

**ORDINANCE NO. 2007- 18**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 1.33 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF U.S. HIGHWAY 1 FROM OPEN RURAL (OR) TO COMMERCIAL, INTENSIVE (CI); PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Marcus W. and Nicola Holley, owners of the real property described in this Ordinance, filed Application R07-007 for a rezoning and reclassification of the property from OPEN RURAL (OR) to COMMERCIAL, INTENSIVE (CI); and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on July 3, 2007 and voted to recommend approval of the rezoning request to the Commercial, Intensive (CI) district to the Commission; and

**WHEREAS**, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the overall Comprehensive Land Use Plan and orderly development of the County of Nassau, Florida, and the specific area.

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

**SECTION 1. FINDINGS:** That the proposed rezoning to Commercial, Intensive (CI) is generally consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan in particular Policy 1.02.03 of the Future Land Use Element.

**SECTION 2. PROPERTY REZONED:** The real property described in Section 3 is rezoned and reclassified from OPEN RURAL (OR) to COMMERCIAL, INTENSIVE (CI) as defined and classified under the Zoning Ordinance, Nassau County, Florida. The Official Zoning Map shall be amended to reflect this change.

**SECTION 3. OWNER AND DESCRIPTION:** The land rezoned by this Ordinance is owned by Marcus W. and Nicola Holley, and is described as follows:

A PARCEL OF LAND SITUATE IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 01°36'15" EAST, ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 1335.28' FEET TO THE SOUTHEAST CORNER OF LOT 61, CORNWALL FARM LAND COMPANY'S PLAT OF NORTH FLORIDA PECAN FRUIT AND TRUCK FARMS, SECTION 31, TOWNSHIP 4 NORTH, RANGE 24 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "O", PAGE 31, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 86°11'53" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 61, A DISTANCE OF 186.83" FEET TO A 4"X4" CONCRETE MONUMENT WITH 1/2" IRON PIPE IN CENTER FOUND WHERE SAID LINE INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 1 (A 200 FOOT RIGHT-OF-WAY); THENCE SOUTH 31°03'00" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 182.25' FEET TO A 5/8" IRON ROD WITH PLASTIC CAP MARKED "MANZIE LB 7039" SET FOR THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 31°03'00" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AFORESAID, A DISTANCE OF 182.25' FEET TO A FOUND 5/8" IRON ROD WITH CAP MARKED "MANZIE LB 7039"; THENCE SOUTH 57°57'00" WEST, A DISTANCE OF 319.58' FEET TO A FOUND 2 1/2" IRON PIPE (NO IDENTIFICATION); THENCE NORTH 31°04'46" WEST, A DISTANCE OF 182.25' FEET TO A SET 5/8" IRON ROD WITH CAP MARKED "MANZIE LB 7039"; THENCE NORTH 58°57'00" EAST, A DISTANCE OF 319.67' FEET TO THE POINT OF BEGINNING. CONTAINING 1.3373 ACRES MORE OR LESS.

**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.

PASSED and ADOPTED this 23rd day of July, 2007.


BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA


  
JIM B. NIGGINBOTHAM  
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:

  
DAVID A. HALLMAN

REVIEWED BY GENE KNACA  
DEPUTY COMPTROLLER  
 DATE 7/23/07