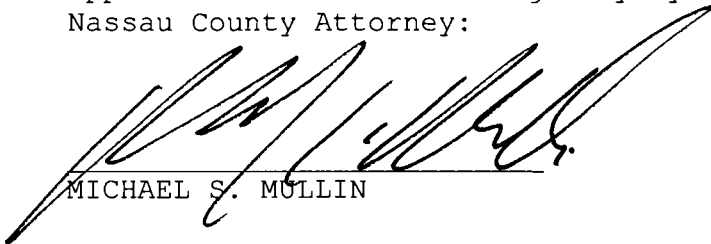
  
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JIM B. HIGGINBOTHAM  
Its: Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

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

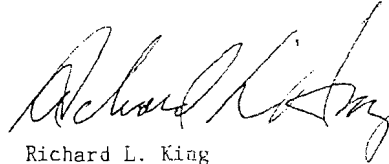


MICHAEL S. MULLIN

EXHIBIT "A"

A portion of Section 44, Township 2 North, Range 27 East, being more particularly described as follows: Commence at the Southwest Corner of Section 44, Township 2 North, Range 27 E: run thence North 89°19'51" East, a distance of 915.28 feet to a point; run thence North 06°00'49" East, a distance of 794.26 feet to a point; run thence North 74°21'54" East, a distance of 213.62 feet to a point; run thence North 16°36'59" West, a distance of 63.75 feet to a concrete monument on the North right of way of State Road 200; run thence along the Arc of a curve concave to the South, having a total control angle of 01°45'18" and a radius of 23,042.31 feet, a distance of 413.92 feet; run thence South 72°17'30" West a distance of 120.65 feet to the POINT OF BEGINNING: From the POINT OF BEGINNING continue to run thence South 72°17'30" West a distance of 534.57 feet; run thence North 17°42'30" West a distance of 598.06 feet; run thence South 72°14'05" West a distance of 543.40 feet; run thence South 18°33'17" East a distance of 597.58 feet to Point of Beginning.

Containing 7.40 acres more or less.



Richard L. King  
RLS, # 1375