

FILE 2005202558 OR BOOK 01323 PGS 1081-1089 RECORDED 06/08/2005 09:05:20 NASSAU COUNTY, JOHN A. CRAWFORD, CLERK

ORDINANCE NO 84. 6

Return to:  
Joyce Bradley

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 RESIDENTIAL SINGLE FAMILY - 2 (RS-2) TO THAT OF A PLANNED UNIT DEVELOPMENT (PUD) TO BE CALLED THE PLANTATION PARK..

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 Residential Single Family-2 (RS-2) to a Planned Unit Development (PUD).

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 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 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 to be known as "PLANTATION PARK" is hereby approved and the land shall be re-zoned as a Planned Unit

00.8L 738

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 I The Planned Unit Development concept shall be as indicated on the land use plan prepared by Hull-Mosley Associated, Inc., 3-18-84 Addendum number 1 to Exhibit "B" which is attached hereto and made a part hereof..

Section II The preliminary development plan is approved as indicated on the land use plan attached hereto to exhibit "B" as Addendum number 1. Said preliminary development plan is approved subject to the stipulations contained in Exhibit "B" with attachments attached hereto and made a part hereof.

Section III This Ordinance shall take effect upon adoption by the Board of County Commissioners and filing in the Secretary of State's office.

ADOPTED this 30<sup>th</sup> day of April, 1984 by the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

By: John F. Claxton  
John F. Claxton  
Its: Chairman

ATTEST:

T. J. Greason  
T. J. Greason  
Its: Ex-Officio Clerk

EXHIBIT "A"

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P. D. BOX 783

VERNON N. DRAKE & ASSOCIATES

103 SOUTH 10TH STREET  
FERNANDINA BEACH, FLORIDA

REGISTERED  
LAND SURVEYORS

DESCRIPTION FOR NEW CENTURY CORP.  
2-5-82  
TRACT NO. 1

A PORTION OF TRACT'S "A", "B" AND "C", AMERICAN BEACH, SECTION 3,  
NASSAU COUNTY, FLORIDA.

According to Plat recorded in the Public Records of the aforesaid  
County, in Plat Book 2, Page 64.

Said portion being more particularly described as follows: Begin  
at the Southwest corner of Block 12, Unit Two, of American Beach,  
Section Three, according to Plat recorded in the aforesaid Public  
Records in Plat Book 4, Page 1; And run the following courses and  
distances, along Unit Two aforesaid; North  $88^{\circ} 29' 20''$  East,  
199.95' feet; North  $1^{\circ} 30' 25''$  West, 16.03' feet; North  $88^{\circ} 29' 05''$   
East, 250.02' feet; North  $1^{\circ} 28' 33''$  West, 17.01' feet; North  $88^{\circ}$   
 $31' 57''$  East, 250.04' feet; North  $1^{\circ} 30' 20''$  West, 16.24' feet;  
North  $88^{\circ} 31' 39''$  East, 249.95' feet; North  $1^{\circ} 27' 51''$  West, 16.10'  
feet; North  $88^{\circ} 31' 09''$  East, 250.08' feet; North  $1^{\circ} 26' 51''$  West,  
16.02' feet; North  $88^{\circ} 31' 09''$  East, 250.14' feet; North  $1^{\circ} 32' 08''$   
West, 15.95' feet; North  $88^{\circ} 32' 19''$  East, 249.98' feet; North  
 $1^{\circ} 27' 41''$  West, 15.95' feet; North  $88^{\circ} 32' 19''$  East, 250.03' feet;  
North  $1^{\circ} 25' 59''$  West, 26.03' feet; North  $88^{\circ} 32' 19''$  East, 50.03'  
feet; North  $84^{\circ} 46' 14''$  East, 200.45' feet; North  $1^{\circ} 27' 47''$  West,  
28.07' feet; North  $88^{\circ} 32' 13''$  East, 280.48' feet; North  $1^{\circ} 31' 19''$   
West, 17.86' feet; North  $87^{\circ} 45' 52''$  East, 95.09' feet to the  
Westerly right-of-way line of a County Road (a 80.0' foot R/W);  
Run thence South  $2^{\circ} 14' 08''$  East along said right-of-way, a  
distance of 32.11' feet to the beginning of a curve concave to the  
Westerly having a radius of 592.96' feet; Run thence in a Southerly  
direction continuing along said right-of-way and along the arc of  
said curve an arc distance of 185.82' feet to the Point of Tangency;  
the aforesaid arc has a chord distance of 185.06' feet that bears  
South  $6^{\circ} 44' 32''$  West; Run thence South  $15^{\circ} 43' 12''$  West,  
continuing along said right-of-way, a distance of 917.86' feet to  
the beginning of a curve concave to the Easterly having a radius  
of 587.25' feet; Run thence in a Southerly direction continuing  
along said right-of-way and along the arc of said curve an arc  
distance of 212.28' feet to the Point of Tangency, the aforesaid  
arc has a chord distance of 211.12' feet that bears South  $5^{\circ} 21' 52''$   
West; Run thence South  $4^{\circ} 59' 28''$  East continuing along said right-  
of-way, a distance of 37.8' feet to where said right-of-way  
intersects the Northerly right-of-way of a County Road (a 80.0' foot  
R/W);

