

ORDINANCE NO: 88- 22

AN ORDINANCE AMENDING ORDINANCE 83-19. THIS ORDINANCE REZONES AND RECLASSIFIES THE PROPERTY HEREINAFTER DESCRIBED, IN NASSAU COUNTY, FLORIDA, FROM A PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO THAT OF A PLANNED UNIT DEVELOPMENT - INDUSTRIAL (PUD - INDUSTRIAL); PROVIDING AN EFFECTIVE DATE.

WHEREAS, on the 29th day of September, 1983, the Board of County Commissioners, Nassau County, Florida, 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, RAYLAND COMPANY, INC., owner of the real property described in this Ordinance has applied to the Board of County Commissioners for a rezoning and reclassification of the property from OPEN RURAL (OR) to PUD-INDUSTRIAL (PUD-Industrial); and

WHEREAS, the Nassau County Zoning Board, after due notice and public hearing has made its recommendation to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the overall comprehensive zoning ordinance and orderly development of the County of Nassau County, Florida, and the specific area;

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Nassau County, Florida:

SECTION 1: PROPERTY REZONED: The real property described in Section 2 is rezoned and reclassified from OPEN RURAL to PUD-INDUSTRIAL as defined and classified under the zoning Ordinance, Nassau County, Florida.

SECTION 2: OWNER AND DESCRIPTION: The land rezoned by this ordinance is owned by RAYLAND COMPANY, INC., and is described as follows:

See Appendix "A" attached hereto and made a part hereof by specific reference.

SECTION 3: CONDITIONS: The conditions of this PUD-INDUSTRIAL rezoning are as follows:

1. Development of the property shall be consistent with and as shown in that certain site plan presented with the application and dated February 9, 1988, and revised April 26, 1988, a copy of which is attached hereto as Exhibit "B".

2. This PUD-Industrial classification shall expire and the zoning of the property shall revert to Open Rural if the use contemplated is not commenced within three (3) years from the effective date of this Ordinance.

3. Developer shall install the vegetation buffer along the right-of-way of U.S. 17 to a sufficient height and compaction to provide a visual buffer in the event the vegetation within the right of way is removed.

4. Developer shall pay reasonable impact fees should such impact fees be adopted by the County prior to issuance of a Certificate of Occupancy on the property.

5. In the event public water is extended to within three hundred feet (300') of the property on the west side of U.S. 17, and there is a necessity for public water north of the property on the west side of U.S. 17, Developer shall extend such water lines to within three hundred feet (300') of its northerly property boundary and shall install fire hydrants as may be required by the Nassau County Public Safety Director.

6. The Developer shall regularly and routinely consult with the Public Safety Director, Sheriff, County Engineer, and Planning and Zoning Director regarding the final development plans and wherever practical and consistent with the development of principles of this PUD ordinance and Ordinance 83-19, Section 24.05, shall include the suggestions of the aforementioned officials in the final development plans.

SECTION 3: EFFECTIVE DATE: This ordinance shall become effective upon being signed by the Chairman of the Board of County Commissioners of Nassau County, Florida.

ADOPTED this 14th day of June, 1988.

AMENDMENT NO: _____
to
ORDINANCE NO: 83-19

CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY, FLORIDA

ATTEST: [Signature]
T. J. GREESON
Its: Ex-Officio Clerk

BY: [Signature]
CHARLES A. PICKETT
Its: Chairman

EXHIBIT "A"

RAYLAND CORPORATION

MAP SHOWING SURVEY OF A PORTION OF SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD #5, U.S. 17, (AT THIS POINT INCREASING TO A 200' RIGHT OF WAY) SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 19 AS SHOWN ON PLAT OF NORTH YULEE RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH 44 DEGREES 15 MINUTES 28 SECONDS WEST, ALONG A LINE INCREASING STATE ROAD #5 TO A 200' RIGHT OF WAY, A DISTANCE OF 62.45 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN THENCE NORTH 46 DEGREES 37 MINUTES 41 SECONDS WEST ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD #5 (U.S. 17), AT THIS POINT BEING A 200' RIGHT OF WAY, A DISTANCE OF 1420.00 FEET; THENCE RUN SOUTH 43 DEGREES 15 MINUTES 25 SECONDS WEST, A DISTANCE OF 281.29 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 200' RIGHT OF WAY; THENCE RUN SOUTH 39 DEGREES 29 MINUTES 33 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1431.44 FEET; THENCE RUN NORTH 43 DEGREES 15 MINUTES 28 SECONDS EAST, A DISTANCE OF 459.10 FEET TO THE POINT OF BEGINNING.



