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* Return: Joyce Bradley

ORDINANCE 94 - 32

AN ORDINANCE AMENDING ORDINANCE 86-10, AS AMENDED, WHICH REZONED AND RECLASSIFIED THE PROPERTY HEREINAFTER DESCRIBED TO A ZONING CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS "NASSAU CENTER"; SPECIFICALLY AMENDING EXHIBIT "C"; "NASSAU CENTER PRELIMINARY DEVELOPMENT PLAN MAP" TO SHOW PARCEL A-1; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the PUD known as "Nassau Center" has requested an amendment to Ordinance 86-10, as amended; and

WHEREAS, the Planning Board has approved said amendment with stipulations.

NOW, THEREFORE, BE IT ORDAINED this 23 day of May, 1994, by the Board of County Commissioners of Nassau County, Florida, that Ordinance 86-10, as amended, be further amended as follows:

1. Exhibit "C"

1. Rayland shall be required to notify the DCA as to the general plan for said site so that DCA can monitor the status of the development for compliance with the DRI thresholds. Rayland shall provide the Planning Board and the Board of County Commissioners with copies of all correspondence between them and the DCA. A copy of this revised Planned Unit Development Ordinance shall be forwarded to the DCA.

2. Each and every owner of real property within the development shall be bound by and comply with these requirements as well as the additional requirements as set forth in Ordinance 83-19, Section 24.

3. All documents of conveyance of portions of the property or the entire property shall contain working indicating that the

86.50
73C

FILE 200518477 OR BOOK 01319 PGS 1555-1564 RECORDED 05/24/2005 13:53:10 NASSAU COUNTY, JOHN A. CRAWFORD, CLERK

property is governed by this Planned Unit Development Ordinance. All documents of conveyances shall be sent to the Board of County Commissioners within ten (10) days of each closing.

4. The revised Plan, attached as Exhibit "B", shall be approved as a preliminary development plan, except as to the Easterly four (4) acres (+ or -) of Tract G which was previously approved as a final development plan subject to the requirements of a final site plan review, which has been approved.

5. The Uses allowed in each parcel are hereby revised in order to comply with the Department of Community Affairs guidelines regarding DRI thresholds:

A. Parcel A shall be designated for Industrial use. Specific industrial uses shall be designated and permitted based upon site plan review and recommendations by the Planning Board with ultimate approval by the Board of County Commissioners.

B. Parcel B & C and the northern portion of F shall be designated for industrial/commercial uses. Specific industrial/commercial uses shall be designated and permitted based upon site plan review and recommendation by the Planning Board with ultimate approval by the Board of County Commissioners.

C. Parcel G - the Easterly four (4) acres (+ or -) has been approved for a new and used car dealership and the site plan review has been approved by the Planning Board and Board of County Commissioners.

D. Parcels D, E, South 1/2 of F, G (excluding the previously referenced four (4) (+ or-) acres), H and I shall be

designated for commercial/industrial uses with specific commercial/industrial uses permitted and designated based upon site plan review and recommendation by the Planning Board with ultimate approval by the Board of County Commissioners.

E. There shall be no more than 32 acres of commercial uses or the equivalent of the DCA's mixed use threshold, whichever is less, unless and until authorization to enlarge commercial uses has been granted, pursuant to Florida Statutes, Chapter 380. Once the 32 acre threshold or the mixed use threshold is reached, the County shall not issue building permits until such authorization is executed.

6. No permits shall be issued until each site plan review is completed and approved as set forth below and the provisions of Paragraph 7 are satisfied.

7. Each owner of the designated parcels shall be subject to impact fees which shall be determined based upon negotiations between Rayland, Inc., and/or its successors, and the Board of County Commissioners. Said negotiations shall be to establish impact fees as to fire, safety, recreation and transportation and said negotiations shall commence immediately. No final development plans shall be approved nor permits issued until the aforesaid impact fee negotiations are concluded and impact fees established. The impact fees may include contributions of land for governmental use, equipment, buildings, etc.

8. A minimum of a twenty-five (25) foot landscape buffer shall be reserved along the perimeter of the site adjacent to

public rights-of-way and in the areas where vehicular parking is located adjacent to rights-of-way, the landscaped area shall be bermed and landscaped to lessen the visual impact.

9. The Recommendations of the County Engineer, as set forth in his letter of June 26, 1985, shall be incorporated in this Planned Unit Development Ordinance.

10. (a) A 50" buffer shall be required to be located on the North side of Parcel G and said buffer shall be uncut and in a natural state. The East side of Parcel G shall only have a 25' buffer.

(b) An additional 25' natural buffer shall be required for Parcels F and A. In addition the 100' drainage easement located on these parcels shall be kept in its natural state.

