

**ORDINANCE NO. 2006- 42**  
**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 28<sup>th</sup> day of July, 1997; and

WHEREAS, **TERRA POINTE, 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 **TERRA POINTE, LLC** and is described as follows:

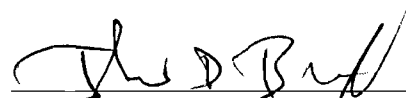
See Exhibit "A" attached hereto and made a part hereof by specific reference.

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.

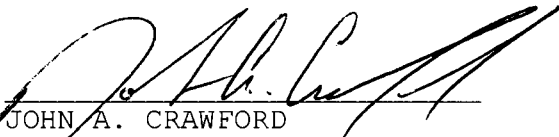
ADOPTED this 27th day of February, 2006.

CERTIFICATION OF AUTHENTICATION  
ENACTED BY THE BOARD

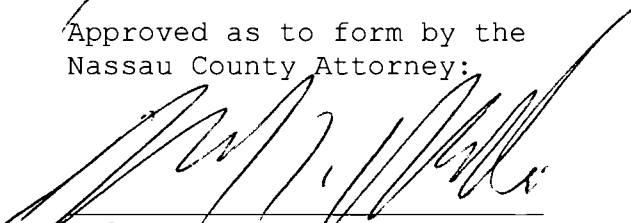
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
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

**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 200/A-1-A (A VARIED RIGHT-OF-WAY) INTERSECTS A RIGHT-OF-WAY TURNOUT OF GENE LASSERRE BOULEVARD (A 100 FOOT RIGHT-OF-WAY) AND RUN THENCE NORTH 15°-42'-00" WEST, A DISTANCE OF 2276.63 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF FLORIDA MACHINE WORKS, A.K.A. SUNRISE REALTY ASSOCIATES (ACCORDING TO BOOK 1065, PAGE 1767 OF THE OFFICIAL RECORDS OF NASSAU COUNTY) AND LYING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED GENE LASSERRE BOULEVARD; RUN THENCE NORTH 32°-53'-57" EAST ALONG SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1202.26 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 79°-43'-19"W. ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 745.02 FEET TO THE NORTHWEST CORNER THEREOF; RUN THENCE NORTH 08°-53'-09" EAST, ALONG THE EASTERLY LINE OF COASTLINE PLASTICS, LLC (ACCORDING TO BOOK 852, PAGE 1704 OF THE OFFICIAL RECORDS OF SAID COUNTY), A DISTANCE OF 51.59 FEET TO AN ANGLE POINT; RUN THENCE NORTH 04°-05'-08" EAST, ALONG LAST MENTIONED EASTERLY LINE, A DISTANCE OF 449.94 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD (A 120 FOOT RIGHT-A-WAY); RUN THENCE SOUTH 63°-45'-25" EAST, ALONG LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 931.83 FEET TO A POINT; RUN THENCE SOUTH 32°-53'-57" WEST, A DISTANCE OF 262.81 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 7.04 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.