

ORDINANCE 95-4

AN ORDINANCE AMENDING ORDINANCE 89-7, AND AS AMENDED IN ORDINANCE 90-3 WHICH REZONED AND RECLASSIFIED THE PROPERTY HEREINAFTER DESCRIBED IN NASSAU COUNTY, FLORIDA TO THAT OF A PLANNED UNIT DEVELOPMENT (PUD), CALLED THE FERNANDINA INTERNATIONAL TRADEPLEX PUD; PROVIDING FOR THE AMENDMENT TO THE MASTER PLAN AND DEVELOPMENT ORDER PROVIDING FOR THE CORRECTED LEGAL DESCRIPTION AND PROVIDING FOR AMENDMENT TO COMMENCEMENT DATES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Owners of that certain property described in Exhibit "B" wish to amend the referenced Master Plan herein; and

WHEREAS, the Owners wish to correct the legal description as previously provided in Ordinance 90-3; and

WHEREAS, the Owners wish to amend the commencement dates therein; and

WHEREAS, the Planning Board of Nassau County has considered these amendments and held public hearings on the same after due notice and made its findings and recommendations thereon; and

WHEREAS, the Board of County Commissioners of Nassau County has considered the findings and recommendations of the Planning Board and held its own public hearings on the matters, and

WHEREAS, the commencement date has expired and needs to be extended.

NOW, THEREFORE, BE IT ORDAINED this 12th day of December, 1994, by the Board of County Commissioners of Nassau County that the following amendments are hereby accepted and incorporated herein:

1.

SECTION I. The Master Plan as initially provided in Ordinances 89-7 and 90-3 is hereby amended and attached as Exhibit "A" attached hereto and made a part hereof.

SECTION II. The legal description provided in Ordinances 89-7 and 90-3 is hereby corrected as described on Exhibit "B" attached hereto and made a part hereof.

SECTION III. The commencement dates as outlined in the Master Plan and prior ordinances are hereby amended as follows:

Phase I. Start construction December, 1994.

Phase I. Complete construction July, 1995.

Phase II. Start construction September, 1995.

Phase II. Complete construction June 2002.

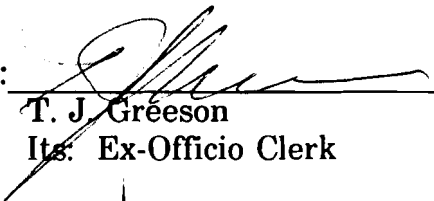
SECTION IV. The commencement date in Section V, paragraph 3 of the Development Order is extended to January, 1995.

SECTION V. This Ordinance shall take effect upon adoption by the Board of County Commissioners and filing in the Secretary of State's Office.

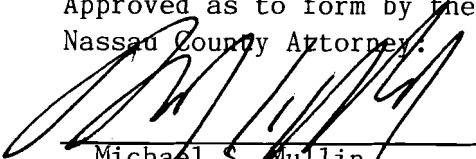
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



Its: Chairman

Attest: 

