

ORDINANCE NO. 2003- 05  
AMENDMENT TO ORDINANCE NO. 83-19  
NASSAU COUNTY, FLORIDA

WHEREAS, on the 23rd day of September, 1983, the Board of County Commissioners, Nassau County, Florida, did adopt Ordinance No. 83-19, an Ordinance enacting and establishing a comprehensive Zoning Code for the unincorporated portion of Nassau County, Florida, and which Ordinance has been subsequently amended including Ordinance No. 97-19, adopted on the 28<sup>th</sup> day of July, 1997; and

WHEREAS, **Rayland, Inc. and Harry Trevett**, the owners of the real property described in this Ordinance has applied to the Board of County Commissioners for a rezoning and reclassification of the property from OPEN RURAL (OR) to INDUSTRIAL WAREHOUSE (IW); and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice and public hearing has made its recommendations 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: PROPERTY REZONED: The real property described in Section 2 is rezoned and reclassified from OPEN RURAL (OR) to INDUSTRIAL WAREHOUSE (IW) as defined and classified under the Zoning Ordinance, Nassau County, Florida.

SECTION 2: OWNER AND DESCRIPTION: The land rezoned by this ordinance is owned by **Rayland, Inc. and Harry Trevett** and is described as follows:

See Exhibit "A" attached hereto and made  
a part hereof by specific reference.

SECTION 3: EFFECTIVE DATE: This ordinance shall become effective upon being signed by the Chairman of the Board of

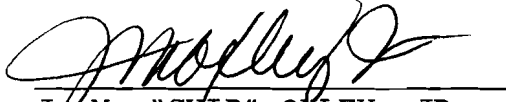
County Commissioners of Nassau County, Florida.

ADOPTED this 24th day of February, 2003.

CERTIFICATE OF AUTHENTICATION  
ENACTED BY THE BOARD

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF  
NASSAU COUNTY, FLORIDA

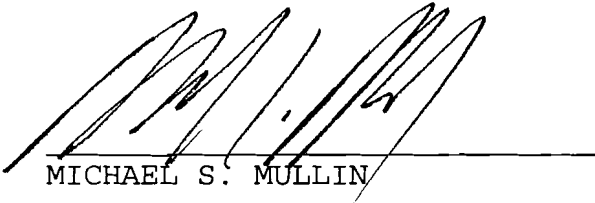


J. M. "CHIP" OXLEY, JR.  
Its: Ex-Officio Clerk



VICKIE SAMUS  
Its: Chairman

Approved as to form by  
the Nassau County Attorney:

  
MICHAEL S. MULLIN

c:rez.ord

PARENT TRACT

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 37, TOWNSHIP 2 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 AT THE CENTERLINE OF INTERSECTION OF STATE ROAD 200/ A-1-A (A VARIED WIDTH RIGHT-OF-WAY BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS OF SECTION NO. 74060-2503) AND STATE ROAD 200-A (A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION NO. 74600-2150 AND 7460-175, NOW KNOWN AS CHESTER ROAD); THENCE NORTH 07°51'58" EAST ALONG THE CENTERLINE OF SAID STATE ROAD 200-A, A DISTANCE OF 93.25 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 / A-1-A; THENCE NORTH 72°46'59" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2471.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH WEST HAVING A RADIUS OF 5790.17 FEET; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, PASSING THROUGH A CENTRAL ANGLE OF 06°34'34", AN ARC DISTANCE OF 664.57 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°04'54" WEST, 664.21 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE ALONG SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 02°23'23", AN ARC DISTANCE OF 241.51 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°33'53" WEST, 241.49 FEET TO THE POINT OF TANGENCY; RUN THENCE NORTH 81°21'45" WEST, A DISTANCE OF 303.56 FEET; THENCE NORTH 84°42'54" WEST, A DISTANCE OF 300.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH EAST HAVING A RADIUS OF 50.00 FEET AND BEING ALONG THE EASTERLY RIGHT-OF-WAY OF GENE LASSERRE BOULEVARD (A 125-FOOT AS NOW ESTABLISHED); RUN THENCE IN A NORTH WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, PASSING THROUGH A CENTRAL ANGLE OF 89°59'56", AN ARC DISTANCE OF 78.54 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°42'59" WEST, 70.71 FEET TO THE POINT OF TANGENCY; THENCE NORTH 05°17'01" EAST, A DISTANCE OF 152.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WESTERLY HAVING A RADIUS OF 773.55 FEET; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 23°25'27", AN ARC DISTANCE OF 316.25 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°25'43" WEST, 314.05 TO THE POINT OF TANGENCY; RUN THENCE SOUTH 82°08'36" EAST DEPARTING SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 981.14 FEET; THENCE SOUTH 07°51'24" WEST, A DISTANCE OF 501.46 FEET TO RETURN TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 / A-1-A AND THE POINT OF BEGINNING.

DESCRIBED PARENT TRACT PARCEL CONTAINS 10.45 ACRES, MORE OR LESS AND IS DIVDED INTO TWO SUB PARCELS LABELED PARCEL "A" & PARCEL "B".

