

575



ORDINANCE NO. 86 - 16

NASSAU COUNTY, FLORIDA

AN ORDINANCE AMENDING ORDINANCE NO. 83-19. THIS ORDINANCE REZONES AND RE-CLASSIFIES THE PROPERTY HEREINAFTER DESCRIBED IN NASSAU COUNTY, FLORIDA, FROM OPEN RURAL (OR) AND COMMERCIAL HIGHWAY TOURIST (CHT) TO THAT OF A PLANNED UNIT DEVELOPMENT TO BE PRESENTLY UNNAMED. SAID PLANNED UNIT DEVELOPMENT IS LOCATED NEAR A-1-A AND I-95.

WHEREAS, on the 28th day of September, 1983, the Board of County Commissioners did adopt Ordinance No. 83-19, an Ordinance enacting and establishing a comprehensive zoning code for the unincorporated portion of Nassau County, Florida; and

WHEREAS the exact legal description of the Planned Unit Development is as set forth in Exhibit A attached hereto, and

WHEREAS the Planning Board of Nassau County has considered said application and held public hearings on the same after due notice, and made its findings and recommendations thereof, and

WHEREAS the County Commission of Nassau County has considered the findings and recommendations of the Planning Board and held its own public hearings on the application after due notice and also considered the Comprehensive Land Use Plan and finds that the property described in the attached Exhibit A is suitable in location and character for the uses proposed in said application according to the criterion as set forth in Article 24 of Ordinance No. 83-19 of the County of Nassau.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Nassau County that the application for the Planned Unit Development which is presently unnamed is hereby approved and the land shall be re-zoned as a Planned Unit Development (PUD), in accordance with and subject to the provisions of Article 24 of Ordinance 83-19 of the County of Nassau and further subject to the additional conditions and requirements:

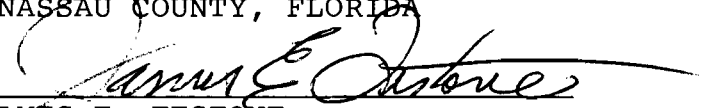
SECTION 1: The Planned Unit Development concept shall be as indicated on the land use plan attached hereto as Exhibit B and made a part hereof.

SECTION 2: The preliminary development plan is approved as indicated on the land use plan attached hereto as Exhibit B. Said preliminary development plan is approved subject to conditions for the PUD listed on Exhibit C attached hereto.

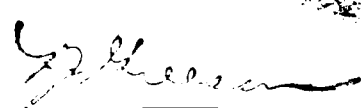
SECTION 3: This Ordinance shall take effect upon adoption by the Board of County Commissioners and filing in the Secretary of State's Office.

ADOPTED this 24th day of June, 1986, by the Board of County Commissioners of Nassau County, Florida.

BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY, FLORIDA

By: 
JAMES E. TESTONE

As Chairman of the Board

Attest: 
T. J. GREESON

As Ex-Officio Clerk

EXHIBIT "A"

R-86-03

Commence at the Southwest corner of Section 44, Township 2 North, Range 27 East; thence North 89 degrees, 19 feet, 51 inches East, along the South line of Section 44, a distance of 915.28 foot to a concrete monument and the point of beginning; thence North 6 degrees, 00 feet, 49 inches East, along the centerline of County graded road having a 40 foot right of way, a distance of 670.46 feet to a concrete monument on the South right of way on State Road 200; thence North 72 degrees, 17 feet, 30 inches East, along the South right of way, a distance of 1353.21 feet to a concrete monument; thence South 17 degrees 42 minutes 30 seconds East, along the West right of way of County graded road having a 60 foot right of way, a distance of 921.12 feet to a concrete monument; thence along the arc of a curve concave to the East, having a total central angle of 21 degrees, 17 feet, 32 inches and a radius of 186.27 feet, a distance of 69.19 foot to a concrete monument; thence South 38 degrees, 59 feet, 32 inches East, a distance of 72.62 feet to a concrete monument; thence along the arc of a curve concave to the West, having a total central angle of 43 degrees, 42 feet, 02 inches, and a radius of 89.32 feet, a distance of 68.13 feet to a concrete monument on the South line of Section 44; thence South 89 degrees, 19 feet, 42 inches West, along the South line of Section 44, a distance of 1737.61 feet to the point of beginning; containing 30.3398 acres, more or less. And less drainage easement of record.

