

**ORDINANCE NO. 2008-24**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 150 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF US17 NEAR THE INTERSECTION OF US17 AND I95 FROM OPEN RURAL (OR) AND COMMERCIAL HIGHWAY TOURIST (CHT) TO INDUSTRIAL WAREHOUSE (IW); PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, 17/95 RV Park LLC, owner of the real property described in this Ordinance, filed Application R08-008 for a rezoning and reclassification of the property from Open Rural (OR) and Commercial Highway Tourist (CHT) to Industrial Warehouse (IW); and

**WHEREAS**, the property is the subject of a companion Future Land Use amendment to the Nassau County Comprehensive Plan CPA08-005; and

**WHEREAS**, the Planning and Zoning Board, after due notice conducted a public hearing on November 4, 2008 and voted to recommend approval of the companion rezoning request (R08-008) 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 as proposed and the 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.

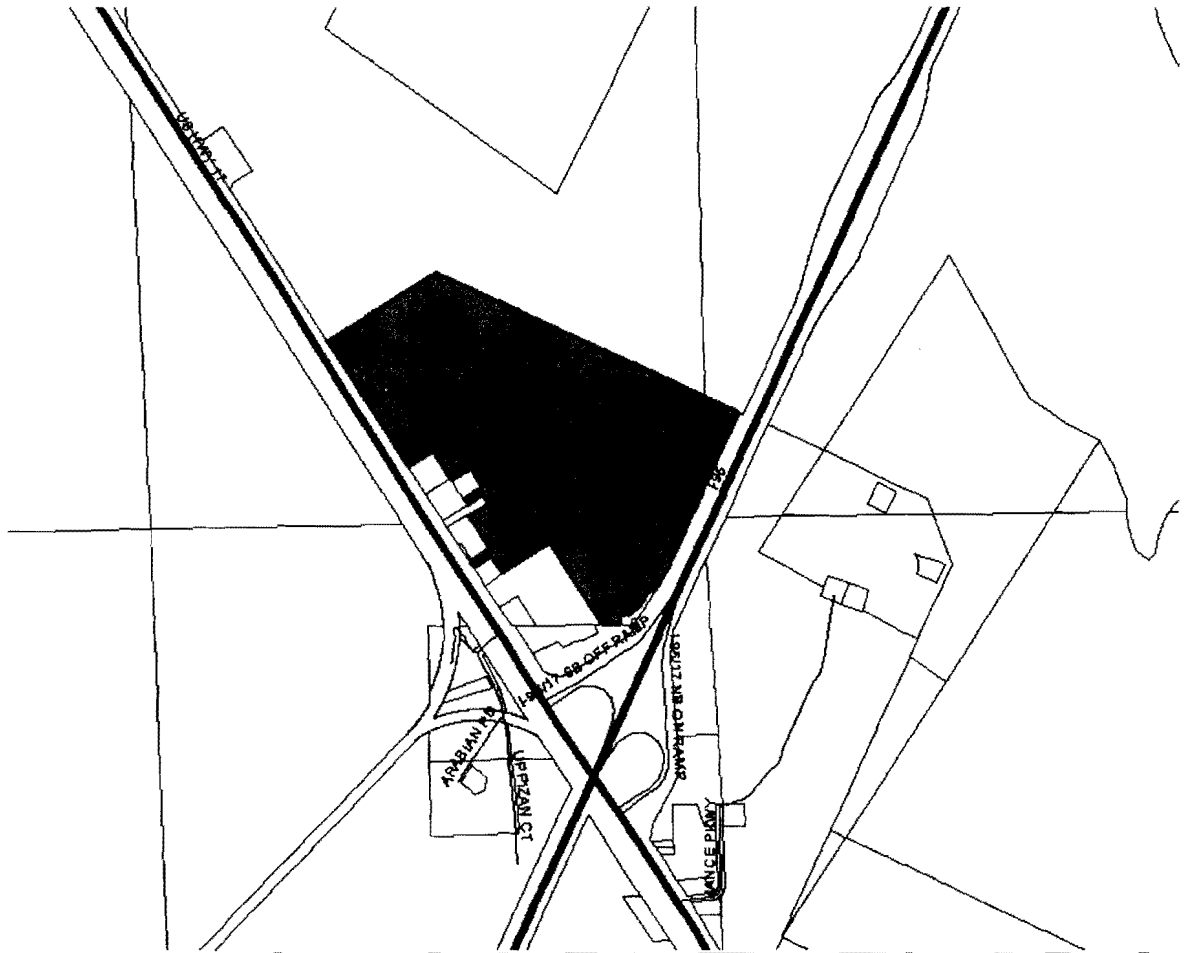
**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:**

**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 Policies 1.01.04, 1.02.04, 1.10.03 and 6.02.03(c).

**SECTION 2. PROPERTY REZONED:** The real property described in Section 3 is rezoned and reclassified from Open Rural (OR) and Commercial Highway Tourist (CHT) 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 17/95 RV Park LLC, of Fernandina, Florida and is identified by the following tax identification numbers, graphic illustration and legal description:

35-4N-26-0000-0001-0070, 35-4N-26-0000-0001-0030, 35-4N-26-0000-0001-0010,  
35-4N-26-0000-0001-0090, 35-4N-26-0000-0001-0060, 35-4N-26-0000-0001-0020  
02-3N-26-0000-0001-0130, and 02-3N-26-0000-0001-0070



ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING A PORTION OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA AND A PORTION OF SECTIONS 35 & 36, TOWNSHIP 4 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

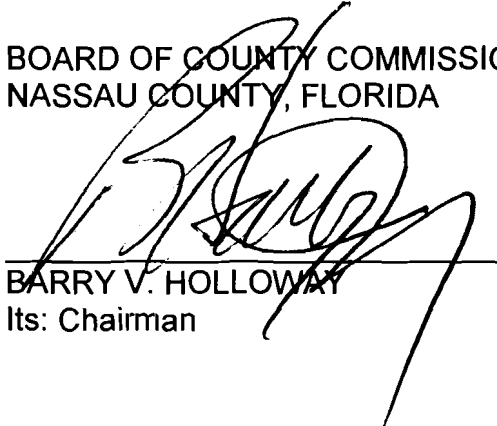
FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 2, AFOREMENTIONED; THENCE SOUTH 89°19'34" WEST A DISTANCE OF 171.24 FEET ON THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 95 (HAVING A VARIABLE RIGHT-OF-WAY WIDTH) AND BEING THE POINT OF BEGINNING; THENCE SOUTH 24°42'03" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 468.18 FEET; THENCE SOUTH 28°44'24" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 232.65 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1088, PAGE 1577 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHERLY LINE AND THE WESTERLY LINES OF SAID LANDS RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. (1) NORTH 61°15'36" WEST 49.85 FEET; COURSE NO. (2) SOUTH 28°44'24" WEST 219.05 FEET; COURSE NO. (3) SOUTH 59°06'01" WEST 105.42 FEET; COURSE NO. (4) SOUTH 89°27'38" WEST 87.10 FEET; COURSE NO. (5) SOUTH 00°32'22" EAST 64.75 FEET TO THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 789 PAGE 578 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°26'00" WEST ALONG SAID NORTHERLY LINE 181.81 FEET; THENCE NORTH 32°52'57" WEST, A DISTANCE OF 888.52 FEET; THENCE SOUTH 57°06'36" WEST A DISTANCE OF 521.46 FEET; THENCE NORTH 32°53'07" WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 57°06'08" WEST A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 17 (HAVING A 137.50 FOOT RIGHT-OF-WAY); THENCE NORTH 32°53'59" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 26.00 FEET; THENCE NORTH 57°06'08", A DISTANCE OF 200.00 FEET; THENCE NORTH 32°53'01" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 32°59'00" WEST, A DISTANCE OF 149.50 FEET; THENCE NORTH 57°08'15" EAST, 220.00 FEET; THENCE NORTH 32°59'00" WEST, 110.09 FEET; THENCE SOUTH 57°08'15" WEST A DISTANCE OF 168.52 FEET TO THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 725 PAGE 1751 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 32°54'05" WEST ALONG SAID NORTHERLY LINE 71.89 FEET TO THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 782 PAGE 424 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 57°06'04" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS, 208.71 FEET; THENCE NORTH 32°53'56" WEST ALONG THE EASTERLY LINE OF SAID LANDS 208.71 FEET; THENCE SOUTH 57°06'04" WEST ALONG THE NORTHERLY LINE OF SAID LANDS 208.71 FEET TO THE AFORESAID EASTERLY LINE OF OFFICIAL RECORDS BOOK 725 PAGE 1751; THENCE NORTH 32°54'50" WEST ALONG SAID EASTERLY LINE 262.62 FEET TO THE NORTHERLY LINE OF SAID LANDS; THENCE SOUTH 57°06'03" WEST ALONG SAID NORTHERLY LINE 235.00 FEET TO THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. 17; THENCE NORTH 32°54'05" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1597.51 FEET; THENCE NORTH 57°06'03" EAST, A DISTANCE OF 1263.89 FEET; THENCE SOUTH 65°17'26" EAST, A DISTANCE OF 3081.09 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF INTERSTATE 95 (HAVING A VARIABLE RIGHT-OF-WAY); THENCE SOUTH 20°44'40" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 109.23 FEET; THENCE SOUTH 24°42'19" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 882.23 FEET; THENCE SOUTH 24°42'03" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 181.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 149.88 ACRES MORE OR LESS.

**SECTION 3. EFFECTIVE DATE:** This Ordinance shall become effective after filing with the Secretary of State and contemporaneously with CPA08-005, the amendment to the Future Land Use Map for this same property.

PASSED AND ADOPTED THIS 22nd DAY OF December, 2008.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



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BARRY V. HOLLOWAY  
Its: Chairman

ATTEST as to Chairman's Signature:



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JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

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



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DAVID A. HALLMAN  
County Attorney