

ORDINANCE NO. 2016- 13

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AMENDING ORDINANCE NO. 2013-13, TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE “COMMERCIAL, JUDICIAL (CJ) DISTRICT” AND “RESIDENTIAL, JUDICIAL (RJ) DISTRICT”; SPECIFICALLY THAT ARTICLE 26 OF THE LAND DEVELOPMENT CODE IS A MASTER PLAN ZONING DISTRICT APPLICABLE ONLY TO THE PROPERTY DESCRIBED HEREIN; PROVIDING FOR FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Nassau County, Florida adopted Ordinance No. 2013-13 on July 24, 2013, which created Commercial, Judicial (CJ) and Residential, Judicial (RJ) Zoning Districts; and

WHEREAS, the Board of County Commissioners of Nassau County, Florida, intended that Article 26 of the Land Development Code created by Ordinance No. 2013-13 would be a Master Plan Zoning District specific to the property described in the attached Exhibit “B”; and

WHEREAS, the Board of County Commissioners has found it in the best interest of the citizens of Nassau County to amend Ordinance No. 2013-13 that created the Commercial, Judicial (CJ) and Residential, Judicial (RJ) Zoning Districts.

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

SECTION 1. FINDINGS

This Ordinance is consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan. The property described herein is the property that was intended to be included in the Districts.

SECTION 2. AMENDMENT

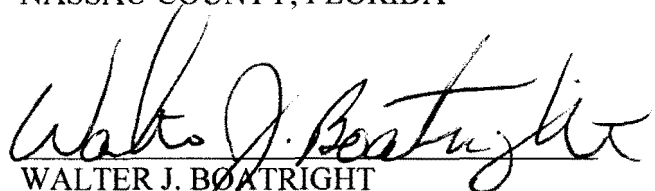
Ordinance No. 2013-13 is amended to include the property set forth in Exhibit "A" and "B" attached hereto and made a part hereof.

SECTION 3. EFFECTIVE DATE


This Ordinance shall take effect upon filing with the office of the Secretary of State as provided in Florida Statutes, Section 125.66.

DULY ADOPTED this 14th day of November, 2016.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


WALTER J. BOATRIGHT
Its: Chairman

ATTEST AS TO CHAIRMAN'S SIGNATURE:


JOHN A. CRAWFORD
Its: Executive Clerk

MES
11.15.16

Approved as to form by the Nassau County Attorney:

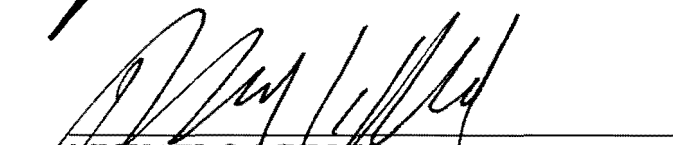
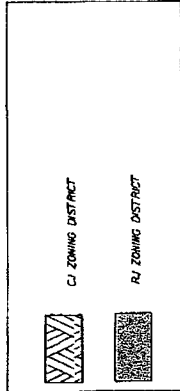
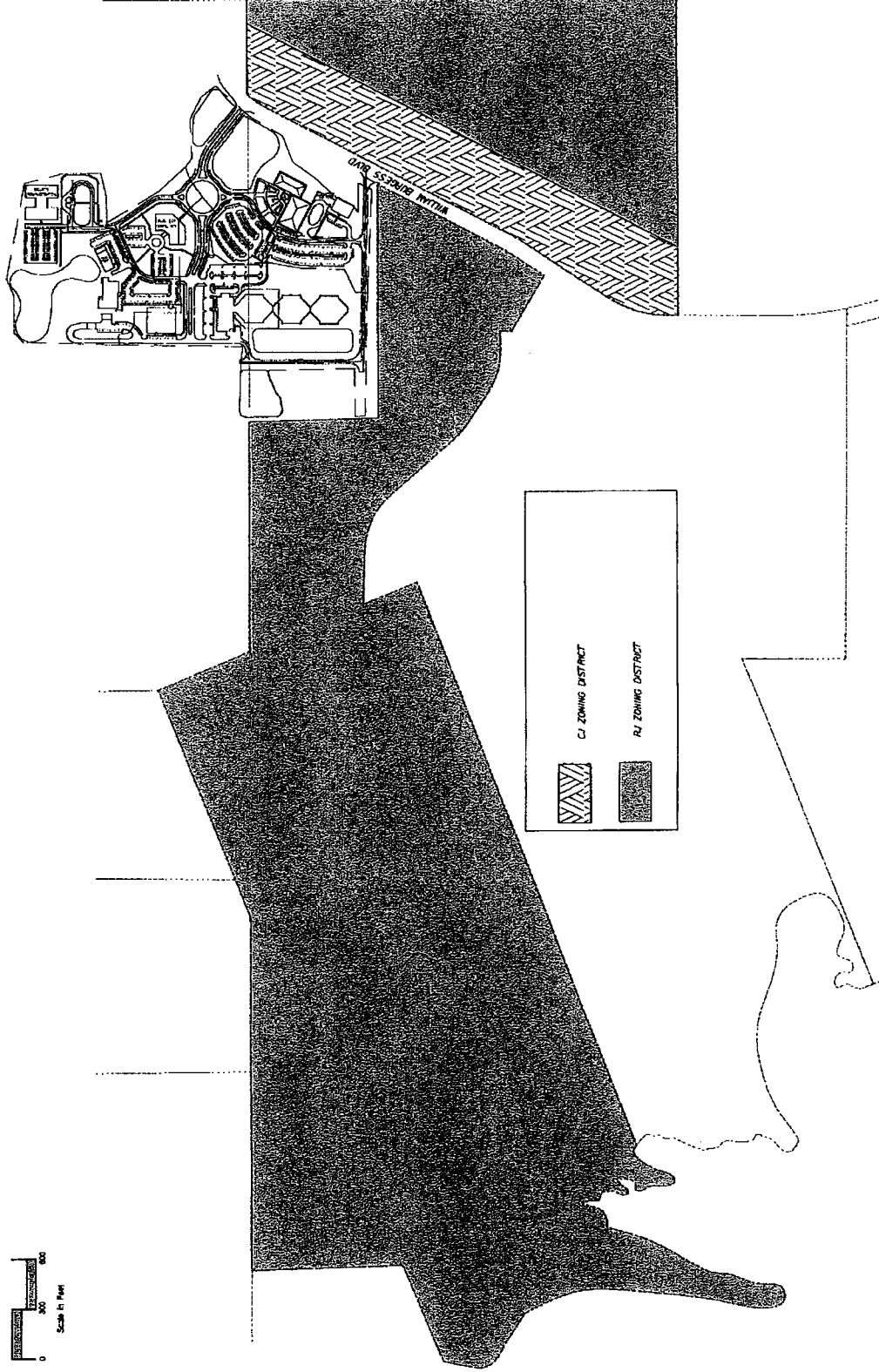