RICHARD L. KING
R.L.S. #1375

CSX RAILROAD MAINLINE

FUTURE RAIL SPUR UP TO 15 CARS @ 30' x 70'-0"

FUTURE RAIL & TRUCK HOOPER

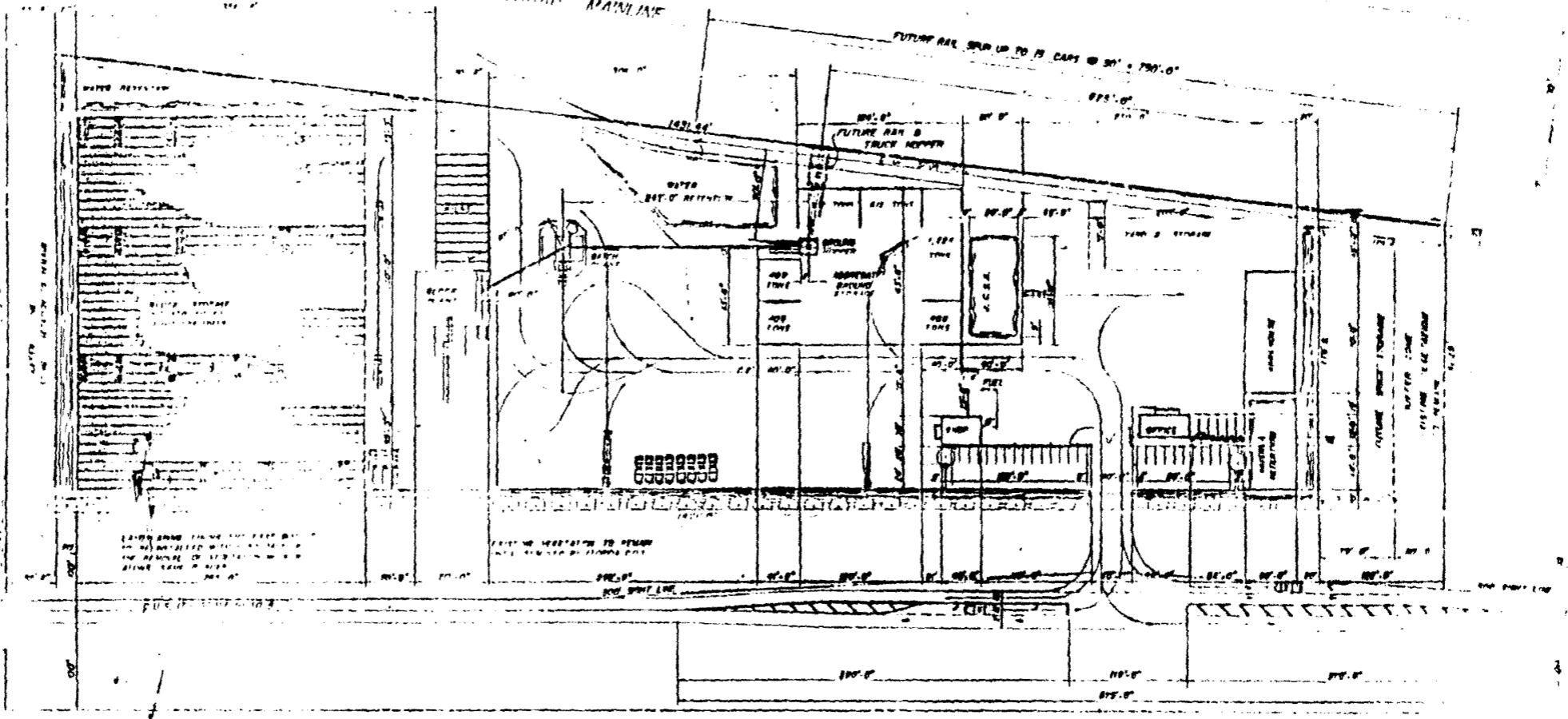


EXHIBIT "B"

EXHIBIT "B"

REVISION NO. 1 DATE BY CHECKED DATE BY	MATERIALS QUANTITY UNIT PRICE TOTAL
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