## VERNON N. DRAKE &amp; ASSOCIATES

103 SOUTH 10TH STREET  
FERNANDINA BEACH, FLORIDAREGISTERED  
LAND SURVEYORSTRACT NO. 1 CONT.  
Sheet No. 2 of 2 sheets.

Run thence South  $84^{\circ} 59' 50''$  West, along said Northerly right-of-way line, a distance of 2,584.43' feet to where said right-of-way intersects the Easterly right-of-way line of State Road No. 105, A-1-A, (a 200.0' foot R/W); Run thence in a Northerly direction along said Easterly right-of-way line and along the arc of a curve concave to the Easterly having a radius of 5,629.58' feet an arc distance of 530.88' feet to the Point of Tangency, the aforesaid arc has a chord distance of 530.71' feet that bears North  $0^{\circ} 22' 15''$  West; Run thence North  $2^{\circ} 19' 50''$  East, continuing along said right of-way, a distance of 455.47' feet; Run thence North  $85^{\circ} 59'$  East, a distance of 283.11' feet to the Southerly extension of the Westerly line of Block 12, Unit Two, of American Beach, Section Three, aforementioned; Run thence North  $1^{\circ} 31' 50''$  West, along said extension a distance of 300.63' feet to the Point of Beginning.

The portion of land thus described contains 77.954 acres more or less.

PREPARED BY

*Vern N. Drake*VERNON N. DRAKE  
P.L.S. NO. 1558

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**VERNON N. DRAKE & ASSOCIATES**

103 SOUTH 10TH STREET  
FERNANDINA BEACH, FLORIDA

REGISTERED  
LAND SURVEYORS

**DESCRIPTION FOR NEW CENTURY CORP.**

2-5-82  
TRACT NO. 2

**A PORTION OF TRACT'S "A", "B" AND "C", AMERICAN BEACH, SECTION 3, NASSAU COUNTY, FLORIDA.**

According to Plat recorded in the public records of the aforesaid County, in Plat Book 2, Page 64.

Said portion being more particularly described as follows: Begin at the Southwest corner of Block 3, Unit One of American Beach, Section 3, according to Plat recorded in the aforesaid public records, in Plat Book 3, Page 19; And run North  $5^{\circ} 00' 10''$  West along the Westerly line of said Block, a distance of 100.0' feet to the Southerly right-of-way line of a County Road (a 80.0' foot R/W); Run thence South  $84^{\circ} 59' 50''$  West along said right-of-way line, a distance of 3,020.08' feet to where said right-of-way intersects the Easterly right-of-way line of State Road No. 105, A-1-A, (a 200.0' foot R/W); Run thence in a Southerly direction along said Easterly right-of-way line and along the Arc of a curve concave to the Easterly having a radius of 3,629.58' feet; a Arc distance of 100.01' feet to the Southerly line of Tract "A" aforementioned, the aforesaid Arc has a chord distance of 100.01' feet that bears South  $4^{\circ} 23' 47''$  East; Run thence North  $84^{\circ} 59' 50''$  East along the Southerly line of Tract's "A", "B" and "C" aforementioned, a distance of 3,021.14' feet to the Point of Beginning.

