

ORDINANCE NO. 96- 09

AN ORDINANCE AMENDING ORDINANCE NO. 83-19. THIS ORDINANCE RE-ZONES AND RE-CLASSIFIES THE PROPERTY HEREIN AFTER DESCRIBED IN NASSAU COUNTY, FLORIDA FROM A PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO THAT OF A PLANNED UNIT DEVELOPMENT (PUD); THE NAME OF THE PUD IS "MAGNOLIA MEADOWS"; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on the 28th day of September, 1983, the Board of County Commissioners did adopt Ordinance 83-19, an Ordinance enacting and establishing a comprehensive Zoning Code for the unincorporated portion of Nassau County, Florida; and

WHEREAS, the "Owners" of that certain property described in the attached Exhibit "A" intend to develop the described property in accordance with a master plan; and

WHEREAS, the "Owners" of that certain property described in the attached Exhibit "A" have applied for a re-zoning and re-classification of that property from OPEN RURAL (OR) to that of a PLANNED UNIT DEVELOPMENT (PUD); and

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

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according to the criterion as set forth in Article 24 of Ordinance 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 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 a land use plan to be provided to the County and subject to the review process set forth in Ordinance 83-19.

Section 2. Owner and Description: The land re-zoned by this Ordinance is owned by RAYLAND COMPANY, INC.

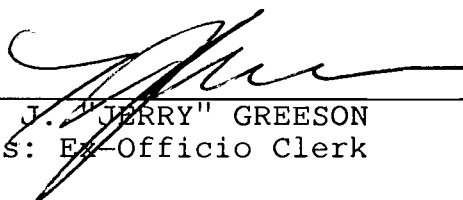
Section 3. Conditions: The conditions set forth as Exhibit "B" shall be made a part of this PUD, and the property shall be subject to said conditions. The conditions set forth for site plan review are applicable.

Section 4. This ordinance shall take effect upon adoption by the Board of County Commissioners and filing in the Secretary of State's Office.

ADOPTED this 10th day of June, 1996, by the Board of County Commissioners.

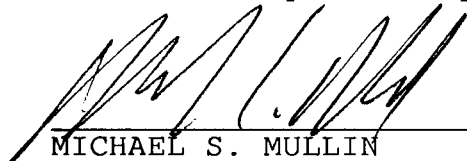
ATTEST:

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
T. J. "JERRY" GREESON  
Its: Ex-Officio Clerk

  
JIM B. HIGGINBOTHAM  
Its: Chairman

Approved as to form by the  
Nassau County Attorney:

  
MICHAEL S. MULLIN

GLEN EAGLE

A portion of Section 25, Township 2 North, Range 28 East, Nassau County, Florida, said portion more particularly described as follows: For a Point of Reference, COMMENCE at the Southeast corner of said Section 25; run thence South  $89^{\circ}53'45''$  West along the South line of said Section 5 (also being the North line of Section 26), a distance of 2,237.78 feet to the Southwesterly corner of lands now formerly owned by Gregory R. Lane and Judith R. Lane and recorded in Official Records Book 375, Page 529 and 530 of the Public Records of said Nassau County; run thence North  $02^{\circ}03'59''$  West along the West line of last said lands, a distance of 768.24 feet to the South line of lands now or formerly owned by the Presbytery of St. Augustine, Inc.; run thence North  $72^{\circ}46'59''$  West, a distance of 659.14 feet to the Southwest corner of the aforesaid lands of the Presbytery of St. Augustine, Inc. and the POINT OF BEGINNING. From the POINT OF BEGINNING thus described continue North  $72^{\circ}46'59''$  West along the Southerly line of that 60 foot Easement for Ingress and Egress purposes as recorded in Official Records Book 475, Pages 155 thru 159 of said Public Records, a distance of 60.00 feet; run thence North  $17^{\circ}13'01''$  East, a distance of 855.00 feet to the Southerly right of way of State Road 200 also known as State Road A-1-A (a 184 foot public right of way as per the State of Florida Department of Transportation Section 74060-2503); run thence North  $72^{\circ}46'59''$  West along said Southerly right of way line, a distance of 310.00 feet; run thence South  $17^{\circ}13'01''$  West, a distance of 183.45 feet; run thence South  $15^{\circ}34'21''$  East, a distance of 42.38 feet to a point on the arc of a curve leading Southwesterly; thence Southwesterly along and around the arc of a curve being concave Southeasterly and having a radius of 290.00 feet, (aforesaid bearing of South  $15^{\circ}34'21''$  East being radial to said curve), through a central angle of  $10^{\circ}51'55''$  to the left an arc distance of 54.99 feet to a point, said arc being subtended by a chord bearing and distance of South  $68^{\circ}59'42''$  West, 54.91 feet; run thence North  $26^{\circ}16'16''$  West, a distance of 73.32 feet to a point, run thence North  $72^{\circ}46'59''$  West, a distance of 184.19 feet to a point, run thence South  $17^{\circ}13'01''$  West, a distance of 609.11 feet to a point; run thence North  $68^{\circ}08'24''$  West, a distance of 248.07 feet to a point; run thence South  $13^{\circ}23'14''$  West, a distance 1,064.58 feet to a point; run thence South  $81^{\circ}46'15''$  East, a distance of 986.78 feet to a point; run thence North  $08^{\circ}13'45''$  East, a distance of 195.15 feet to a point; run thence North  $51^{\circ}18'56''$  East, a distance of 176.79 feet to a point; run thence North  $24^{\circ}48'30''$  West, a distance of 152.02 feet to a point; run thence North  $72^{\circ}46'59''$  West, a distance of 134.93 feet to a point; run thence North  $17^{\circ}13'01''$  East, a distance of 110.00 feet to a point; run thence North  $11^{\circ}30'25''$  East, a distance of 60.30 feet to a point; run thence North  $17^{\circ}21'51''$  East, a distance of 220.00 feet to a point; said point being the Southwesterly corner of lands now or formerly owned by Presbytery of St. Augustine, Inc. in the POINT OF BEGINNING.

The lands thus described contain 1,306,889 square feet or 30.00 acres, more or less in area.

**EXHIBIT "B"**  
**CONDITIONS**

1. Subject to meeting concurrency standards in Concurrency Review as set forth in the Nassau County Comprehensive Land Use Plan.
2. Subject to other conditions of the Nassau County Comprehensive Land Use Plan.
3. Subject to the criteria as set forth in the Nassau County Zoning Ordinance, Section 24.05.