R-86-04

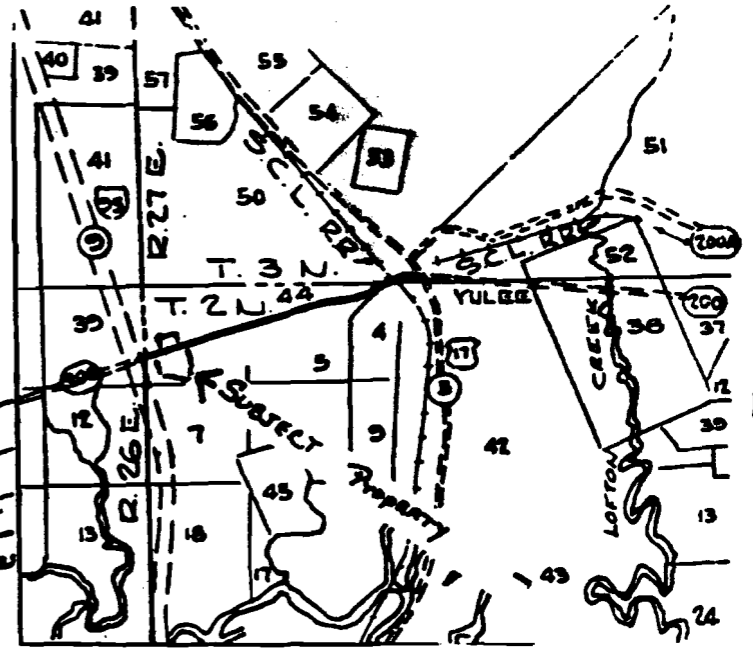
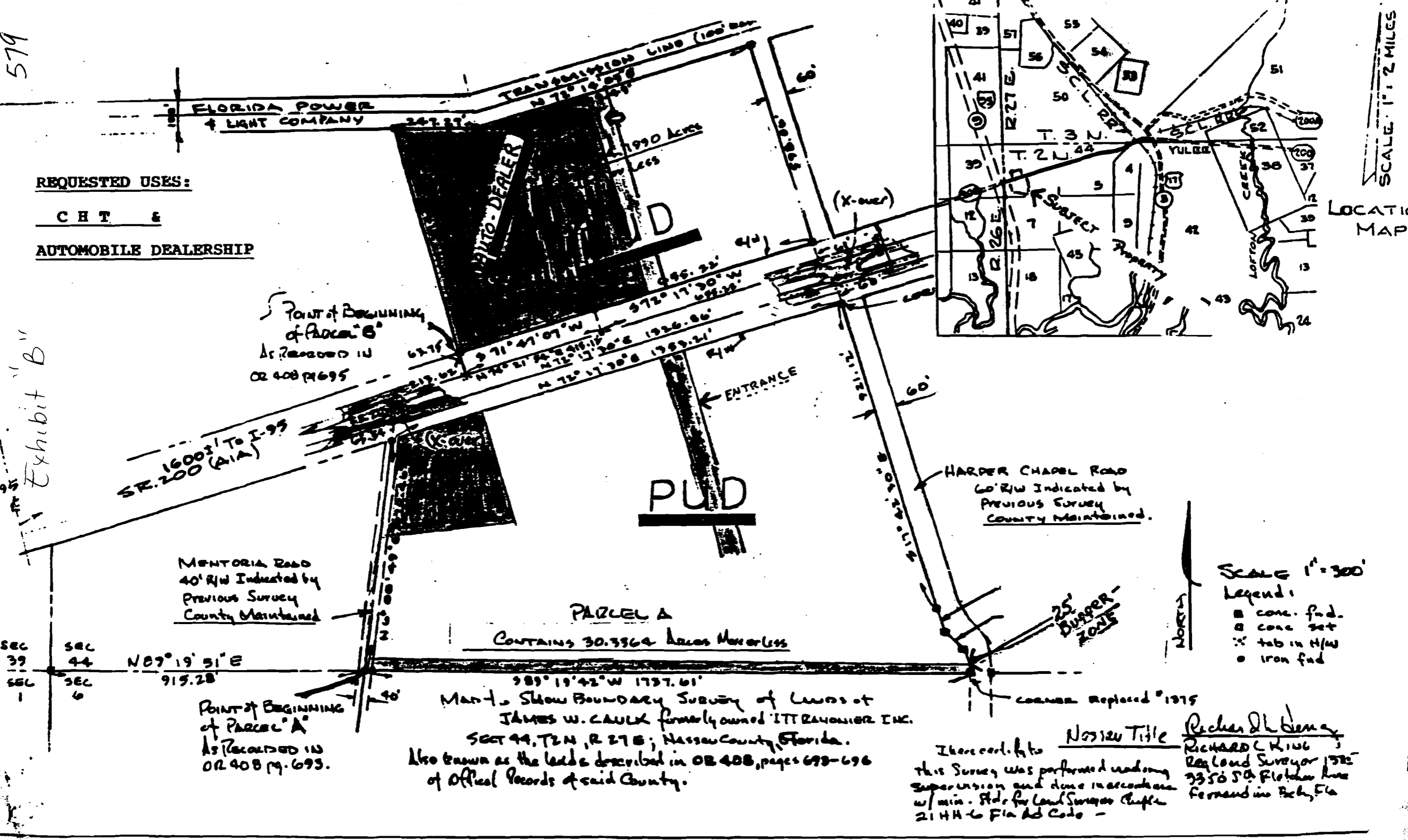
Commence at the Southwest corner of Section 44, Township 2 North, Range 27 East; thence North 89 degrees, 19 feet, 51 inches East, a distance of 915.28 feet to a point; thence North 6 degrees, 00 feet, 49 inches East, a distance of 794.26 feet to a point; thence North 74 degrees, 21 feet,

