

ORDINANCE 2012 - 26

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 1,814 ACRES OF REAL
PROPERTY LOCATED ON THE NORTH SIDE OF
CRAWFORD ROAD AND WEST OF US301, FROM OPEN
RURAL (OR) TO INDUSTRIAL PARK (IP) PROVIDING
FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, TerraPointe LLC is the owner of parcels comprising 1,814 acres in Nassau County, Florida identified by the attached legal description; and

WHEREAS, TerraPointe LLC has authorized Michael S. Mullin to file Application R12-005 to change the zoning classification of the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on July 17, 2012 and voted to recommend approval of R12-005 to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County; and

WHEREAS, the Industrial Park (IP) zoning complies with the underlying Future Land Use Map (FLUM) designation of Industrial, as amended by CPA10-001; and

WHEREAS, the Board of County Commissioners held a public hearing on August 13, 2012; and

WHEREAS, public notice of all hearings has been provided in accordance with Chapters 125 Florida Statutes and the Nassau County Land Development Code.

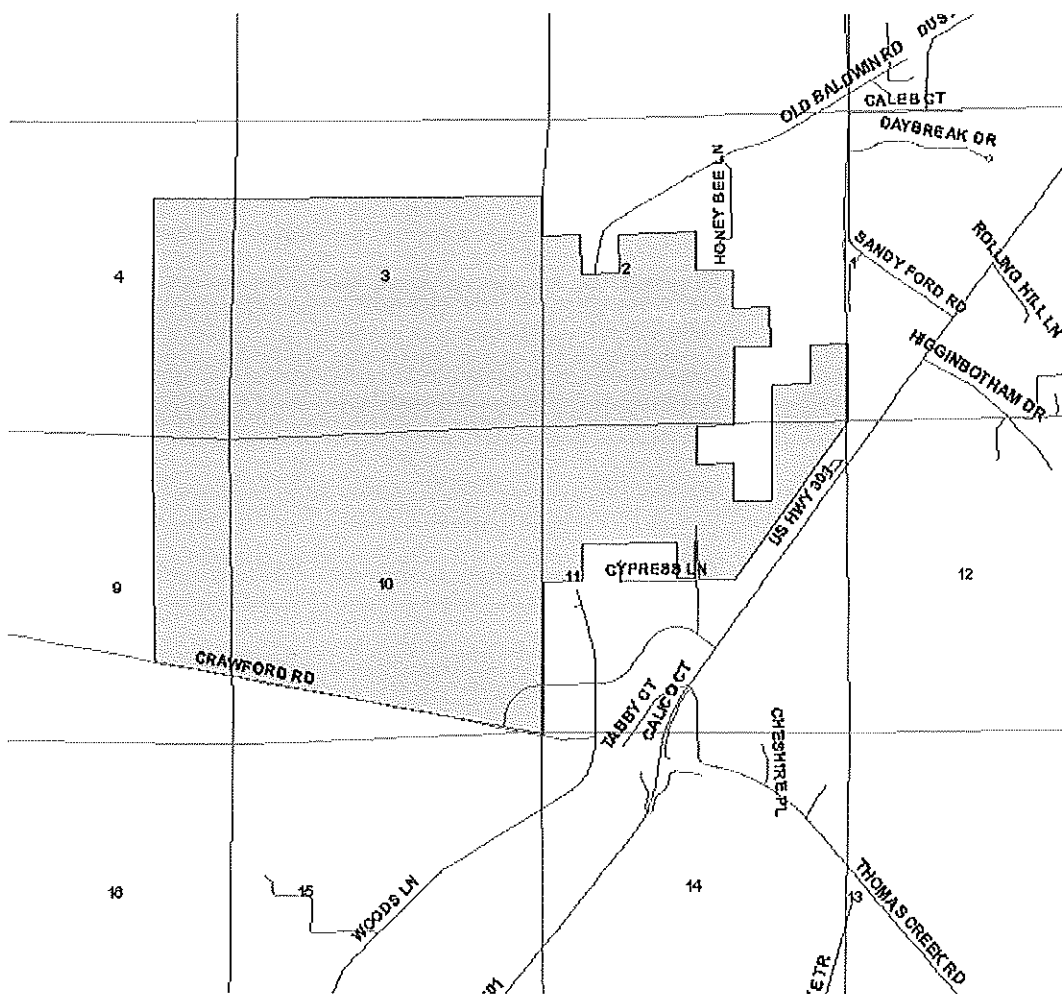
NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. FINDINGS: That the proposed rezoning to Industrial Park (IP) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular Objective ED.05; Policies FL.01.02(D), and FL.11.08(F)

