

ORDINANCE NO. 2007- 37

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY TWELVE (12) ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF GENE LASSERRE BOULEVARD FROM OPEN RURAL (OR) TO INDUSTRIAL WAREHOUSE (IW); PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Nassau Holding Company, owner of the real property described in this Ordinance, filed Application R07-012 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 conducted a public hearing on October 2, 2007 and voted to recommend approval of the rezoning request to the Industrial Warehouse (IW) district 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; and

WHEREAS, public notice of this rezoning has been provided in accordance with Chapter 125, Florida Statutes and the Nassau County Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:

SECTION 1. FINDINGS: That the proposed rezoning to Industrial Warehouse (IW) is generally consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan in particular Policy 1.02.03 and Policy 1.02.01 of the Future Land Use Element.

SECTION 2. PROPERTY REZONED: The real property described in Section 3 is rezoned and reclassified from Open Rural (OR) to Industrial Warehouse (IW) as defined and classified under the Zoning Ordinance, Nassau County, Florida. The Official Zoning Map shall be amended to reflect this change.

SECTION 3. OWNER AND DESCRIPTION: The land rezoned by this Ordinance is owned by Nassau Holding Company, and is described as follows:

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, ALL LYING IN RANGE 27 EAST, NASSAU COUNTY, FLORIDA 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/A1A (A VARYING RIGHT-OF-WAY AS ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION NO. 74060-2503) INTERSECTS THE CENTERLINE OF GENE LASSERRE BOULEVARD (A 125 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) SAID POINT BEING AT RIGHT-OF-WAY STATION 301+46.73 AND FROM SAID POINT RUN NORTH 05°15'01" EAST, ALONG SAID CENTERLINE OF GENE LASSERRE BOULEVARD, A DISTANCE OF 202.24 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 711.05 FEET, A CHORD DISTANCE OF 288.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 06°27'43" WEST; RUN THENCE NORTH 18°10'26" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 72.05 FEET TO A POINT; RUN THENCE SOUTH 71°49'34" WEST, PERPENDICULAR TO LAST MENTIONED CENTERLINE, A DISTANCE OF 62.50 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED GENE LASSERRE BOULEVARD FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 71°49'34" WEST, A DISTANCE OF 474.94 FEET TO A POINT; RUN THENCE NORTH 16°30'00" WEST, A DISTANCE OF 503.98 FEET TO AN ANGLE POINT; RUN THENCE NORTH 25°00'00" WEST, A DISTANCE OF 392.31 FEET TO AN ANGLE POINT; RUN THENCE NORTH 27°00'00" WEST, A DISTANCE OF 82.49 FEET TO THE SOUTHERLY CORNER OF LANDS NOW OF FORMERLY OF NEW ENGLAND FLAG AND BANNER, INC. (ACCORDING TO DEED RECORDED IN BOOK 895, PAGE 543, OF THE OFFICIAL RECORDS BOOK OF SAID COUNTY); RUN THENCE NORTH 48°52'27" EAST, ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 564.17 FEET TO A POINT LYING ON AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF GENE LASSERRE BOULEVARD; RUN THENCE SOUTH 18°10'26" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE , A DISTANCE OF 1,194.81 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 12.00 ACRES (522,877.99 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORDS WHICH MAY LIE WITHIN.

Tax Parcel Identification Number: 37-2N-27-0000-0001-0300

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.

PASSED and ADOPTED this 26th day of November, 2007.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


JIM B. HIGGINBOTHAM
Its: Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk



T. J. GREESON
CHIEF OF STAFF/OPERATIONS

Approved as to form and legality by the
Nassau County Attorney:



DAVID A. HALLMAN