

**ORDINANCE NO. 2007- 24**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 2.6 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF U.S. HIGHWAY 1 FROM OPEN RURAL (OR) TO COMMERCIAL, GENERAL (CG); PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, David and Siglinda Davis, owners of the real property described in this Ordinance, filed Application R06-028 for a rezoning and reclassification of the property from OPEN RURAL (OR) to COMMERCIAL, GENERAL (CG); 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, 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.

**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.

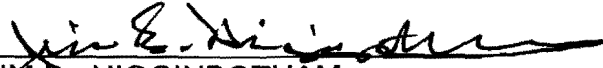
**SECTION 3. OWNER AND DESCRIPTION:** The land rezoned by this Ordinance is owned by David and Siglinda Davis, and is described as follows:

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU AND STATE OF FLORIDA, IN SECTION FIVE (5), TOWNSHIP THREE (3) NORTH, RANGE TWENTY-FOUR (24) EAST AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION FIVE (5) AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (150' R/W); THENCE GO SOUTH 310 03' EAST ALONG THE EASTERLY RIGHT-OF-WAY OF SAID HIGHWAY FOR SIX (6) FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF A FORTY (40) FOOT COUNTY ROAD LEADING TO THE EAST; THENCE CONTINUE SOUTH 310 03' EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1 FOR A DISTANCE OF FOUR HUNDRED TWENTY (420) FEET TO AN IRON; THENCE NORTH 880 52' EAST TO AN IRON; THENCE NORTH 200 53' WEST, ALONG THE DIVIDING LINE BETWEEN THE LANDS HEREIN DESCRIBED AND THE LANDS CONVEYED BY C. C. KNIGHT AND MARY E. KNIGHT, HIS WIFE, TO GUY C. THOMPSON AND LILLIE M. THOMPSON, HIS WIFE, BY DEED DATED MAY 25, 1959, RECORDED IN DEED BOOK 272, PAGE 157, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, FOR A DISTANCE OF THREE HUNDRED SIXTY-EIGHT AND FOUR-TENTHS (368.4) FEET TO AN IRON ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID FORTY (40) FOOT COUNTY ROAD; THENCE SOUTH 880 52' WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD FOR A DISTANCE OF THREE HUNDRED SEVENTY-FIVE (375) FEET TO AN IRON SET IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1, AT THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED. THIS PARCEL OF LAND SAID TO CONTAIN 2.6 ACRES, MORE OR LESS, ACCORDING TO PLAT OF SURVEY MADE BY GEORGE W. LOVESEE, REGISTERED LAND SURVEYOR NO. 627, DATED SEPTEMBER 15, 1959.

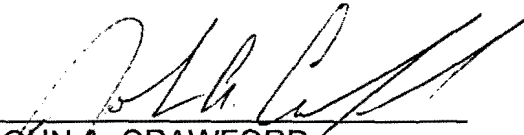
**SECTION 3. EFFECTIVE DATE:** This Ordinance shall become effective upon its being signed by the Chairman of the Board of County Commissioners of Nassau County, Florida.

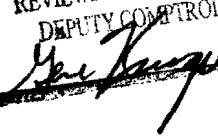
PASSED and ADOPTED this 13th day of August, 2007.

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 8/13/07

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

  
DAVID A. HALLMAN