SECTION 2. PROPERTY REZONED: The real property described in Section 3 is rezoned and reclassified to Industrial Park (IP) upon the effective date of the

ordinance, the Growth Management Department is authorized to amend the Official Zoning Map to reflect this change.

SECTION 3. OWNER AND DESCRIPTION: The land reclassified by this Ordinance is owned by TerraPointe LLC, and is identified by the following graphic illustration, and legal description:



LEGAL DESCRIPTION

Township 1 North, Range 24 East, Nassau County, Florida

Section 3: South $\frac{3}{4}$ of said section;

Section 4: East $\frac{1}{2}$ of East $\frac{1}{2}$ of South $\frac{3}{4}$ of said section;

Section 9: E $\frac{1}{2}$ of E $\frac{1}{2}$ of said section lying and being North of Crawford Road;

Section 10: All of said section lying and being north of Crawford Road;

Less and except all road rights-of-way and right-of-way of Georgia Southern Railroad.

Together with the following tracts, parcels or lots of land situate, lying and being in Nassau County, Florida, and more particularly described as being certain lots or portions of lots in the Village of Crawford (unrecorded) according to the plat thereof filed at the Nassau County Courthouse in the office of the Clerk of the Circuit Court on February 16, 1909 and said lots being located in Section 11, Township 1 North, Range 24 East, Nassau County, Florida:

Lot 1, lying Westerly of railroad right-of-way, Lot 2, Lots 5 through 12, both inclusive, Lots 21 and 22, and the Easterly $\frac{1}{2}$ of Lot 28;

All of Lots 19 and 20, and all of Lot 30, less and except, all the lands of Mixon described in deed recorded at O. R. Book 474, page 445 (bearing property ID number 11-1N-24-2180-0030-0020);

All of Lots 23, 24, and 25;

All of Lot 13, containing 10 acres, more or less, and further generally described as being bordered by the property of grantor on the South, on the West by North 9th Street, Village of Crawford, and on the East by property of Stewart (bearing property ID number 11-1N-2180-0014-0000) and on the North by lands of Reiff (bearing property ID number 11-1N-24-2180-0004-0000);

All those portions of Lots 15 and 18, lying Northwest of the railroad, containing 10 acres, more or less, and further described as being bounded on the South and East by the right-of-way of the Seaboard Airline (now CSX) Railroad and bounded on the West by lands of grantor and the lands of Stewart, as aforesaid, and on the North by other lands of grantor;

All of Lot 29 and all of that portion of Lot 30, lying Northwest of the railroad, containing 14 acres, more or less, and generally described as being bounded on the South and East by the Seaboard Airline (now CSX) Railroad right-of-way, on the West by North 9th Street, Village of Crawford, and on the North by property of the grantor.