PARCEL A:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 37, TOWNSHIP 2 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 AT THE CENTERLINE OF INTERSECTION OF STATE ROAD 200/ A-1-A (A 184-FOOT RIGHT-OF-WAY BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS OF SECTION NO. 74060-2503) AND STATE ROAD 200-A (A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION NO. 74600-2150 AND 7460-175, NOW KNOWN AS CHESTER ROAD); THENCE NORTH 07°51'58" EAST ALONG THE CENTERLINE OF SAID STATE ROAD 200-A, A DISTANCE OF 93.25 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 / A-1-A; THENCE NORTH 72°46'59" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2471.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH WEST HAVING A RADIUS OF 5790.17 FEET; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, PASSING THROUGH A CENTRAL ANGLE OF 06°34'34", AN ARC DISTANCE OF 664.57 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°04'54" WEST, 664.21 FEET; THENCE CONTINUE ALONG SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 02°23'23", AN ARC DISTANCE OF 241.51 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°33'53" WEST, 241.49 FEET TO THE POINT OF TANGENCY; THENCE NORTH 81°21'45" WEST, A DISTANCE OF 227.47 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 81°21'45' WEST, A DISTANCE OF 76.09 FEET; THENCE NORTH 84°42'54" WEST, A DISTANCE OF 300.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH EAST HAVING A RADIUS OF 50.00 FEET AND BEING ALONG THE EASTERLY RIGHT-OF-WAY OF GENE LASSERRE BOULEVARD (A 125-FOOT AS NOW ESTABLISHED); RUN THENCE IN A NORTH WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, PASSING THROUGH A CENTRAL ANGLE OF 89°59'56", AN ARC DISTANCE OF 78.54 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°42'59" WEST, 70.71 FEET TO THE POINT OF TANGENCY; THENCE NORTH 05°17'01" EAST, A DISTANCE OF 152.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WESTERLY HAVING A RADIUS OF 773.55 FEET; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 23°25'27", AN ARC DISTANCE OF 316.25 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°25'43" WEST, 314.05 TO THE POINT OF TANGENCY; RUN THENCE SOUTH 82°08'36" EAST DEPARTING SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 490.57 FEET; THENCE SOUTH 05°19'39" WEST, A DISTANCE OF 492.19 FEET TO RETURN TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 / A-1-A AND THE POINT OF BEGINNING.

DESCRIBED PARCEL "A" CONTAINS 5.00 ACRES, MORE OR LESS

1003-001

EXHIBIT "A"

PARCEL B:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 37, TOWNSHIP 2 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 AT THE CENTERLINE OF INTERSECTION OF STATE ROAD 200/ A-1-A (A 184-FOOT RIGHT-OF-WAY BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS OF SECTION NO. 74060-2503) AND STATE ROAD 200-A (A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION NO. 74600-2150 AND 7460-175, NOW KNOWN AS CHESTER ROAD); THENCE NORTH 07°51'58" EAST ALONG THE CENTERLINE OF SAID STATE ROAD 200-A, A DISTANCE OF 93.25 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 / A-1-A; THENCE NORTH 72°46'59" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2471.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH WEST HAVING A RADIUS OF 5790.17 FEET; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, PASSING THROUGH A CENTRAL ANGLE OF 06°34'34", AN ARC DISTANCE OF 664.57 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°04'54" WEST, 664.21 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE ALONG SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 02°23'23", AN ARC DISTANCE OF 241.51 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°33'53" WEST, 241.49 TO THE POINT OF TANGENCY; THENCE NORTH 81°21'45" WEST, A DISTANCE OF 227.47 FEET; THENCE NORTH 05°19'39" EAST DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 492.19 FEET; THENCE SOUTH 82°08'36" EAST, A DISTANCE OF 490.57 FEET; THENCE SOUTH 07°51'24" WEST, A DISTANCE OF 501.46 FEET TO RETURN TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 / A-1-A AND THE POINT OF BEGINNING.

DESCRIBED PARCEL "B" CONTAINS 5.45 ACRES, MORE OR LESS.

TOGETHER WITH A 60-FOOT EASEMENT FOR PURPOSES OF INGRESS AND EGRESS.

30-FOOT EASEMENT:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 37, TOWNSHIP 2 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 AT THE CENTERLINE OF INTERSECTION OF STATE ROAD 200/ A-1-A (A 184-FOOT RIGHT-OF-WAY BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS OF SECTION NO. 74060-2503) AND STATE ROAD 200-A (A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION NO. 74600-2150 AND 7460-175, NOW KNOWN AS CHESTER ROAD); THENCE NORTH 07°51'58" EAST ALONG THE CENTERLINE OF SAID STATE ROAD 200-A, A DISTANCE OF 93.25 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 / A-1-A; THENCE NORTH 72°46'59" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2471.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH WEST HAVING A RADIUS OF 5790.17 FEET; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, PASSING THROUGH A CENTRAL ANGLE OF 06°34'34", AN ARC DISTANCE OF 664.57 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°04'54" WEST, 664.21 FEET; THENCE CONTINUE ALONG SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 02°23'23", AN ARC DISTANCE OF 241.51 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°33'53" WEST, 241.49 FEET TO THE POINT OF TANGENCY; THENCE NORTH 81°21'45" WEST, A DISTANCE OF 227.47 FEET; THENCE NORTH 05°19'39" EAST; THENCE NORTH 05°19'39" EAST DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 432.13 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 82°08'36" WEST, A DISTANCE OF 467.04 FEET TO THE EASTERLY RIGHT-OF-WAY OF GENE JASSERRE BOULEVARD AND A POINT ON A CURVE CONCAVE TO THE WESTERLY HAVING A RADIUS OF 773.55 FEET; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 04°51'01", AN ARC DISTANCE OF 65.48 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°42'56" WEST, 65.46 TO THE POINT OF TANGENCY; RUN THENCE SOUTH 82°08'36" EAST DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 490.57 FEET; THENCE SOUTH 05°19'39" WEST, A DISTANCE OF 60.06 FEET TO THE POINT OF BEGINNING.

