

ORDINANCE NO. 2008- 03

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 5.0 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF U.S. HIGHWAY ONE BETWEEN M. SIKES RD. AND MIZELL TRACT ROAD FROM OPEN RURAL (OR) TO COMMERCIAL GENERAL (CG); PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, David F. Howard, owner of the real property described in this Ordinance, filed Application R08-001 for a rezoning and reclassification of the property from Open Rural (OR) to Commercial General (CG); and

WHEREAS, the property is designated as Commercial by the Future Land Use Map series of the Nassau County Comprehensive Plan and does not appear to have any major limitations associated with its development for limited commercial use; and

WHEREAS, the Planning and Zoning Board, after due notice conducted a public hearing on February 5, 2008 and voted to recommend approval of the rezoning request to the Commercial General (CG) 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 General (CG) 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 General

(CG) 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 David F. Howard of Jacksonville, Florida and is legally described as:

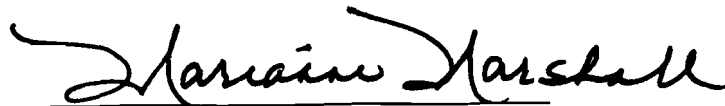
For a Point of Reference, start at the Northeast corner of said Section Twenty-six (26); thence West, along the North line of said Section Twenty-six, a distance of One Thousand Eight Hundred Fifty-five and Two Tenths (1855.2) feet, to the POINT OF BEGINNING; thence South One (1) degree, Two (02) minutes East, a distance of Two Hundred Seventy-five and Five Tenths (275.5) feet, to a point; thence South Sixty-two (62) degrees, Forty-eight (48) minutes West, a distance of Four Hundred forty (440.0) feet, to a point, on the easterly right-of-way line of U. S. Highway No. 1 (One Hundred fifty (150) foot R/W); thence North Thirty-two (32) degrees, Fifty (50) minutes West, along said right-of-way line, a distance of Five Hundred Sixty-seven and Three Tenths (567.3) feet, to a point, on the said North Line of Section Twenty-six (26); thence East, along said Section line, a distance of Six Hundred Ninety-three and Nine Tenths (693.9) feet, to the POINT OF BEGINNING.

Tax Parcel Identification Number: 26-3N-24-0000-0002-0000

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 25TH day of FEBRUARY, 2008.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



MARIANNE MARSHALL
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:

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

DAVID A. HALLMAN