The portion of land thus described contains 6.935 acres more or less.

PREPARED BY

*Vernon N. Drake*  
VERNON N. DRAKE  
P.L.S. NO. 1558

EXHIBIT "B"

THE FOLLOWING ARE THE STIPULATIONS  
FOR THE PLANTATION PARK PUD

Said rezoning application was proposed for the purpose of rezoning an 85 acre parcel of land from Residential Single Family (RS-2) to planned unit Development (PUD). The preliminary development plan for the Plantation Park PUD, with the preliminary plan map submitted therewith prepared by the developer and attached hereto as Addendum "1" is approved subject to the following:

1. The density indicated in Tract "K" which is indicated on the attached map attached hereto as Addendum "1" shall be reduced to nine units per acre.

2. The buildings shall not exceed 35 feet in height in tract "K" and "L" if tract "L" should be Multifamily.

3. Due to concerns regarding traffic and the congestion in that area of the P.U.D. and the existing community, tract "L" shall remain undesignated for purposes of the preliminary plan pending further studies by the County. The tract shall be designated prior to the approval of first phase final development plan.

4. The minimum buffer zone of 50 feet shall be provided by the developer on the Lewis Street side of the development.

5. The character of the existing dune structures shall be preserved and shall not be changed or varied without approval of the Planning Board.

6. The developer shall comply with all applicable state regulations for surface drainage, flood control, and soil conservation and further the developer shall comply with all of the additional state and local regulations and ordinances.

7. The developer shall maintain and provide a lake area, as indicated on the attached preliminary plan attached hereto as Addendum "1".

8. The developer shall continuously consult with the County Engineer during the preparation of the final development plan and the developer shall provide traffic lanes as deemed necessary by the County Engineer. Said traffic lanes may include a traffic deceleration lane which shall be provided as determined by the County Engineer.

9. The developer shall provide fire hydrants based upon the fire code of the State of Florida and the developer shall continuously consult with the Public Safety Director.

10. Placement of the fire hydrants shall be agreed upon by developer and Public Safety Director prior to submission of the final plan. In addition, the developer shall provide the appropriate water lines to serve the hydrants.

11. The location of buildings as indicated on the final development plan, shall be made after consultation with the Public Safety Director. Said consultation shall be for the purpose of mutually agreeing upon the location of the buildings based upon the adequacy of the County fire equipment.

12. The developer shall enter into negotiations with the Board of County Commissioners regarding the impact fees as the project will impact the fire, police and rescue capabilities as well as the road systems of Nassau County. The negotiations should commence prior to approval of any final development plans and concluded prior to the approval of any final development plans. The negotiations are for the purpose of arriving at a reasonable impact fee to be paid for the services herebefore mentioned. The impact fee shall be determined prior to the approval of any final development plans, however, the negotiations may be continued based upon the mutual agreement of the parties.

13. The developer, prior to obtaining approval of any final development plans or issuance of any permits, shall obtain a binding letter from the Department of Community Affairs that said development does not constitute a development of regional impact. If a binding letter of determination indicates that this PUD

independently constitutes a development of regional impact, then no further development plans shall be approved hereunder except in accordance with their procedures of 380.06 of Florida Statutes.

14. The developer shall consult with the Nassau County Sheriff's Department and the final development plans should reflect security lighting as approved by the Nassau County Sheriff's Department.

