

**ORDINANCE NO. 2007- 32**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY .73 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF BUCCANEER TRAIL FROM RESIDENTIAL SINGLE FAMILY-1 (RS-1) TO COMMERCIAL NEIGHBORHOOD (CN); PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, J.H. Cobb Properties, Inc., owner of the real property described in this Ordinance, filed Application R07-010 for a rezoning and reclassification of the property from Residential Single Family-1 (RS-1) to Commercial General (CG); and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on September 4, 2007 and voted to recommend approval of the rezoning request to the Commercial Neighborhood (CN) 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 as amended, and orderly development of the County of Nassau, Florida, and the specific area; and

**WHEREAS**, public notice of this rezoning has been provided in accordance with Chapter 125, Florida Statutes and the Nassau County Land Development Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:**

**SECTION 1. FINDINGS:** That the proposed rezoning to Commercial Neighborhood (CN) 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 Residential Single Family-1 (RS-1) to Commercial Neighborhood (CN) 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 J.H. Cobb Properties, Inc, and is described as follows:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, LYING AND BEING A PORTION OF OF LOT 40 OF A SUBDIVISION OF SECTION 12 (SUAREZ GRANT) TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA RECORDED IN DEED BOOK 39, PAGE 292, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 105-A (AMELIA ROAD) AND THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (A 100 FOOT RIGHT-OF-WAY); THENCE NORTH 61 DEGREES 39 MINUTES 25 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 272.11 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD GERBING ROAD; THENCE NORTH 50 DEGREES 36 MINUTES 27 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 127.97 FEET; THENCE NORTH 10 DEGREES 16 MINUTES 14 SECONDS WEST, 125.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 10 DEGREES 16 MINUTES 14 SECONDS WEST, 162.40 FEET; THENCE SOUTH 78 DEGREES 13 MINUTES 46 SECONDS WEST 196.18 FEET; THENCE SOUTH 10 DEGREES 28 MINUTES EAST, 162.38 FEET; THENCE NORTH 78 DEGREES 13 MINUTES 46 SECONDS EAST, 195.62 FEET TO THE POINT OF BEGINNING.

WITH EASEMENT RIGHTS FOR EGRESS AND INGRESS OVER THE FOLLOWING DESCRIBED PARCEL:

THIRTY (30.0) FOOT EASEMENT FOR INGRESS AND EGRESS

A PART OF LOT FORTY (40) LYING AND BEING IN SECTION TWELVE (12), SUAREZ GRANT, TOWNSHIP TWO (2) NORTH, RANGE TWENTY-EIGHT (28) EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 105-A AND THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (A 100 FOOT RIGHT-OF-WAY); THENCE NORTH 61 DEGREES, 39 MINUTES, 25 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 184.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 61 DEGREES, 39 MINUTES, 25 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 31.51 FEET; THENCE NORTH 10 DEGREES, 28 MINUTES WEST, 200.27 FEET; THENCE SOUTH 78 DEGREES, 13 MINUTES, 46 SECONDS WEST, 30.0 FEET; THENCE SOUTH 10 DEGREES, 28 MINUTES EAST, 209.26 FEET TO THE POINT OF BEGINNING.

Tax Parcel Identification Number: 00-00-30-0760-0040-0030

**SECTION 3. EFFECTIVE DATE:** This Ordinance shall become effective upon its being filed with the Secretary of State.

PASSED and ADOPTED this 24th day of September, 2007.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

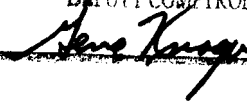
  
JIM B. HIGGINBOTHAM  
Its: Chairman

ATTEST as to Chairman's Signature:

  
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JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

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

  
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DAVID A. HALLMAN

REVIEWED BY GENE KNUSA  
DEPUTY COMPTROLLER  
 DATE 9/24/07