Lots 1326 to 1330, both inclusive, Lots 1332 to 1334, both inclusive, Lots 1337 to 1347, both inclusive, Lots 1353 to 1358, both inclusive, Lots 1360 and 1361, all in Addition to Crawford, a subdivision (unrecorded) of Section 2, Township 1 North, Range 24 East, Nassau County, Florida;

Together with all and whatsoever right, title claim of interest of Seller, but without any warranty of title, in and to all unopened streets and roads, named and unnamed, lying between and adjacent to the above-specified lots and depicted upon the map or plat of Crawford Subdivision of Section 11, Township 1 North, Range 24 East or of Addition to Crawford subdivision of Section 2, Township 1 North, Range 24 East, Nassau County, Florida;

SUBJECT TO:

The right-of-way of "Woods Road" (a/k/a Old Callahan-Baldwin Road) as existing and as proposed for re-establishment as a County right-of-way; and

The right(s) of any owner of a Lot or Lots according to either the map or plat of Crawford an unrecorded subdivision of Section 11, Township 1 North, Range 24 East, or of the map or plat of Addition to Crawford, an unrecorded subdivision of Section 2, Township 1 North, Range 24 East, to access that owner(s) lot or lots over the unopened streets and roads, named and unnamed, of those respective subdivisions.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS:

Parcel 1:

A portion of Section 11, Township 1 North, Range 24 East, Nassau County, Florida, being a portion of Lot 16, Town of Crawford, according to plat on file in the Office of the Clerk of said county. Said portion being more particularly described as follows: For a point of reference commence at the Northeast corner of Section 11 aforementioned and run South 00 degrees 39 minutes 10 seconds East along the East line of said Section 11, 669.62 feet; thence South 87 degrees 36 minutes 08 seconds West 75.00 feet to a point on the Northwesterly right-of-way line of U.S. Highway No. 301 (a 200-foot-right-of-way as now established) for the Point of Beginning. From said point of beginning thus described, thence South 35 degrees 45 minutes 50 seconds West along said Northwesterly right-of-way line 385.00 feet; thence North 41 degrees 49 minutes 46 seconds West 118.06 feet to a point on the Southeasterly right-of-way line of Seaboard Coastline Railroad (a 200-foot right-of-way as now established); thence North 35 degrees 57 minutes 38 seconds East along said Southeasterly right-of-way line 270.46 feet to a point on the Northerly line of Lot 16 aforementioned; thence North 87 degrees 49 minutes 16 seconds East along said Northerly line 145.03 feet to the Point of Beginning.

Parcel 2:

All that portion of Lot 16, Town of Crawford, Section 11, Township 1 North, Range 24 East, Nassau County, Florida, lying Northwesterly and adjacent to the Northwesterly right-of-way line of the Seaboard Coastline Railroad right-of-way aforesaid. For a point of beginning commence at the Northwest corner of said Lot 16; thence North 87 degrees 49 minutes 16 seconds East 188.09 feet to the aforementioned Northwesterly right-of-way line of the Seaboard Coastline Railroad (a 200-foot right-of-way as now established); thence South 35 degrees 57 minutes 38 seconds West along said Northwesterly right-of-way line 314.30 feet; thence North 00 degrees 47 minutes 11 seconds West 247.27 feet to the point of beginning.

The limits of Conservation I are subject to minor refinement upon receipt of ERP from the St. Johns River Water Management District

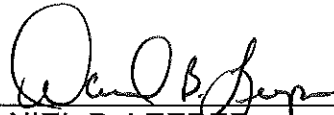
SECTION 4. EFFECTIVE DATE.

This Ordinance shall become effective after filing with the Secretary of State.

PASSED AND ADOPTED THIS 13th DAY OF August, 2012.

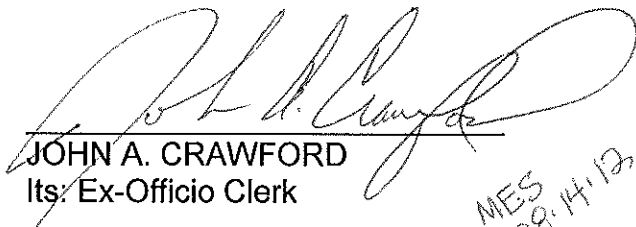
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



DANIEL B. LEEPER,
Its: Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
08-14-12

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



DAVID A. HALLMAN,
County Attorney