Nassau County  
Planning & Zoning Department  
213 Nassau Place  
Yulee, FL 32097

(904) 491-3606  
(904) 491-3611 FAX  
planning@nassaucountyfl.com

Jay Marles, AICP  
Director



**Nassau County**  
PLANNING & ZONING BOARD

BOARD MEMBERS

Thomas Ford, Chairman  
Janet Adkins  
Ken Braddock  
Sidney Brock  
Teresa Brown  
Emmitt Coakley  
Bob Lansdell  
Jeanne Scott  
Kathleen Zetterower

**MEMORANDUM**

To: Thomas Ford, Chairman, Planning and Zoning Board

From: Mark David Major, Senior Planner *MDM*

Re: R03-001

Date: January 3, 2002

---

Please find attached a letter from the applicant requesting that this application be continued until the February 4, 2003 public hearing. The applicant wishes to submit a conditional use application for this site and would like for the rezoning and conditional use applications to be heard simultaneously.

**received**

12/30/02 ad

R03-CO1

McCranie & Associates, Inc.

Land Development • Roadway Design • Permitting

**FAX TRANSMITTAL**

**DATE:** December 30, 2002  
**TO:** Ann Gregory-Nassau County  
**FAX NUMBER:** 491-3611  
**FROM:** Melissa Dunman  
**SUBJECT:** Trevett Tradeplex 10.45 Acres M&A Project

**TOTAL NUMBER OF PAGES INCLUDING THIS PAGE:**

Please allow this letter to serve as our formal request to postpone (for one month) the rezoning for the above referenced project. We are submitting a Conditional Use application and would like for both applications to be heard at the same time. If there are any additional advertising requirements, please let me know.

Thank you  
Melissa Dunman

2680 CHRISTIAN WAY • SUITE 101 • YULEE, FLORIDA 32097 PHONE: 904.225.8885 FAX: 904.225.8815

WARNING: This Fax transmission may contain information that is privileged or confidential. It is intended for the sole use of the individual or entity to whom it is addressed. If you have received this transmission in error, please notify us immediately by telephone and return the original message to us at the above address. If you are not the intended recipient of this message, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this transmission is strictly prohibited.

Nassau County  
Planning & Zoning Department  
213 Nassau Place  
Yulee, FL 32097

(904) 491-3606  
(904) 491-3611 FAX  
planning@nassaucountyfl.com

Jay Marilles, AICP  
Director



**Nassau County**  
PLANNING & ZONING BOARD

BOARD MEMBERS

Thomas Ford, Chairman  
Janet Adkins  
Ken Braddock  
Sidney Brock  
Teresa Brown  
Emmitt Coakley  
Bob Lansdell  
Jeanne Scott  
Kathleen Zetterower

Date of Hearing: January 7, 2003  
Public Hearing Number: **R03-01**  
Reviewed by: Eric Landon, Planner I

A handwritten signature in black ink, appearing to be "E. Landon", is written over the printed name.

A. General Information

Applicant: Harry Trevett and Rayland, Inc/McCranie & Associates, Inc

Request: **To rezone more than ten (10) acres from Open Rural (OR) to industrial Warehouse (IW).**

Applicable Regulations: Section 5.02 (pp. 7-10), Articles 20 (pp. 47-49) and 22 (pp. 53-58) of Ordinance 97-19, *Nassau County Zoning Code*, as amended; Objective 1.02.1-4 (pp. AA-3), Objective 1.02.5D (pp. AA-7), Objective 1.03 (pp. AA-12), Objective 1.06.03 (pp. A-18), Objective 1.09.02 (pp. A-20) of the *Nassau County 2010 Comprehensive Plan*.

Past Actions of the Board: In the past 22 years, the Board has heard eight (8) applications requesting a rezoning from Open Rural (OR) to Industrial Warehouse (IW); four (4) have been granted, three (3) were denied, and one (1) was withdrawn.

Staff Recommendation: **Approval**

B. Site Information

Lot Size: 10.45 acres

Location: On the northeast corner of SR 200 and Gene Lasserre Blvd.

Directions: Traveling west on SR 200/A1A, the property is located to the north between Gene Lasserre Blvd. and Old Chester Road, across from Christian Way and located at the entrance of the Yulee Tradeplex.

C. Existing Land Uses

Subject Site: vacant/undeveloped

Surrounding: North: vacant / undeveloped

South: Professional Offices/Government Use  
East: vacant/cleared timber land  
West: vacant/undeveloped

D. Existing Zoning

Subject Site: Open Rural (OR)  
Surrounding: North: Open Rural (OR)  
South: Open Rural (OR), Commercial Neighborhood (CN),  
and Government Permitted Use (GPU)  
East: Industrial Warehouse (IW)  
West: Open Rural (OR)

E. FLUM Designation

Subject Site: Industrial  
Surrounding: North: Industrial (I)  
South: Commercial (C)  
East: Industrial (I)  
West: Industrial (I)

F. Analysis:

A. *Is the proposed change contrary to the established land use pattern?*

The land uses in properties with A1A frontages has an established pattern geared towards retail, commercial and industrial uses/services.

B. *Would the proposed change create an isolated district unrelated to adjacent and nearby districts?*

The contiguous property to the east is similarly zoned as Industrial Warehouse (IW). The request is consistent with the FLUM designation of the surrounding properties.

C. *Would the proposed change materially alter the population density pattern and thereby overload public facilities such as schools, utilities, streets, etc.?*

The FLUM designation of the property is identified as Industrial (I). It will not affect the population density pattern any more than has already been allocated by the FLUM designation. The impact on public facilities is irrelevant and will be addressed in site plan review.

D. *Are existing district boundaries illogically drawn in relation to existing conditions on the property proposed for change?*

The district boundaries are logically drawn.

E. *Is the proposed change contrary to the long range land use plans?*

The proposed change is consistent with the FLUM designation of Industrial (I).

F. *Do changed or changing conditions make the approval of the proposed rezoning desirable?*

This proposed change would be consistent with the growth of employment uses and the tax base along the SR 200/A1A Corridor from I-95 to Amelia Island and would be desirable to continue that trend.