MICHAEL S. MULLIN

EXHIBIT "A"



SHEET NO. ZM-1 OF 10 DATE 10/15/08	PROJECT NO. 08-001	PROJECT NAME CJ/RJ ZONING MAP	JUDICIAL ZONING DISTRICT JUDICIAL ZONING DISTRICT	COOK/COLEMAN PROPERTY		CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT	PREPARED BY [Name]	CHECKED BY [Name]	DATE 10/15/08
							DESIGNED BY [Name]	APPROVED BY [Name]	DATE 10/15/08

EXHIBIT "B"

RS

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

~~FROM [REDACTED]~~

~~DESCRIPTION~~

A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST; THENCE SOUTH 00°41'02" EAST, ALONG THE WESTERLY SECTION LINE OF SAID SECTION 8, A DISTANCE OF 144.62 FEET; THENCE SOUTH 63°08'56" EAST, DEPARTING SAID SECTION LINE, A DISTANCE OF 2977.82 FEET TO A POINT ON THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 781, PAGES 1478 THROUGH 1486 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 00°44'16" WEST, ALONG LAST SAID WESTERLY LINE, A DISTANCE OF 1518.46 FEET TO THE NORTHWEST CORNER OF LAST SAID LANDS AND BEING ON THE NORTHERLY LINE OF AFOREMENTIONED SECTION 8; THENCE SOUTH 09°22'34" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 2639.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 50.38 ACRES, MORE OR LESS.

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175 SHEET 1 OF 2

12/5/11

RS

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

~~PROPOSED COMMERCIAL PLANS (SOUTH)~~

~~RECEIVED MAY 2, 2010~~

A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST; THENCE SOUTH 00°41'02" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 8, A DISTANCE OF 2557.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°41'02" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 200.04 FEET; THENCE NORTH 88°03'30" EAST, A DISTANCE OF 993.25 FEET; THENCE NORTH 00°32'55" WEST, A DISTANCE OF 1057.63 FEET; THENCE SOUTH 63°08'56" EAST, A DISTANCE OF 709.52 FEET TO A POINT OF THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 847, PAGES 1461 THROUGH 1463 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 30°09'27" EAST, ALONG LAST SAID WESTERLY LINE, A DISTANCE OF 373.34 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100-FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE NORTH 57°32'57" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 234.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 925.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 05°35'39", AN ARC DISTANCE OF 90.40 AND BEING SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF NORTH 57°32'57" WEST, 90.37 FEET TO THE POINT OF TANGENCY; THENCE NORTH 63°08'56" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 840.54 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 890, NASSAU COUNTY, FLORIDA; THENCE SOUTH 00°32'55" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 936, PAGE 890, A DISTANCE OF 1416.65 FEET TO THE SOUTHEAST CORNER OF SAID LAST DESCRIBED LANDS; THENCE SOUTH 88°03'30" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 793.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.31 ACRES, MORE OR LESS.