T. J. Greeson
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney.


Michael S. Mullin

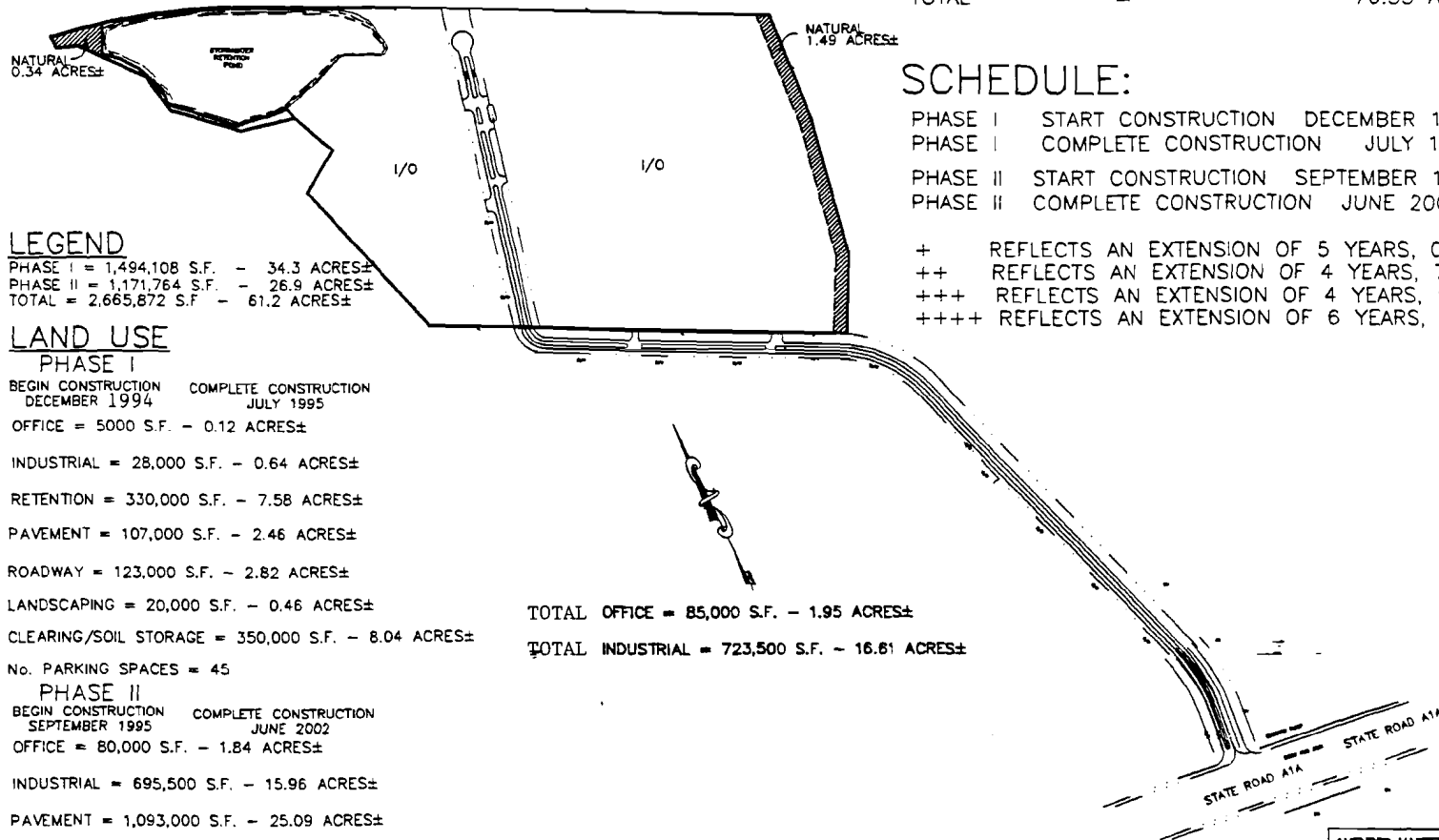
PROJECT DESCRIPTION:

INDUSTRIAL	=	723,532 S.F.	-	16.61 ACRES±
OFFICE	=	84,942 S.F.	-	1.95 ACRES±
RETENTION POND	=	330,185 S.F.	-	7.58 ACRES±
OPEN SPACE	=	748,796 S.F.	-	17.19 ACRES±
NATURAL	=	79,715 S.F.	-	1.83 ACRES±
PAVEMENT	=	1,107,730 S.F.	-	25.43 ACRES±
TOTAL	=			70.33 ACRES±

SCHEDULE:

PHASE I	START CONSTRUCTION	DECEMBER 1994	+
PHASE I	COMPLETE CONSTRUCTION	JULY 1995	++
PHASE II	START CONSTRUCTION	SEPTEMBER 1995	+++
PHASE II	COMPLETE CONSTRUCTION	JUNE 2002	++++

- + REFLECTS AN EXTENSION OF 5 YEARS, 0 MONTHS
- ++ REFLECTS AN EXTENSION OF 4 YEARS, 7 MONTHS
- +++ REFLECTS AN EXTENSION OF 4 YEARS, 9 MONTHS
- ++++ REFLECTS AN EXTENSION OF 6 YEARS, 6 MONTHS



LEGEND

PHASE I = 1,494,108 S.F. - 34.3 ACRES±
 PHASE II = 1,171,764 S.F. - 26.9 ACRES±
 TOTAL = 2,665,872 S.F. - 61.2 ACRES±

LAND USE

PHASE I
 BEGIN CONSTRUCTION DECEMBER 1994 COMPLETE CONSTRUCTION JULY 1995
 OFFICE = 5000 S.F. - 0.12 ACRES±
 INDUSTRIAL = 28,000 S.F. - 0.64 ACRES±
 RETENTION = 330,000 S.F. - 7.58 ACRES±
 PAVEMENT = 107,000 S.F. - 2.46 ACRES±
 ROADWAY = 123,000 S.F. - 2.82 ACRES±
 LANDSCAPING = 20,000 S.F. - 0.46 ACRES±
 CLEARING/SOIL STORAGE = 350,000 S.F. - 8.04 ACRES±
 No. PARKING SPACES = 45

TOTAL OFFICE = 85,000 S.F. - 1.95 ACRES±
 TOTAL INDUSTRIAL = 723,500 S.F. - 16.61 ACRES±

PHASE II
 BEGIN CONSTRUCTION SEPTEMBER 1995 COMPLETE CONSTRUCTION JUNE 2002
 OFFICE = 80,000 S.F. - 1.84 ACRES±
 INDUSTRIAL = 695,500 S.F. - 15.96 ACRES±
 PAVEMENT = 1,093,000 S.F. - 25.09 ACRES±
 ROADWAY = 123,000 S.F. - 2.82 ACRES±
 LANDSCAPING = 20,000 S.F. - 0.46 ACRES±
 NATURAL = 79,715 S.F. - 1.83 ACRES±

SCALE	DATE	BY	FOR	NO.	REV.