G. *Will the proposed change adversely influence living conditions in the neighborhood?*

There are not any residential zoned districts in the vicinity.



H. *Will the proposed change create or excessively increase traffic congestion or otherwise affect public safety?*

Irrelevant, traffic concurrency will be addressed by the traffic engineer during site plan review.

I. *Will the proposed change create drainage problems?*

Irrelevant, drainage will be addressed during site plan review and the St. John's River Water Management District permitting process.

J. *Will the proposed change be a deterrent to the improvement or development of adjacent property in accordance with existing regulations?*

There isn't any evidence to suggest that the proposed change would be a deterrent to improvements or development of adjacent properties in accordance with existing regulations. In fact, the proposed change should be a spur for further improvements on adjacent properties.

K. *Will the proposed change affect property values in the adjacent area?*

It is likely that development of this site will increase the property values of adjacent properties with complementary uses.

L. *Will the proposed change constitute a grant of special privilege to an individual owner as contrasted with the public welfare?*

The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

M. *Are there substantial reasons why the property cannot be used in accord with existing zoning?*

The Open Rural (OR) zoning designation is not appropriate to the development trend along the SR 200/A1A Corridor from I-95 to Amelia Island, or with the FLUM designation for this property.

N. *Is the proposed change out of scale with the needs of the neighborhood or the county?*

The proposed change should be in scale with the needs of the neighborhood, since the FLUM designation is identified as Industrial (I), based on the capability of the prevailing market to bear the development of this site.

O. *Are there other sites in this general location already zoned to permit the proposed use?*

There are other sites in the general location already zoned to permit Industrial Warehouse (IW) uses.

P. *Is the width and area of the parcel sought to be rezoned adequate to accommodate the proposed use?*

The Industrial Warehouse (IW) zoning designation does not have any specified minimum lot requirements. However, the minimum yard setbacks would suggest that an Industrial Warehouse (IW) zoned property of anything less than six thousand (6000) square feet would be financially and physically impracticable.

(Review Criteria from page 2-3, Section 10 of the *Application for a Rezoning*)

G. Staff Findings and Recommendation:

The applicant's property, located at the entrance of the Yulee Tradeplex, has approximately nine hundred (900) feet of frontage along SR 200/A1A. This property is highly visible site from the highway and the surrounding properties, which would indicate that the Industrial Warehouse (IW) zoning designation would be appropriate to the property. The requested rezoning is consistent with the FLUM designation of Industrial (I) and consistent with:

- **Objective 1.02.1-4** (pp. AA-3) of the Comprehensive Plan, which requires the County to "locate future land uses where they appear to most compatible with surrounding land uses",

that "future industrial development shall be located in planned industrial parks", "reduce the intrusion of incompatible commercial, industrial and other land uses into residential areas", "permit future development to proceed only in accordance with land uses designated on the Future Land Use Map" and "promote the clustering of planned commercial uses."

- **Objective 1.03** (pp. AA-12) of the Comprehensive Plan, which requires the County to "eliminate or reduce land uses consistent with the County's character and the Future Land Use Map."

- **Objective 1.06.03** (pp. A-18) of the Comprehensive Plan, which requires the County to "direct development into patterns which will avoid the proliferation of urban sprawl" and "promote compact growth within urban development areas."

- **Objective 1.09.02** (pp. A-20) of the Comprehensive Plan, which requires the County to "consider favorably any request for land use change that is consistent with the County's Comprehensive Plan."

Based on evaluation of the criteria and review of the applicable regulations in the Zoning Code and Comprehensive Plan, staff recommends approval of the application.

H. Requested Motion

**Motion to approve R03-01 to rezone 10.45 acres from Open Rural (OR) to Industrial Warehouse (IW)**

---

Senior Staff Sign-off

MDM 12-17-02

R03-001

# APPLICATION FOR A REZONING

*Official Use Only*  
 Map Number \_\_\_\_\_  
 Commission District \_\_\_\_\_  
 Census Tract \_\_\_\_\_  
 Application # R03-001  
 Date Filed \_\_\_\_\_

37 24 27 000 000 0140  
 Parcel Identification Number (18 digit number)

1. Legal Description: Lot \_\_\_\_\_, Block \_\_\_\_\_, Subdivision \_\_\_\_\_  
 Plat Book \_\_\_\_\_, Page \_\_\_\_\_, (Please attach Legal Description if not located in a subdivision)

2. Location: On the North side of Ala / SR 200 (street)  
 between Gene Lasserre Boulevard and Chester Road (street)

3. Name and Address of the Owner as shown in the public records of Nassau County:

Rayland Harry Trevett  
POB 1188 POB 1200  
Fernandina, FL 32035 Fernandina, FL 32035

4. Current Zoning District: OR  
 5. Requested Zoning District: IW  
 6. Future Land Use Designation: Industrial  
 7. Lot Acreage to be Rezoned: 10.45

8. Addresses: In the label sheet provided, please list the names and addresses of all property owners within 300 feet of the land upon which this rezoning is requested. (Must be obtained from the Property Appraiser's Office)

9. Property Use (list any improvements on the site or uses): undeveloped

o. Are there other sites in this general location already zoned to permit the proposed use?

**APPLICANT STATES:**

p. Is the width and area of the parcel sought to be rezoned adequate to accommodate the proposed use?