11. If the DCA makes a future determination that the development of any part of the land affected by this Planned Unit Development classification must be reviewed, pursuant to Florida Statutes, Chapter 380, the adoption of the Planned Unit Ordinance shall not stop Nassau County from considering all local, state and regional issues properly raised within the scope of any such Chapter 380 review and, if necessary, from amending and conforming the terms and conditions of a planned unit development ordinance to the resolution of such issues.

12. 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 include, when possible, the suggestions of the aforementioned

officials in all final development plans.

13. Parcels G & L drives shall be a minimum of 200 feet apart.

14. Shared entrances shall be utilized when feasible.

15. Parcel A-1:

(a) A fifty (50) foot wide landscape buffer shall be maintained along Lofton-Chester Road. Within the fifty (50) foot wide landscape area, the developer shall design a landscape plan that will suitably buffer the sub-station by utilizing earthen berms, shrubbery, trees, and opaque walls and/or fencing. The PUD Development Order requires a minimum of a twenty-five (25) foot buffer adjacent to public rights-of-way, pursuant to Paragraph 8, Exhibit "C". The additional requirement will allow for any future widening of Lofton-Chester Road and will reduce the visual impacts associated with the requested use.

(b) A sprinkler system shall be installed to maintain the landscaping. The sprinkler system may not be required if xeriscape landscaping is installed.

(c) The access to the site will be developed from the internal roadway system within the PUD. No direct roadway connections shall be made from the site to Lofton-Chester Road.

(d) The twenty-five (25) foot wide buffer along the internal street along the South side of Parcel A-1 shall be landscaped with a combination of earthen berms, shrubbery, trees, and opaque walls and/or fencing.

(e) The Site is subject to Final Development Plan (site

plan) approval.

(f) Underground utilities are required, unless waived by the Board of County Commissioners upon recommendation of the Nassau County Planning Commission during final development plan review. Parcel A-1 is exempt from the underground utility provision as it relates to the development of an Essential Public Service, Electrical Sub-station.

(g) The developer shall amend the "Nassau Center, Preliminary Development Plan Map" to show Parcel A-1.

2. The Nassau Center Preliminary Development Plan Map shall be as attached hereto as Exhibit "B".

3. Effective Date: This Ordinance shall become effective upon its being filed in the office of the Secretary of State.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


JOHN A. CRAWFORD
Its: Chairman

ATTEST:


T. J. GREESON
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney

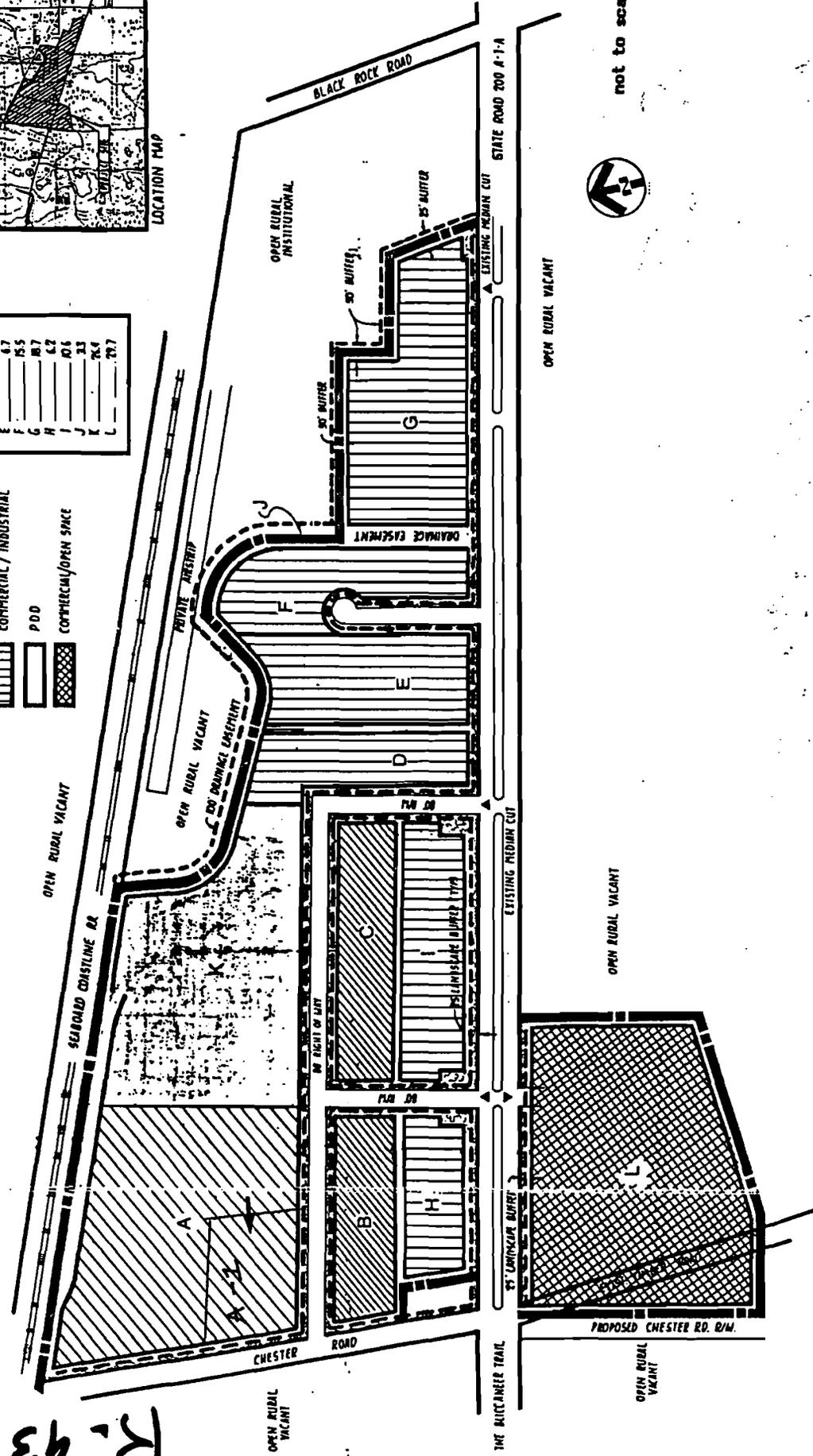
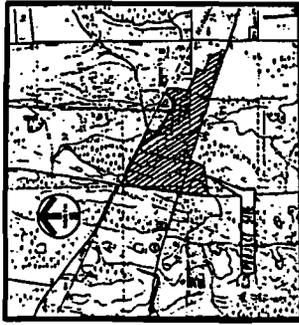