HARBOR ENGINEERING COMPANY
 ENGINEERS - PLANNERS - SURVEYORS
 1516 RUFFINGHAM ROAD
 JACKSONVILLE, FLORIDA 32216
 PHONE: (904) 724-8522



FERNANDINA INTERNATIONAL
 TRADEPLEX

AMENDED MASTER DEVELOPMENT PLAN	PROJECT NO.
FERNANDINA INTERNATIONAL TRADEPLEX	PLA REG. NO.
GENERAL CONTRACTOR: FERNANDINA INTERNATIONAL TRADEPLEX	DATE: 10-31-84
CITY: FERNANDINA, FLORIDA	SHEET: 4 OF 4
RECEIVED: 11/1984	DWG. # 84-155-104

EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL A:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE JOHN LOWE, MILL GRANT, SECTION 31, AND A PORTION OF THE JOHN D. VAUGHAN GRANT, SECTION 32, ALL BEING IN TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A RAILROAD SPIKE FOUND WHERE THE CENTERLINE OF RIGHT-OF-WAY OF STATE ROAD 200/A-1-A (A VARYING RIGHT-OF-WAY ACCORDING TO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 74060-2503) INTERSECTS THE CENTERLINE OF STATE ROAD NO. 200-A/CHESTER ROAD (A 100-FOOT RIGHT-OF-WAY ACCORDING TO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION 74600-2150 (7460-1751)) AND RUN NORTH 7°-51'-30" EAST ALONG LAST MENTIONED CENTERLINE, A DISTANCE OF 32.43 FEET TO A POINT WHERE LAST MENTIONED CENTERLINE INTERSECTS THE CENTERLINE OF SURVEY OF THE AFOREMENTIONED STATE ROAD NO. 200/A-1-A; RUN THENCE NORTH 72°-46'-59" WEST ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 2481.53 FEET TO A POINT OF CURVATURE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID CENTERLINE OF SURVEY, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 5730.17 FEET, A CHORD DISTANCE OF 1194.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 78°-45'-59" WEST; RUN THENCE NORTH 84°-44'-59" WEST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 299.61 FEET TO A POINT; RUN THENCE NORTH 5°-15'-01" EAST, A DISTANCE OF 70.0 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200/A-1-A; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE; SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.0 FEET, A CHORD DISTANCE OF 70.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 39°-44'-59" WEST; RUN THENCE NORTH 5°-15'-01" EAST, A DISTANCE OF 152.24 FEET TO A POINT OF CURVATURE OF A SECOND CURVE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 773.55 FEET, A CHORD DISTANCE OF 314.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 6°-27'-43" WEST; RUN THENCE NORTH 18°-10'-26" WEST, A DISTANCE OF 1391.39 FEET TO A POINT OF CURVATURE OF A THIRD CURVE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 573.95 FEET, A CHORD DISTANCE OF 444.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE FOR THE POINT OF BEGINNING, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 40°-57'-57" WEST.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 63°-45'-25" WEST, A DISTANCE OF 1609.96 FEET TO A 1-INCH IRON PIPE (SET); RUN THENCE NORTH 16°-55'-10" WEST, A DISTANCE OF 707.66 FEET TO A 1-INCH IRON PIPE (SET); RUN THENCE NORTH 55°-53'-17" EAST, A DISTANCE OF 191.94 FEET TO A 1-INCH IRON PIPE (SET); RUN THENCE NORTH 23°-13'-57" WEST, A DISTANCE OF 193.77 FEET TO A 1-INCH IRON PIPE (SET); RUN THENCE NORTH 78°-17'-50" WEST, A DISTANCE OF 215.20 FEET TO A 1-INCH IRON PIPE (SET); RUN THENCE NORTH 48°-37'-48" WEST, A DISTANCE OF 288.00 FEET TO A 1-INCH IRON PIPE (SET); RUN THENCE NORTH 11°-12'-04" WEST, A DISTANCE OF 165.34 FEET TO A 1-INCH IRON PIPE (SET); RUN THENCE NORTH 39°-53'-11" WEST, A DISTANCE OF 294.96 FEET TO A 1-INCH IRON PIPE (SET); RUN THENCE NORTH 72°-23'-39" WEST, A DISTANCE OF 81.87 FEET TO A 1-INCH IRON PIPE (SET); RUN THENCE NORTH 00°-45'-27" WEST, A DISTANCE OF 51.15 FEET TO A 1-INCH IRON PIPE SET ON A CURVED PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD (A 120 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2804.94, A CHORD DISTANCE OF 863.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 72°-36'-41" EAST; RUN THENCE SOUTH 63°-45'-25" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE LAST MENTIONED SEABOARD COASTLINE RAILROAD, A DISTANCE OF 1939.31 FEET TO A POINT; RUN THENCE SOUTH 04°-05'-08" WEST, A DISTANCE OF 449.94 FEET TO A POINT; RUN THENCE SOUTH 10°-14'-41" WEST, A DISTANCE OF 543.01 FEET TO A POINT; RUN THENCE SOUTH 27°-07'-36" WEST, A DISTANCE OF 308.17 FEET TO THE POINT OF BEGINNING .

