

ORDINANCE NO. 2008- 15

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 4.57 ACRES OF REAL PROPERTY LOCATED ON THE NORTHWEST CORNER OF S.R. 200 AND GENE LASSERRE BLVD FROM OPEN RURAL (OR) TO INDUSTRIAL WAREHOUSE (IW); PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Nassau Land Holdings, LLC, owner of the real property described in this Ordinance, filed Application R08-006 for a rezoning and reclassification of the property from Open Rural (OR) to Industrial Warehouse (IW) and

WHEREAS, the property is designated as Industrial by the Future Land Use Map series of the Nassau County Comprehensive Plan; and

WHEREAS, the Planning and Zoning Board, after due notice conducted a public hearing on August 5, 2008 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, Section 163.3194 FI Statutes and Section 1.02 Land Development Code require that all development must be consistent with the Industrial Future Land Use category; 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 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 Land Holdings LLC of Fernandina Beach, Florida and is legally described as follows:

Tax Parcel Identification Numbers: 37-2N-27-0000-0001-0280 and 37-2N-27-0000-0001-0310

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE JOHN LONE (MILL GRANT), SECTION 37, TOWNSHIP 2 NORTH, A PORTION OF THE JOHN LONE (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 04°44'52" WEST, ALONG SAID RIGHT OF WAY LINE STATE ROAD NO. 200, A DISTANCE OF 112.84 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID GENE LASSERRE BOULEVARD, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5000 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 78.54 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50°15'01" EAST, 70.71 FEET TO THE POINT OF TANGENCY; THENCE NORTH 05°15'01" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF GENE LASSERRE BOULEVARD, A DISTANCE OF 152.24 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 648.55 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°25'16", AN ARC DISTANCE OF 95.33 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°02'21" EAST, 95.25 FEET; THENCE NORTH 04°30'11" WEST, A DISTANCE OF 494.09 FEET; THENCE SOUTH 18°30'00" EAST, A DISTANCE OF 378.52 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 200; THENCE SOUTH 04°44'58" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 333.29 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 3.00 ACRES MORE OR LESS.

