

ORDINANCE NO. 2006-33
AMENDMENT TO ORDINANCE NO. 83-19
NASSAU COUNTY, FLORIDA

WHEREAS, on the 28th 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, **TERRAPOINTE, LLC**, 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 **TERRAPOINTE, LLC**, 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.

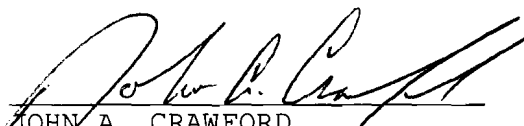
ADOPTED this 9th day of January, 2006.

CERTIFICATION OF AUTHENTICATION
ENACTED BY THE BOARD


BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


THOMAS D. BRANAN, JR.
Its: Chairman

ATTEST:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:


MICHAEL S. MULLIN

LEGAL DESCRIPTION

PARCEL No. 1

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE JOHN LOWE (MILL GRANT), SECTION 37, TOWNSHIP 2 NORTH, A PORTION OF THE JOHN LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, A PORTION OF THE JOHN D. VAUGHN GRANT, SECTION 38, TOWNSHIP 2 NORTH, AND A PORTION OF THE JOHN D. VAUGHN GRANT, SECTION 52, TOWNSHIP 3 NORTH, ALL LYING IN RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF GENE LASSERRE BOULEVARD (A 125-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200/A-1-A (A VARIABLE WIDTH RIGHT OF WAY AS ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION NO. 74060-2503), SAID POINT BEING AT RIGHT OF WAY STATION 301+46.73 AS SHOWN ON SAID DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION NO. 74060-2503; THENCE NORTH 05°15'01" EAST ALONG SAID CENTERLINE OF GENE LASSERRE BOULEVARD, A DISTANCE OF 202.24 FEET TO A POINT OF CURVATURE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 711.05 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°25'27" AN ARC DISTANCE OF 290.07 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°27'43" WEST, 288.68 FEET; THENCE SOUTH 71°52'50" WEST DEPARTING SAID CENTERLINE OF GENE LASSERRE BOULEVARD, A DISTANCE OF 62.50 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID GENE LASSERRE BOULEVARD AND THE POINT OF BEGINNING SAID POINT BEING A POINT OF CURVATURE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 648.55; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°27'27", AN ARC DISTANCE OF 129.69 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°26'43" EAST, 490.37 FEET; THENCE NORTH 89°00'07" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF GENE LASSERRE BOULEVARD, A DISTANCE OF 490.37 FEET; THENCE NORTH 16°30'00" WEST, A DISTANCE OF 543.77 FEET; THENCE NORTH 25°00'00" WEST, A DISTANCE OF 392.31 FEET; THENCE NORTH 27°00'00" WEST, A DISTANCE OF 82.49 FEET; THENCE NORTH 48°52'27" EAST, A DISTANCE OF 564.17 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF SAID GENE LASSERRE BOULEVARD; THENCE SOUTH 18°10'26" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF GENE LASSERRE BOULEVARD, A DISTANCE OF 1266.79 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

PARCEL No. 2

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE JOHN LOWE (MILL GRANT), SECTION 37, TOWNSHIP 2 NORTH, A PORTION OF THE JOHN LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, A PORTION OF THE JOHN D. VAUGHN GRANT, SECTION 38, TOWNSHIP 2 NORTH, AND A PORTION OF THE JOHN D. VAUGHN GRANT, SECTION 52, TOWNSHIP 3 NORTH, ALL LYING IN RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF GENE LASSERRE BOULEVARD (A 125-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200/A-1-A (A VARIABLE WIDTH RIGHT OF WAY AS ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION NO. 74060-2503), SAID POINT BEING AT RIGHT OF WAY STATION 301+46.73 AS SHOWN ON SAID DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION NO. 74060-2503; THENCE NORTH 05°15'01" EAST ALONG SAID CENTERLINE OF GENE LASSERRE BOULEVARD, A DISTANCE OF 202.24 FEET TO A POINT OF CURVATURE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 711.05 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°25'27" AN ARC DISTANCE OF 290.07 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°27'43" WEST, 288.68 FEET; THENCE NORTH 18°10'26" WEST, A DISTANCE OF 838.97 FEET; THENCE NORTH 71°49'34" WEST, DEPARTING SAID CENTERLINE OF GENE LASSERRE BOULEVARD, A DISTANCE OF 62.37 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID GENE LASSERRE BOULEVARD AND THE MOST SOUTHERLY CORNER OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1065, PAGE 1767 OF SAID NASSAU COUNTY; THENCE NORTH 32°53'57" EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF GENE LASSERRE BOULEVARD, AND ALONG THE SOUTHEASTERLY LINE OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1065, PAGE 1767, A DISTANCE OF 1465.20 FEET; THENCE SOUTH 63°46'47" EAST, A DISTANCE OF 659.47 FEET TO A FOUND 4"X4" CONCRETE MONUMENT IDENTIFIED AS PLS 2445, AND THE NORTHWESTERLY CORNER OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 579, PAGE 407, SAID PARCEL 85-1(C), SAID NASSAU COUNTY; THENCE SOUTH 00°10'00" WEST ALONG THE WESTERLY LINE OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN SAID OFFICIAL RECORDS BOOK 579, PAGE 407, PARCEL 85-1(C), TO THE SOUTHWESTERLY CORNER OF SAID OFFICIAL RECORDS BOOK 579, PAGE 407, PARCEL 85-1(C) A DISTANCE OF 1492.00 FEET; THENCE SOUTH 72°46'59" EAST, ALONG THE SOUTHERLY LINE OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN SAID OFFICIAL RECORDS BOOK 579, PAGE 407, PARCEL 85-1(C), A DISTANCE OF 125.18 FEET; THENCE SOUTH 07°51'24" WEST, DEPARTING SAID SOUTHERLY LINE OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN SAID OFFICIAL RECORDS BOOK 579, PAGE 407, PARCEL 85-1(C), A DISTANCE OF 70.55 FEET; THENCE NORTH 82°08'36" WEST, A DISTANCE OF 1349.29 FEET TO THE POINT OF BEGINNING.