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Ret to: Joyce BCC

R19.50

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 J. N. COOLEY JR
 CLERK OF CIRCUIT COURT
 NASSAU COUNTY, FLORIDA
 RECORDING \$ 17.00
 TRUST FUND \$ 2.50

DEVELOPMENT AGREEMENT

THIS Development Agreement entered into this 10th day of July, 2000, by and between **DESILIND, INC.**, hereinafter referred to as the "Developer", and the **BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA**, a political subdivision of the State of Florida, hereinafter referred to as the "County".

WHEREAS, the Developer owns real property in Oak Grove Subdivision, as more particularly shown and described on the attached Exhibit "A"; and

WHEREAS, the Developer has applied for a small scale amendment to the Nassau County Comprehensive Plan; and

WHEREAS, the Developer then intends to seek to re-zone a portion of the property from RS-1, residential, to Commercial Professional Office, as shown on the attached Exhibit "A"; and

WHEREAS, a residential use abuts the proposed re-zoned property to the north; and

WHEREAS, the Developer, the County, and the residential use to the north finds that it is in the best interest of the citizens of Nassau County to have a buffer between said residential use and the area to be re-zoned.

NOW, THEREFORE, FOR and IN CONSIDERATION of the mutual undertaking set forth herein, the parties agree as follows:

1. The Developer shall create a twenty-foot (20') buffer comprised of natural vegetation on the north and east edge of the proposed re-zoned area as shown on the attached Exhibit "A". Said buffer to be approved by the County's Director of Public Works.

2. Said buffer shall be in place and approved prior to the issuance of any building permits located on the property.

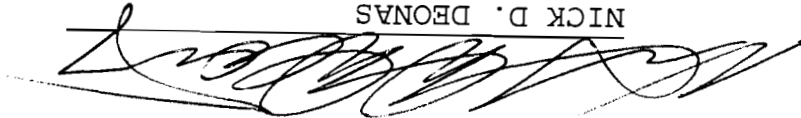
3. This Development Agreement shall be recorded in the public records of Nassau County and is intended to be binding upon the parties and inure to the benefit of the parties hereto, their heirs, successors, and assigns.

4. This Development Agreement shall become null and void and of no effect in the event the property at issue is

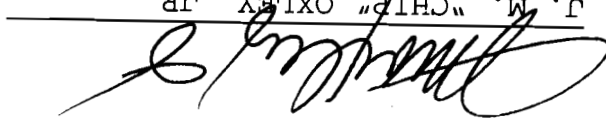
not re-zoned to Commercial Professional Office.

COUNTY:

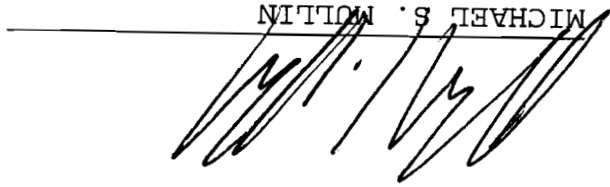
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


NICK D. DEONAS
Its: Chairman

ATTEST:

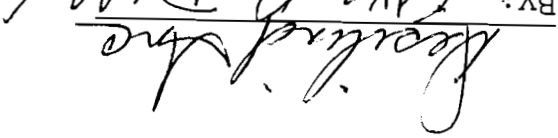

J. M. "CHIP" OXLEY, JR.
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney

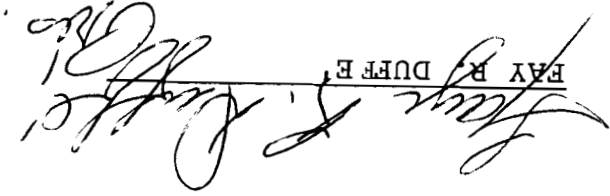

MICHAEL S. MOLIN

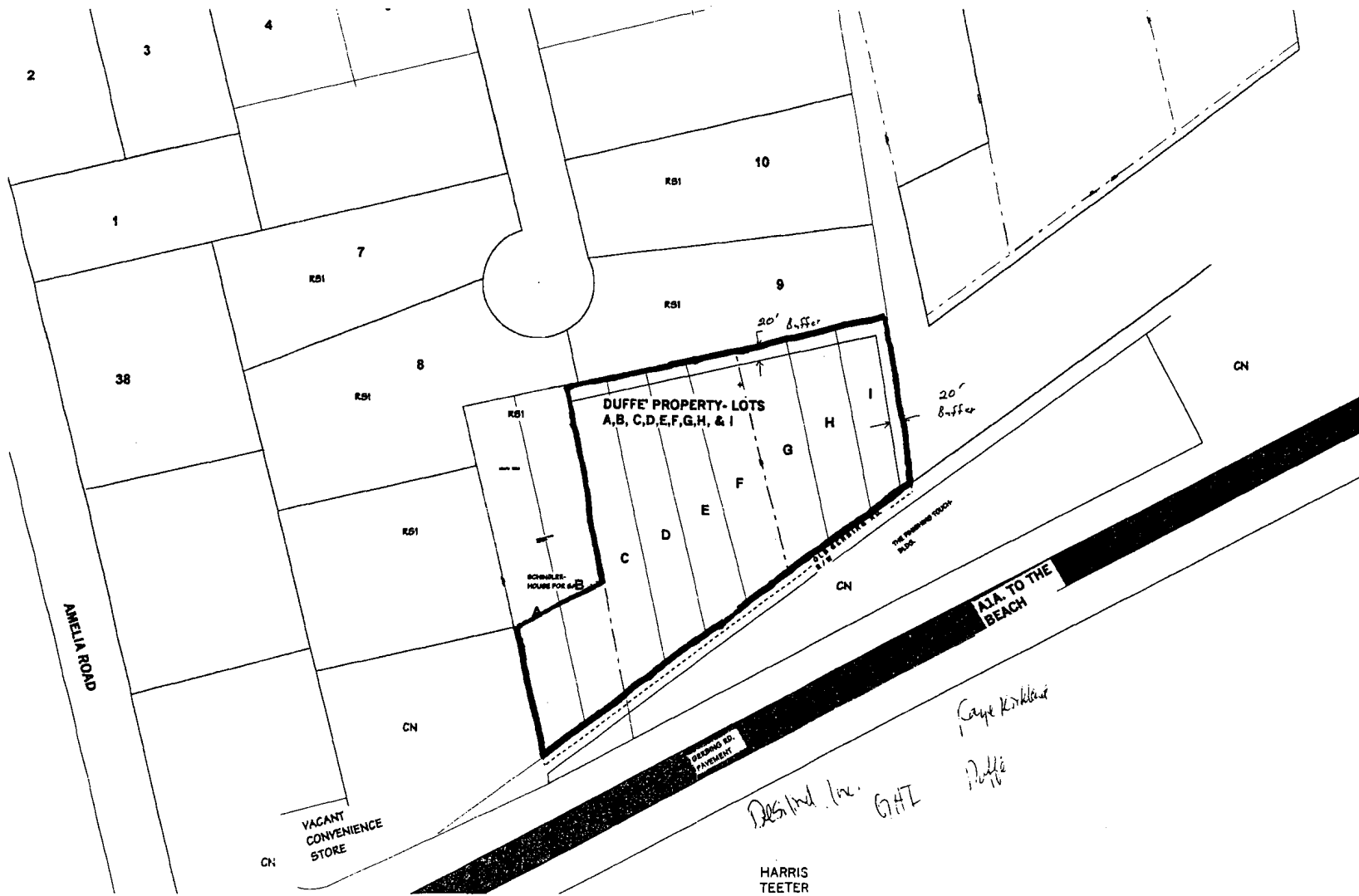
DEVELOPER:

DESILIND, INC.


By: ~~Fay R. Duffe~~
Its: ~~President~~
OWNER:

f3/desilind-dev-agmt


FAY R. DUFFE



Duffe Inc. GHL
Caye Kirkland
Duffe

HARRIS
TEETER