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175 SHEET 1 OF 2

RJ

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST; THENCE SOUTH 00°41'02" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2758.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°41'02" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 1194.32 TO A POINT WHERE SAID WEST LINE INTERSECTS THE NORTHERLY LINE OF THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST; THENCE NORTH 67°19'48" EAST ALONG SAID NORTHERLY LINE OF SECTION 45 A DISTANCE OF 750.03 FEET TO THE SOUTHWEST CORNER OF EXHIBIT "A" PARCEL 3 AS DESCRIBED IN OFFICIAL RECORDS BOOK 949, PAGES 1456 THROUGH 1458 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF LAST SAID LANDS THE FOLLOWING EIGHT (8) COURSES; (1) THENCE NORTH 01°04'29" EAST, A DISTANCE OF 331.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 469.97 FEET; (2) THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°52'50", AN ARC DISTANCE OF 392.74 FEET AND BEING SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF NORTH 25°01'29" EAST, 381.41 FEET TO THE POINT OF TANGENCY; (3) THENCE NORTH 48°57'54" EAST, A DISTANCE OF 502.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 527.45 FEET; (4) THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°08'04", AN ARC DISTANCE OF 139.32 FEET AND BEING SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF NORTH 41°27'02" EAST, 138.92 FEET TO THE POINT OF TANGENCY; (5) THENCE NORTH 33°53'00" EAST, A DISTANCE OF 220.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 429.87 FEET; (6) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°20'10", AN ARC DISTANCE OF 265.12 FEET AND BEING SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF NORTH 16°15'16" EAST, 260.94 FEET TO THE POINT OF TANGENCY; (7) THENCE NORTH 01°24'49" WEST, A DISTANCE OF 116.83 FEET; (8) THENCE SOUTH 89°43'32" EAST, A DISTANCE OF 68.74 FEET TO THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 847, PAGE 1461, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 30°09'27" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 17.19 FEET; THENCE NORTH 63°08'56" WEST A DISTANCE OF 709.52 FEET; THENCE SOUTH 00°32'55" EAST, A DISTANCE OF 1057.63 FEET; THENCE SOUTH 88°03'30" WEST, A DISTANCE OF 993.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.33 ACRES, MORE OR LESS.

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175 SHEET 1 OF 2

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
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www.manzieanddrake.com

RS

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

A PORTION OF THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST; THENCE SOUTH 00°41'02" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 3,952.33 TO A POINT WHERE SAID WEST LINE INTERSECTS THE NORTHERLY LINE OF THE SAID JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST AND THE POINT OF BEGINNING; THENCE SOUTH 67°03'48" WEST, ALONG THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 610.15 FEET TO THE NORTHWEST CORNER OF SAID SECTION 45; THENCE SOUTH 22°56'32" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 45, AND ALONG THE EASTERLY LINES OF SECTIONS 7 & 18, TOWNSHIP 2 NORTH, RANGE 27 EAST, A DISTANCE OF 1492.92 FEET; THENCE SOUTH 01°00'34" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 18, A DISTANCE OF 207.95 TO A POINT ON A NON-TANGENT CONCAVE TO THE NORTH, HAVING A RADIUS OF 4622.67 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°31'45", AN ARC DISTANCE OF 768.82 FEET AND BEING SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF NORTH 85°36'05" EAST, 767.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 426.54 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°19'17", AN ARC DISTANCE OF 322.50 FEET AND BEING SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF SOUTH 77°30'09" EAST, 314.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 302.55 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 114°01'46", AN ARC DISTANCE OF 602.14 FEET AND BEING SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF NORTH 67°08'37" EAST, 507.57 FEET TO THE POINT OF TANGENCY; THENCE NORTH 11°16'21" EAST, A DISTANCE OF 146.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 157.49 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°41'51", AN ARC DISTANCE OF 219.07 FEET AND BEING SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF NORTH 51°07'16" EAST, 201.83 FEET TO THE POINT OF TANGENCY, SAID POINT BEING ON THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 689, PAGE 1025 OF THE AFOREMENTIONED PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 22°10'07" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1931.58 FEET TO THE NORTHERLY LINE OF SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, SAID POINT ALSO BEING ON THE SOUTH LINE OF EXHIBIT "A" PARCEL 3 AS DESCRIBED IN OFFICIAL RECORDS BOOK 949, PAGES 1456 THROUGH 1458 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 67°21'52" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS AND ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 356.69 FEET TO THE SOUTHEASTERN MOST CORER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 853, PAGES 848 THROUGH 852; THENCE SOUTH 67°19'48" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, AND ALONG THE NORTHERLY LINE OF SECTION 45, A DISTANCE OF 750.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 78.11 ACRES, MORE OR LESS.

MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

JOB NO. 14175 SHEET 1 OF 2 5/3/12

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