

ORDINANCE NO. 2004- 24
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 28th day of July, 1997; and

WHEREAS, **JOHN FERRELL BURKETT**, the owner 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 **JOHN FERRELL BURKETT**, and is described as follows:

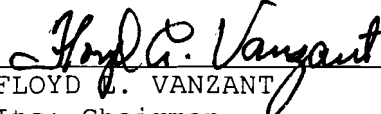
See Exhibit "A" attached hereto and made a part hereof by specific reference.

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

ADOPTED this 24th day of May, 2004.

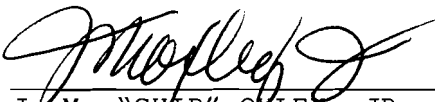
CERTIFICATION OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



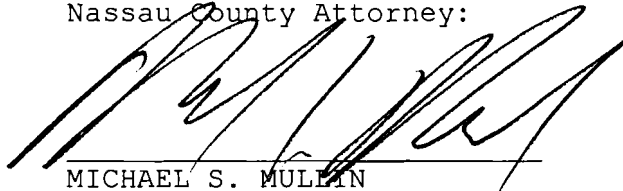
FLOYD C. VANZANT
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT 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 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 $07^{\circ}51'58''$ 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 $72^{\circ}46'59''$ 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 $06^{\circ}34'34''$, AN ARC DISTANCE OF 664.57 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $76^{\circ}04'54''$ WEST, 664.21 FEET; THENCE NORTH $07^{\circ}51'24''$ EAST, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 501.46 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE NORTH $82^{\circ}08'36''$ WEST, A DISTANCE OF 981.14 TO THE EASTERLY RIGHT-OF-WAY OF GENE LASSERRE BOULEVARD (A 125-FOOT RIGHT-OF-WAY); THENCE NORTH $18^{\circ}08'26''$ WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 448.96 FEET; THENCE SOUTH $82^{\circ}08'36''$ EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 1177.93 FEET; THENCE SOUTH $07^{\circ}51'24''$ WEST, A DISTANCE OF 403.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.0 ACRES, MORE OR LESS.