MICHAEL S. MULLIN

R. 93-007

EXHIBIT "B"

AREA	ACREAGE
A	32.6
B	2.9
C	6.6
D	5.0
E	4.7
F	15.5
G	8.7
H	6.7
I	10.6
J	3.3
K	76.4
L	79.7

INDUSTRIAL
 INDUSTRIAL / COMMERCIAL
 COMMERCIAL / INDUSTRIAL
 PDD
 COMMERCIAL/OPEN SPACE



not to scale





Nassau County Planning and Zoning

2290 STATE ROAD 200
FERNANDINA BEACH, FL 32034-3056

L. DOUGLAS JONES
PLANNING AND ZONING DIRECTOR

M E M O R A N D U M

TO: Ms. Joyce Bradly

FROM: L. Douglas Jones, Planning & Zoning Dir.

SUBJECT: Nassau Center DRI/PUD

DATE: August 11, 1994

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Enclosed please find the letter from R. L. King, County Engineer, that you requested. Please note that the date of the letter is June 26, 1985 not June 21 as referenced in the PUD Ordinance.

Please copy our office on any correspondence you send that refers to any PUD, DRI or other Planning and Zoning activities.

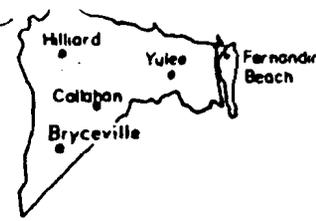
If you have any further questions please do not hesitate to call.



# NASSAU COUNTY

## DEPARTMENT OF TRANSPORTATION

RICHARD L. KING, P. E. County Engineer



### BOARD OF COUNTY COMMISSIONERS

GENE R. BLACKWELDER  
DIST. NO. 1 Fernandina Beach

HAZEL JONES  
DIST. NO. 2 Fernandina Beach

JOHN F. CLAXTON  
DIST. NO. 3 Yulee

JAMES E. TESTONE  
DIST. NO. 4 Hilliard

CHARLES A. PICKETT  
DIST. NO. 5 Callahan

JERRY GREESON  
Ex-Officio Clerk

Michael S. Mullin  
County Attorney

June 26, 1985

**TO:** Nassau County Zoning Board  
**FROM:** R. L. King, Nassau County Engineer  
**REGARDING:** Nassau Center Planned Unit Development

There are two areas proposed by Nassau Center, as shown on the attached drawing located North and South of ALA (S.R. 200) which lie on the Easterly portion of the property being developed by Rayland Company, Inc. These sites are designated as commercial on the preliminary site plan and would allow direct access to ALA as these two specific sites are developed. We are requiring, at the access points, a deceleration lane. The access points would be spaced for commercial requirements as approved by myself at the time when final site plans are submitted to meet all safety requirements. The remaining portion of Nassau Center will be permitted three major points of access on the North side of ALA (S.R. 200) and two major points on the South side of the roadway. We are requiring, on the North side, a planned interior road which will parallel ALA (S.R. 200) which will connect individual parcels to the three major access points. The final site requirements and engineering may necessitate reasonable relocation of these major access points at the time of final approval. The interior roads may be constructed as unpaved roads for the initial development until such time it necessitates the County to require the roads to be paved. All such construction requirements will be addressed as a part of the final site plan approvals.