**APPLICANT STATES:**

**11. Supporting data which is considered by the Planning Board:**

<input type="checkbox"/> Site Plan (Attach as Exhibit "B")	<input checked="" type="checkbox"/> Tax Map (Attach as Exhibit "C")
<input checked="" type="checkbox"/> Zoning Map (Attach as Exhibit "D")	<input type="checkbox"/> Any Additional Data (Attach as Exhibit "E")

**12. Has any application been submitted within the last two (2) years for a Zoning Exception/Conditional Use, Zoning Variance, or for the Rezoning of any portion of the parcel included in this application? \_\_\_\_\_ If so, give details of such application and final disposition.**

\_\_\_\_\_  
\_\_\_\_\_

*In filing this application for a Rezoning, the undersigned understands it becomes a part of the official records of the Planning Board and does hereby certify that all information contained herein is true to the best of his/her knowledge.*

Signature of Owner: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_

Address: 2680 Christian Way

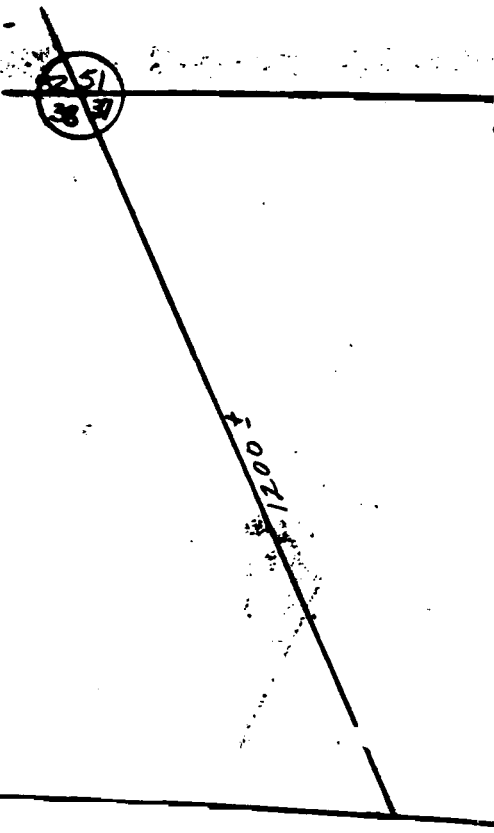
Mulkee, FL 32097

Telephone: 904-228-8885

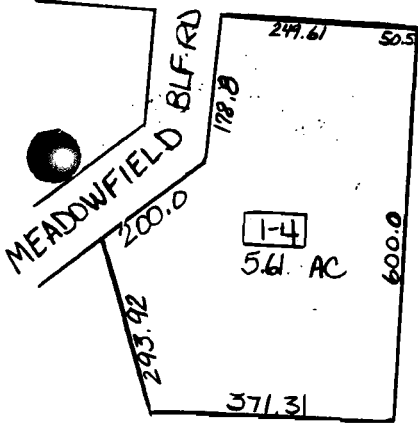
Select newspaper for legal notice:

Fernandina Beach NewsLeader:

Nassau County Record \_\_\_\_\_



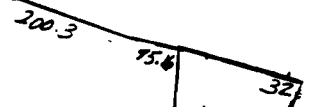
1-10  
74.88 AC



1-6  
611.26

200 / A1A

1-13  
0.7 AC

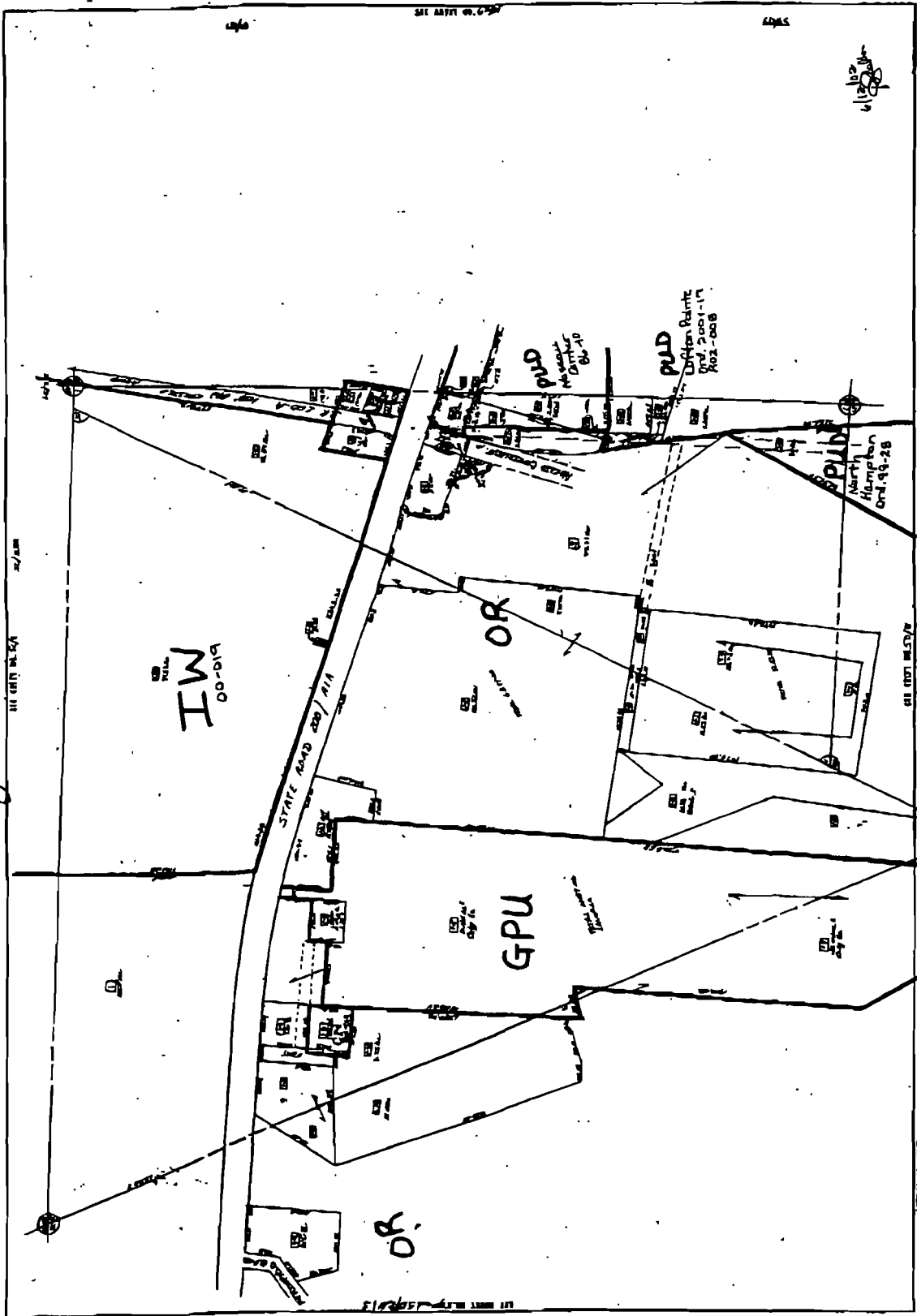


1-7  
56.52 AC

TOTAL 63.97 AC

SEE SHEET NO. 5D/W and 5D/2N i 5

*Flum Industrial per Jason Cleghorn*



SCALE: 1" = 50'
DATE: 10/22/02
DRAWN BY: JACOB
CHECKED BY: JACOB
PROJECT: FLUM INDUSTRIAL
LOCATION: NORTH HAVEN, FLORIDA
DATE: 10/22/02
PROJECT NO: 02-019
SCALE: 1" = 50'



DATE: 10/22/02  
 SCALE: 1" = 50'

## Exhibit "A"

### 10. Rezoning Criteria

- a. Is the proposed change contrary to the established land use pattern?  
*No.*
- b. Would the proposed change create an isolated district unrelated to adjacent and nearby districts?  
*No, this request is consistent with the future land use map.*
- c. Would the proposed change materially alter the population density pattern and thereby overload public facilities such as schools, utilities, streets, ect.?  
*No, this request is consistent with the future land use map.*
- d. Are existing district boundaries illogically drawn in relation to existing conditions on the property proposed for change?  
*No, this request is consistent with the future land use map.*
- e. Is the proposed change contrary to the long range land use plans?  
*No, this request is consistent with the future land use map.*
- f. Do changed or changing conditions make the approval of the proposed rezoning desirable?  
*No.*
- g. Will the proposed change adversely influence living conditions in the neighborhood?  
*No, this request is consistent with the future land use map.*
- h. Will the proposed change create or excessively increase traffic congestion or otherwise affect public safety?  
*No, this request is consistent with the future land use map.*
- i. Will the proposed change create drainage problems?  
*No, the project will conform to all state and local requirements.*
- j. Will the proposed change be a deterrent to the improvement or development of adjacent property in accordance with existing regulations?  
*No, this request is consistent with the future land use map.*
- k. Will the proposed change affect property values in the adjacent area?  
*No, this request is consistent with the future land use map.*

- l. Will the proposed change constitute a grant of special privilege to an individual owner as contrasted with the public welfare?  
***No, this request is consistent with the future land use map.***
- m. Are there substantial reasons why the property cannot be used in accord with existing zoning?  
***Yes, OR zoning is not compatible with the future land use map or the uses surrounding the property.***
- n. Is the proposed change out of scale with the needs of the neighborhood or the county?  
***No, this request is consistent with the future land use map.***
- o. Are there other sites in this general location already zoned to permit the proposed use?  
***Yes.***
- p. Is the width and area of the parcel sought to be rezoned adequate to accommodate the proposed use?  
***Yes.***



ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 37, TOWNSHIP 2 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 AT THE CENTERLINE OF INTERSECTION OF STATE ROAD 200/ A-1-A (A VARIED WIDTH RIGHT-OF-WAY BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS OF SECTION NO. 74060-2503) AND STATE ROAD 200-A (A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION NO. 74600-2150 AND 7460-175, NOW KNOWN AS CHESTER ROAD); THENCE NORTH 07°51'58" EAST ALONG THE CENTERLINE OF SAID STATE ROAD 200-A, A DISTANCE OF 93.25 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 / A-1-A; THENCE NORTH 72°46'59" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2471.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH WEST HAVING A RADIUS OF 5790.17 FEET; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, PASSING THROUGH A CENTRAL ANGLE OF 06°34'34", AN ARC DISTANCE OF 664.57 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°04'54" WEST, 664.21 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE ALONG SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 02°23'23", AN ARC DISTANCE OF 241.51 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°33'53" WEST, 241.49 FEET TO THE POINT OF TANGENCY; RUN THENCE NORTH 81°21'45" WEST, A DISTANCE OF 303.56 FEET; THENCE NORTH 84°42'54" WEST, A DISTANCE OF 300.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH EAST HAVING A RADIUS OF 50.00 FEET AND BEING ALONG THE EASTERLY RIGHT-OF-WAY OF GENE LASSERRE BOULEVARD (A 125-FOOT AS NOW ESTABLISHED); RUN THENCE IN A NORTH WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, PASSING THROUGH A CENTRAL ANGLE OF 89°59'56", AN ARC DISTANCE OF 78.54 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°42'59" WEST, 70.71 FEET TO THE POINT OF TANGENCY; THENCE NORTH 05°17'01" EAST, A DISTANCE OF 152.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WESTERLY HAVING A RADIUS OF 773.55 FEET; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 23°25'27", AN ARC DISTANCE OF 316.25 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°25'43" WEST, 314.05 TO THE POINT OF TANGENCY; RUN THENCE SOUTH 82°08'36" EAST DEPARTING SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 981.14 FEET; THENCE SOUTH 07°51'24" WEST, A DISTANCE OF 501.46 FEET TO RETURN TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 / A-1-A AND THE POINT OF BEGINNING.

