

ORDINANCE NO. 2007- 33

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY .64 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF BUCCANEER TRAIL FROM COMMERCIAL, PROFESSIONAL AND OFFICE (CPO) 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 R07-011 for a rezoning and reclassification of the property from COMMERCIAL, PROFESSIONAL And OFFICE (CPO) to Commercial Neighborhood (CN); 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 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 Commercial, Professional and Office (CPO) 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:

A PORTION OF LOT 39 AS SHOWN ON PLAT RECORDED IN (SUBDIVISION OF THE SOUTH 2/3 OF SUAREZ GRANT) DEED BOOK 39, PAGE 292, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED IN O.R.B. 77, PAGE 86 AND O.R.B. 96, PAGE 184.

Tax Parcel Identification Number: 00-00-30-0760-0039-0030

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.

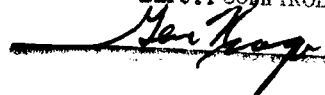
PASSED and ADOPTED this 24th day of September, 2007.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

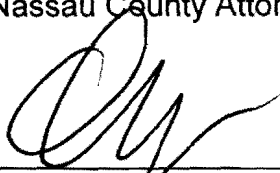

JIM B. HIGGINBOTHAM
Its: Chairman

ATTEST as to Chairman's Signature:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

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

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

A handwritten signature in black ink, appearing to read 'DAVID A. HALLMAN', written over a horizontal line.

DAVID A. HALLMAN