If further information is necessary, please advise.

REPLY TO

P.O. Box 388  
Hilliard, Florida 32046  
(904) 366-2003  
(904) 846-3810

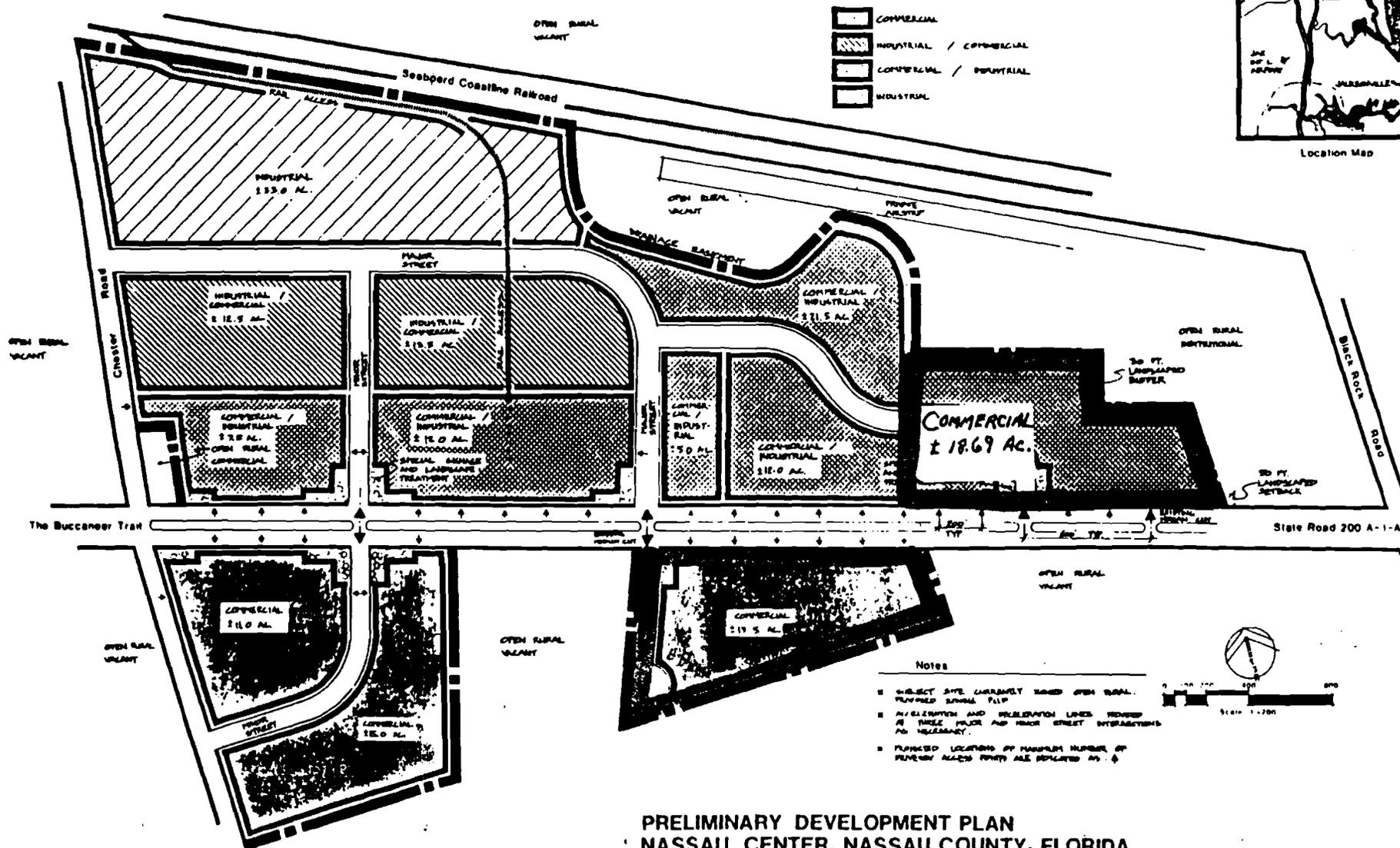
*An Affirmative Action/Equal Opportunity Employer*

REPLY TO

Route 4, Box 17  
Fernandina Beach, FL 320  
(904) 366-6  
(904) 261-6



Location Map



**PRELIMINARY DEVELOPMENT PLAN  
NASSAU CENTER, NASSAU COUNTY, FLORIDA**

Prepared for: Rayland Company, Inc.

Prepared by: Harland Bartholomew and Associates, Inc.

1977-01