DESCRIBED PARENT TRACT PARCEL CONTAINS 10.45 ACRES, MORE OR LESS AND IS DIVIDED INTO TWO SUB PARCELS LABELED PARCEL "A" & PARCEL "B".

PARCEL A:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 37, TOWNSHIP 2 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 AT THE CENTERLINE OF INTERSECTION OF STATE ROAD 200/ A-1-A (A 184-FOOT RIGHT-OF-WAY BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS OF SECTION NO. 74060-2503) AND STATE ROAD 200-A (A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION NO. 74600-2150 AND 7460-175, NOW KNOWN AS CHESTER ROAD); THENCE NORTH 07°51'58" EAST ALONG THE CENTERLINE OF SAID STATE ROAD 200-A, A DISTANCE OF 93.25 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 / A-1-A; THENCE NORTH 72°46'59" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2471.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH WEST HAVING A RADIUS OF 5790.17 FEET; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, PASSING THROUGH A CENTRAL ANGLE OF 06°34'34", AN ARC DISTANCE OF 664.57 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°04'54" WEST, 664.21 FEET; THENCE CONTINUE ALONG SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 02°23'23", AN ARC DISTANCE OF 241.51 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°33'53" WEST, 241.49 FEET TO THE POINT OF TANGENCY; THENCE NORTH 81°21'45" WEST, A DISTANCE OF 227.47 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 81°21'45" WEST, A DISTANCE OF 76.09 FEET; THENCE NORTH 84°42'54" WEST, A DISTANCE OF 300.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH EAST HAVING A RADIUS OF 50.00 FEET AND BEING ALONG THE EASTERLY RIGHT-OF-WAY OF GENE LASSERRE BOULEVARD (A 125-FOOT AS NOW ESTABLISHED); RUN THENCE IN A NORTH WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, PASSING THROUGH A CENTRAL ANGLE OF 89°59'56", AN ARC DISTANCE OF 78.54 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°42'59" WEST, 70.71 FEET TO THE POINT OF TANGENCY; THENCE NORTH 05°17'01" EAST, A DISTANCE OF 152.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WESTERLY HAVING A RADIUS OF 773.55 FEET; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 23°25'27", AN ARC DISTANCE OF 316.25 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°25'43" WEST, 314.05 TO THE POINT OF TANGENCY; RUN THENCE SOUTH 82°08'36" EAST DEPARTING SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 490.57 FEET; THENCE SOUTH 05°19'39" WEST, A DISTANCE OF 492.19 FEET TO RETURN TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 / A-1-A AND THE POINT OF BEGINNING.

DESCRIBED PARCEL "A" CONTAINS 5.00 ACRES, MORE OR LESS

PARCEL B:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 37, TOWNSHIP 2 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 AT THE CENTERLINE OF INTERSECTION OF STATE ROAD 200/ A-1-A (A 184-FOOT RIGHT-OF-WAY BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS OF SECTION NO. 74060-2503) AND STATE ROAD 200-A (A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION NO. 74600-2150 AND 7460-175, NOW KNOWN AS CHESTER ROAD); THENCE NORTH 07°51'58" EAST ALONG THE CENTERLINE OF SAID STATE ROAD 200-A, A DISTANCE OF 93.25 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 / A-1-A; THENCE NORTH 72°46'59" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2471.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH WEST HAVING A RADIUS OF 5790.17 FEET; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, PASSING THROUGH A CENTRAL ANGLE OF 06°34'34", AN ARC DISTANCE OF 664.57 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°04'54" WEST, 664.21 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE ALONG SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 02°23'23", AN ARC DISTANCE OF 241.51 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°33'53" WEST, 241.49 TO THE POINT OF TANGENCY; THENCE NORTH 81°21'45" WEST, A DISTANCE OF 227.47 FEET; THENCE NORTH 05°19'39" EAST DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 492.19 FEET; THENCE SOUTH 82°08'36" EAST, A DISTANCE OF 490.57 FEET; THENCE SOUTH 07°51'24" WEST, A DISTANCE OF 501.46 FEET TO RETURN TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 / A-1-A AND THE POINT OF BEGINNING.

DESCRIBED PARCEL "B" CONTAINS 5.45 ACRES, MORE OR LESS.

TOGETHER WITH A 60-FOOT EASEMENT FOR PURPOSES OF INGRESS AND EGRESS.

60-FOOT EASEMENT:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 37, TOWNSHIP 2 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 AT THE CENTERLINE OF INTERSECTION OF STATE ROAD 200/ A-1-A (A 184-FOOT RIGHT-OF-WAY BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS OF SECTION NO. 74060-2503) AND STATE ROAD 200-A (A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION NO. 74600-2150 AND 7460-175, NOW KNOWN AS CHESTER ROAD); THENCE NORTH 07°51'58" EAST ALONG THE CENTERLINE OF SAID STATE ROAD 200-A, A DISTANCE OF 93.25 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 / A-1-A; THENCE NORTH 72°46'59" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2471.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH WEST HAVING A RADIUS OF 5790.17 FEET; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, PASSING THROUGH A CENTRAL ANGLE OF 06°34'34", AN ARC DISTANCE OF 664.57 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°04'54" WEST, 664.21 FEET; THENCE CONTINUE ALONG SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 02°23'23", AN ARC DISTANCE OF 241.51 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°33'53" WEST, 241.49 FEET TO THE POINT OF TANGENCY; THENCE NORTH 81°21'45" WEST, A DISTANCE OF 227.47 FEET; THENCE NORTH 05°19'39" EAST; THENCE NORTH 05°19'39" EAST DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 432.13 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 82°08'36" WEST, A DISTANCE OF 467.04 FEET TO THE EASTERLY RIGHT-OF-WAY OF GENE LASSERRE BOULEVARD AND A POINT ON A CURVE CONCAVE TO THE WESTERLY HAVING A RADIUS OF 773.55 FEET; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 04°51'01", AN ARC DISTANCE OF 65.48 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°42'56" WEST, 65.46 TO THE POINT OF TANGENCY; RUN THENCE SOUTH 82°08'36" EAST DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 490.57 FEET; THENCE SOUTH 05°19'39" WEST, A DISTANCE OF 60.06 FEET TO THE POINT OF BEGINNING.