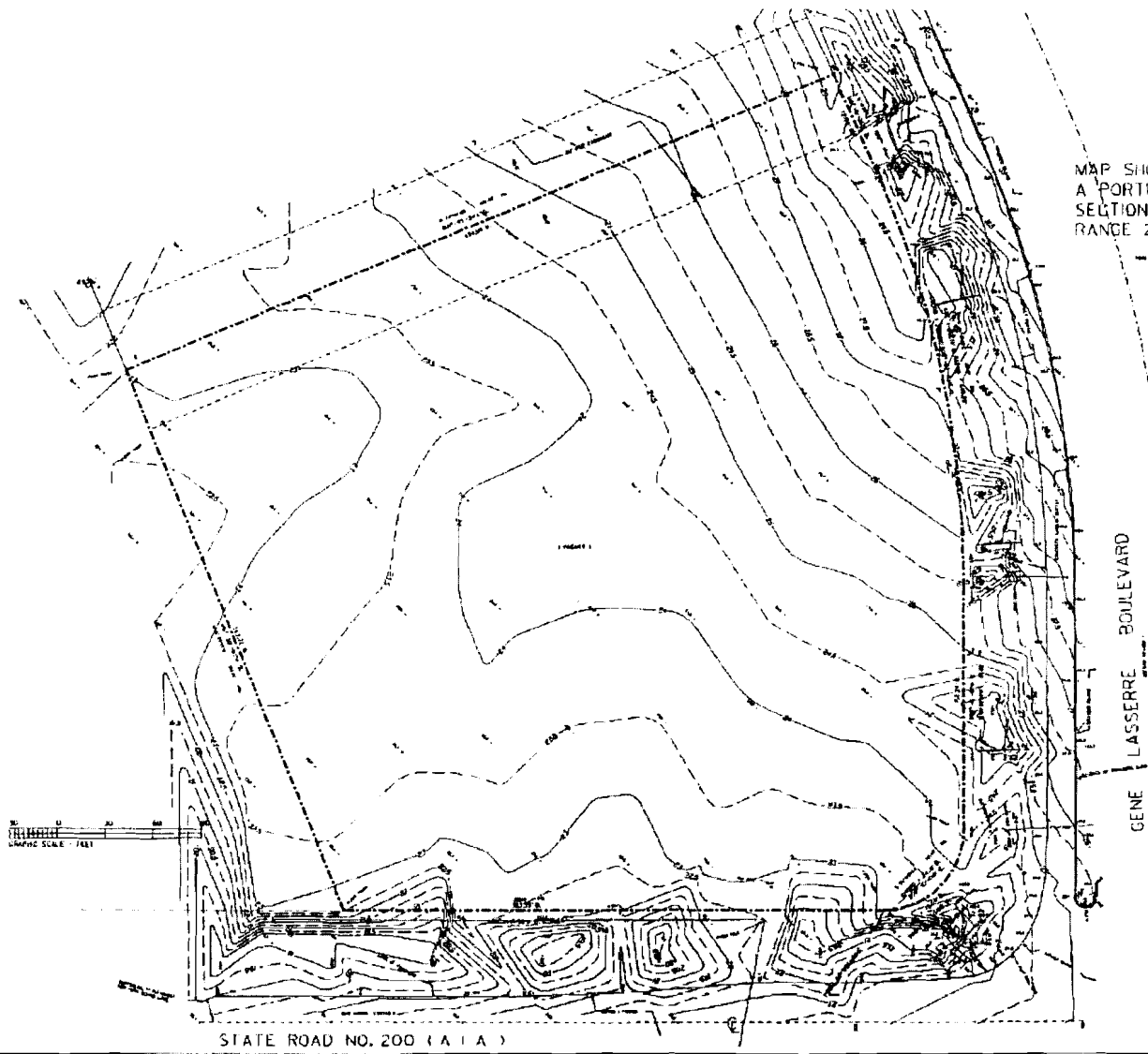
ALONG WITH

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE JOHN LONE (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 POINT WHERE THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200/A-1-A (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 388.67 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 RUN SOUTH 18°-10'-26" EAST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 72.05 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID WESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 648.55 FEET, A CHORD DISTANCE OF 168.32 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 10°-40'-23" EAST; RUN THENCE NORTH 04°-48'-11" WEST, A DISTANCE OF 494.70 FEET TO A POINT; RUN THENCE NORTH 18°-30'-00" WEST, A DISTANCE OF 43.70 FEET TO A POINT; RUN THENCE NORTH 71°-49'-34" EAST, A DISTANCE OF 474.94 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 1.57 ACRES (68,442.77 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ANY OTHER EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

MAP SHOWING BOUNDARY SURVEY OF
 A PORTION OF THE JOHN LOWE MILL GRANT,
 SECTION 37, TOWNSHIP 2 NORTH,
 RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

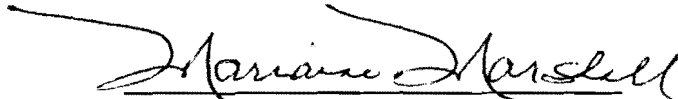


COASTAL LAND SURVEYORS, INC.
 1000 N. W. 10th St., Ft. Lauderdale, Fla. 33304
 (305) 463-1111
 LICENSE NO. 10000
 REGISTERED PROFESSIONAL LAND SURVEYORS
 STATE OF FLORIDA
 THE SURVEY DEPICTED HERE IS NOT COVERED
 BY PROFESSIONAL LIABILITY INSURANCE.


SECTION 3. EFFECTIVE DATE: This Ordinance shall become effective upon its being filed with the Secretary of State.

PASSED AND ADOPTED THIS 25th DAY OF August, 2008.


BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


MARIANNE MARSHALL
Its: Chair

ATTEST as to Chair's Signature:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

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


DAVID A. HALLMAN