

**ORDINANCE NO. 2007- 31**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 3.15 ACRES OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF STATE ROAD 200 FROM OPEN RURAL (OR) TO COMMERCIAL, PROFESSIONAL AND OFFICE (CPO); PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Linda White, owner of the real property described in this Ordinance, filed Application R07-002 for a rezoning and reclassification of the property from Open Rural (OR) to COMMERCIAL, PROFESSIONAL and OFFICE (CPO); 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, Professional, Office (CPO) 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 action has been provided in accordance with Chapter 125, Florida Statutes and the 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, Professional and Office (CPO) 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, Professional and Office (CPO) 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 Linda White, and is described as follows:

A PORTION OF THE JOHN D. VAUGHAN GRANT, SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF THE JOHN D. VAUGHAN GRANT, SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, (AND ALSO BEING THE EASTERLY LINE OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST), WITH THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 200 (A-1-A, A 200 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), AND RUN THENCE SOUTH 84°50'25" EAST, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 200 (A-1-A), A DISTANCE OF 168.34 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 84°50'25" EAST, A DISTANCE OF 168.34 FEET, TO A POINT ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 749, PAGE 1649 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE SOUTH 22°47'49" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, AND THEN ALONG THE WESTERLY LINE OF "LOFTON OAKS AT YULEE HOME PARK PHASE 1," AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 323, 324 AND 325 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, A DISTANCE OF 901.44 FEET, TO A POINT; RUN THENCE SOUTH 73°23'44" WEST, A DISTANCE OF 148.21 FEET, TO A POINT; RUN THENCE NORTH 22°52'38" WEST, A DISTANCE OF 964.38 FEET, TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 200 (A-1-A), AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 138,057 SQUARE FEET, OR 3.169 ACRES, MORE OR LESS, IN AREA.

**Tax Parcel Identification Number: 38-2N-27-0000-0012-0010**

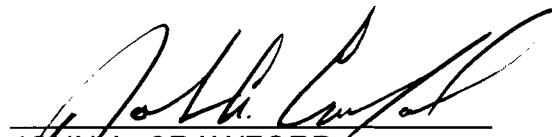
**SECTION 3. EFFECTIVE DATE:** This Ordinance shall become effective upon its being signed by the Chairman of the Board of County Commissioners of Nassau County, Florida.


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

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

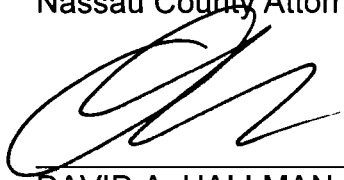
  
JIM B. DIGGINBOTHAM  
Its: Chairman

ATTEST as to Chairman's Signature:

  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

REVIEWED BY GENE KNAGA  
DEPUTY COMPTROLLER  
 DATE 9/6/07

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

  
DAVID A. HALLMAN