CONSENT FOR INSPECTION

I, Daniel I McCranie, the owner, agent, or occupant of the premises at AIA St Gene Lasserre Blvd. do hereby consent to the inspection of said premises and the posting of a public notice by an employee of the Planning & Zoning Department, Nassau County, Florida, in conjunction with Zoning Application R03-001, without further notice.

Dated this 3 day of December, 1992002

Time: 1200 A.M./P.M.

[Handwritten Signature]

(Signature of Owner, Agent, or Occupant)

904-225-8855

(Telephone Number)

STATE OF FLORIDA:

COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of December, 1992002 by Dani McCranie, who is personally known to me or who has produced as identification and who (did, did not) take an oath.

Melissa L Dunman

(seal)

Notary Public Signature

Melissa L Dunman

Name (typed, printed or stamped)

Notary Public \_\_\_\_\_



Serial Number \_\_\_\_\_

(if applicable)



**McCranie & Associates, Inc.**

**Land Development • Roadway Design • Permitting**

**TRANSMITTAL**

**DATE:** November 18, 2002

**TO:** Whomever it may concern


**FROM:** Daniel I. McCranie, P.E.

**SUBJECT:** Harry Trevett 10 Acres-Tradeplex area DMc Project

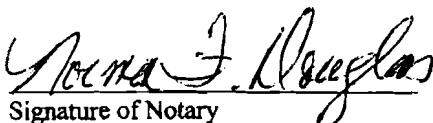
Daniel I. McCranie, P.E., President of McCranie & Associates, Inc., is hereby authorized to act on behalf of Harry Trevett for a portion of the John Lowe Mill Grant, Section 37, Township 2N, Range 27 East, Nassau County, which is located on the north side of A1A east of Gene Lasserre Boulevard, owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Nassau County, Florida, for an application related to a Development Permit or other action pursuant to a:


- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Rezoning/Modification | <input type="checkbox"/> Special Use Permit      |
| <input type="checkbox"/> Zoning Variance                  | <input type="checkbox"/> Non-Zoning Variance     |
| <input type="checkbox"/> Appeal                           | <input type="checkbox"/> Overlay District Review |
| <input type="checkbox"/> Concurrency                      | <input type="checkbox"/> Other                   |

Sincerely,

  
 Harry Trevett  
 Owner

STATE OF FLORIDA  
 COUNTY OF NASSAU  
 Sworn and subscribed before me this 27<sup>th</sup> day of NOVEMBER, 2002

  
 Signature of Notary

 Norma F Douglas  
 My Commission DD123375  
 Expires June 28, 2008  
 Print, Type, or Stamp Commissioned

Personally Known \_\_\_\_\_ Or Produced Identification \_\_\_\_\_  
 Type of Identification Produced \_\_\_\_\_

# Rayland

A subsidiary of Rayonier

November 25, 2002

Re: Agency Authorization for ±5-acre Trevett Parcel  
SR 200 east of Gene Lasserre Boulevard  
John Lowe Mill Grant, 37-2N-27E  
Nassau County, Florida

To Whom It May Concern:

You are hereby advised that the undersigned, owner of the above-referenced property, being more particularly described in Exhibit "A" attached and by reference made a part hereof (the "Property"), hereby authorizes and empowers McCranie & Associates, Inc. to act as an agent in the application for approvals necessary for the future development of the Property, which is being sold to Harry Trevett.

**Rayland, LLC**  
By Its Manager, RAYONIER TIMBERLANDS  
MANAGEMENT, INC.



By: Paul Sakalosky  
Its: MANAGER LAND PROJECTS

STATE OF FLORIDA  
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 26 day of November, 2002 by Paul Sakalosky, as Manager Land Projects, of Rayland, LLC. He/She is personally known to me or has produced \_\_\_\_\_ as identification.





















Virginia B Batten  
Notary Public, State of Florida  
Name: \_\_\_\_\_  
My Commission Expires:  
My Commission Number is:

VIRGINIA B. BATTEN  
Notary Public, State of Florida  
My Comm. expires July 30, 2004  
Comm. No. CC 940073

i:/rayland/permits/Agent Authorization

# FUTURE LAND USE 2010 NASSAU COUNTY FLORIDA

## Legend

-  FREEWAY
-  LOCAL ROAD
-  MAJOR COUNTY COLLECTOR
-  MINOR ARTERIAL
-  MINOR COUNTY COLLECTOR
-  PRINCIPAL ARTERIAL
-  PROPOSED NEW ALIGNMENT
-  INCORPORATED AREAS
-  WETLANDS
-  AGRICULTURE
-  COMMERCIAL
-  HIGH DENSITY (OVER SIX UNITS PER ACRE)
-  INDUSTRIAL
-  LOW DENSITY
-  MEDIUM DENSITY / RESIDENTIAL
-  OTHER PUBLIC BUILDINGS
-  PUBLIC BUILDING GROUNDS
-  RECREATIONAL
-  ACTIVITY CENTERS
-  PROPERTY OF INTEREST



The Nassau County Public Works Department GIS Department prepared this map for the public. It is provided as a service and is not intended to be used for any other purpose. The information on this map is derived from the GIS Department's current data. The information on this map is not guaranteed to be accurate. The information on this map is not intended to be used for any other purpose. The information on this map is not intended to be used for any other purpose.