54 inches East, a distance of 213.62 feet to a point; thence North 16 degrees, 36 feet, 59 inches West, a distance of 63.75 feet to a concrete monument on the North right of way of SR 200 and the POB; thence North 16 degrees, 36 feet, 59 inches West, a distance of 672.14 feet to a concrete monument on the South right of way of a 100 foot easement to Florida Power & Light Company; thence North 89 degrees, 00 feet, 37 inches East, along the South right of way, a distance of 247.27 feet to a concrete monument; thence North 72 degrees, 14 feet, 05 inches East, along South right of way, a distance of 819.49 feet to a concrete monument; thence South 17 degrees, 42 feet, 30 inches East, along the West right of way of an ITT Rayonier, Inc., graded road, a distance of 598.06 feet to a concrete monument on the North right of way State Road 200; thence South 72 degrees, 17 feet, 30 inches West, along the North right of way, a distance of 655.22 feet to a Department of Transportation right of way marker; thence along the arc of a curve concave to the South, having a total central angle of 1 degree, 45 feet, 18 inches and a radius of 23,042.31 feet, a distance of 414.27 feet to the point of beginning; containing 14.793 acres, more or less.

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Exhibit B

REQUESTED USES:
CHT &
AUTOMOBILE DEALERSHIP



SCALE 1" = 300'

Legend:

- conc. f.d.
- conc. set
- ⊗ tab in H/W
- iron fid

Map to Show BOUNDARY SURVEY of LANDS of
JAMES W. CAULK formerly owned ITRANOMOR INC.
SECT 44, T2N, R 27E; Nassau County, Florida.
Also known as the lands described in OB 408, pages 693-696
of Official Records of said County.

Here cert. to Nassau Title
this Survey was performed under my
supervision and done in accordance
w/ min. Stds for Land Surveyors Chapter
21 H & Fla Ad Code -

Richard D. King
Richard D. King
Registered Surveyor 1582
3356 S.W. Fletcher Ave
Fernandina Beach, Fla

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EXHIBIT "C"

1.) The Planned Unit Development will impact the services of Nassau County beyond its present capabilities and therefore the Planned Unit Development shall be subject to impact fees which shall be determined based upon negotiations with the owners or its successors and the Board of County Commissioners. Said negotiations shall be to determine impact fees as to fire, ^{Schools} safety, police, recreation and transportation and shall commence within sixty (60) days after approval of the planned unit development ordinance. No final development plan shall be approved nor permits issued until the aforesaid impact fees are determined.

2.) The owner and/or its successors shall routinely consult with the County Engineer, Planning Director, Public Safety Director and Sheriff of Nassau County as to specific plans for the planned unit development and whenever possible shall include the recommendations of the aforesaid individuals. All recommendations of the individuals listed above shall also be provided to the Board of County Commissioners and the Planning Board.