THE LAND THUS DESCRIBED CONTAINS 61.21 ACRES, MORE OR LESS.

LEGAL DESCRIPTION OF PARCEL B :

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE JOHN LOWE, MILL GRANT, SECTION 31, TOWNSHIP 3 NORTH, A PORTION OF THE JOHN D. VAUGHAN GRANT, SECTION 32, TOWNSHIP 3 NORTH AND A PORTION OF THE JOHN LOWE, MILL GRANT, SECTION 37, TOWNSHIP 2 NORTH, ALL BEING IN RANGE 27 EAST, MASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A RAILROAD SPIKE FOUND WHERE THE CENTERLINE OF RIGHT-OF-WAY OF STATE ROAD 200/A-1-A (A VARYING RIGHT-OF-WAY ACCORDING TO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 74060-2303) INTERSECTS THE CENTERLINE OF STATE ROAD NO. 200-A/CHESTER ROAD (A 100-FOOT RIGHT-OF-WAY ACCORDING TO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION 74600-2150 (7460-175)) AND RUN NORTH 7°-51'-50" EAST ALONG LAST MENTIONED CENTERLINE, A DISTANCE OF 32.43 FEET TO A POINT WHERE SAID MENTIONED CENTERLINE INTERSECTS THE CENTERLINE OF SURVEY OF THE AFOREMENTIONED STATE ROAD NO. 200/A-1-A; RUN THENCE NORTH 72°-46'-59" WEST ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 2481.53 FEET TO A POINT OF CURVATURE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID CENTERLINE OF SURVEY, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 5730.17 FEET, A CHORD DISTANCE OF 1194.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 78°-45'-59" WEST; RUN THENCE NORTH 84°-44'-59" WEST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 299.61 FEET TO A POINT; RUN THENCE NORTH 5°-15'-01" EAST, A DISTANCE OF 70.0 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200/A-1-A FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 84°-44'-59" WEST ALONG LAST MENTIONED NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 200.0 FEET TO A POINT; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 50.0 FEET, A CHORD DISTANCE OF 70.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 50°-15'-01" EAST; RUN THENCE NORTH 5°-15'-01" EAST, A DISTANCE OF 152.24 FEET TO THE POINT OF CURVATURE OF A SECOND CURVE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 673.55 FEET, A CHORD DISTANCE OF 273.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 6°-27'-43" WEST; RUN THENCE NORTH 18°-10'-26" WEST, A DISTANCE OF 1391.39 FEET TO THE POINT OF CURVATURE OF A THIRD CURVE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 473.95 FEET, A CHORD DISTANCE OF 367.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 40°-57'-57" WEST; RUN THENCE NORTH 63°-45'-25" WEST, A DISTANCE OF 1598.44 FEET TO A POINT; RUN THENCE NORTH 16°-55'-10" WEST, A DISTANCE OF 137.09 FEET TO A POINT; RUN THENCE SOUTH 63°-45'-25" EAST, A DISTANCE OF 1692.22 FEET TO A POINT OF CURVATURE OF A FOURTH CURVE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 573.85 FEET, A CHORD DISTANCE OF 444.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 40°-57'-57" EAST; RUN THENCE SOUTH 18°-10'-26" EAST, A DISTANCE OF 1391.39 FEET TO A POINT OF CURVATURE OF A FIFTH CURVE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 773.55 FEET, A CHORD DISTANCE OF 314.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 6°-27'-43" EAST; RUN THENCE SOUTH 5°-15'-01" WEST, A DISTANCE OF 152.24 FEET TO THE POINT OF CURVATURE OF A SIXTH CURVE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.0 FEET, A CHORD DISTANCE OF 70.71 FEET TO THE POINT OF BEGINNING, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 39°-44'-59" EAST.

THE LAND THUS DESCRIBED CONTAINS 9.10 ACRES, MORE OR LESS.