15. The project shall be developed in phases and said phases, unless altered by the planning board or the Board of County Commissioners, shall be as follows:

PHASE 1: A, B, C & D as indicated on the attached Exhibit as Addendum "1"

PHASE 2: F & G as indicated on the attached Exhibit as Addendum "1".

PHASE 3: H, I & M as indicated on the attached Exhibit as Addendum "1".

PHASE 4: E, K & L as indicated on the attached Exhibit as Addendum "1"

16. Interior Road should meet all County standards unless otherwise provided for by the County Engineer and Board of County Commissioners.

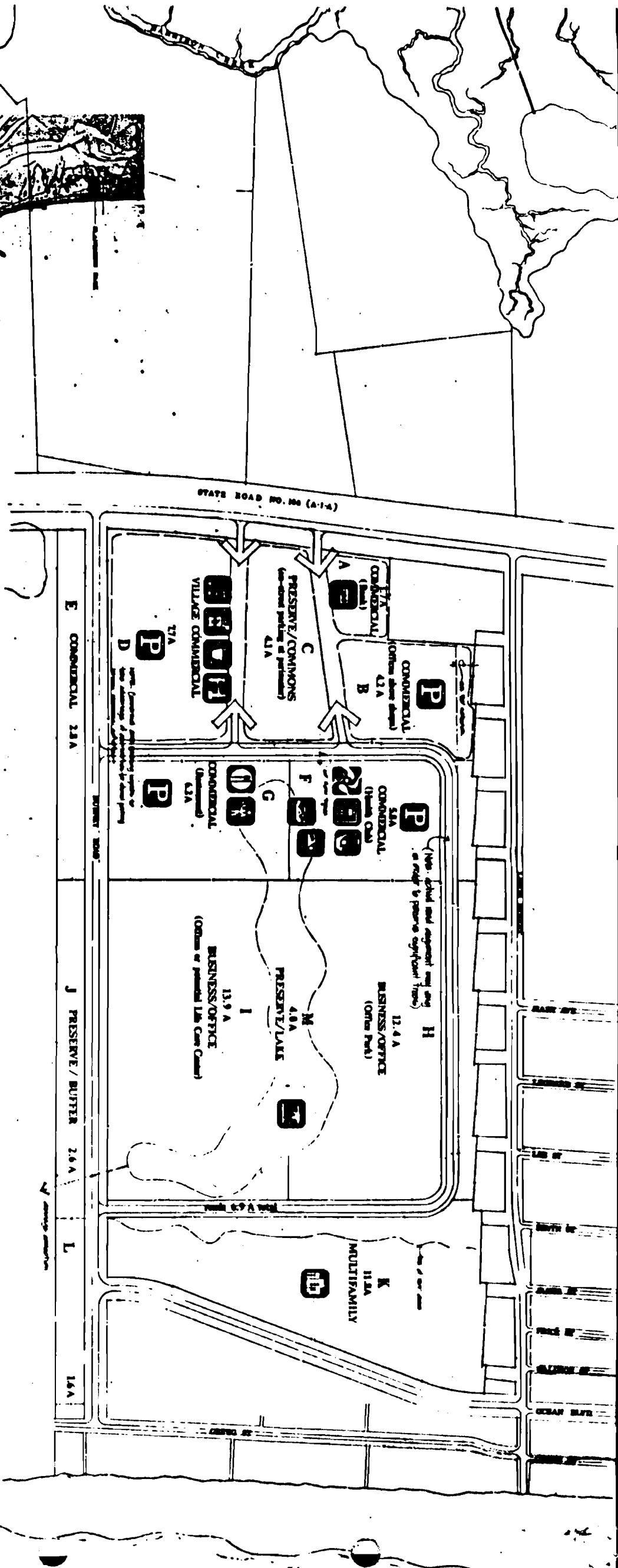
17. Developer shall provide the final development plans with specific detail as to parking areas. Said parking plan should be reviewed and approved by the County Engineer.

18. The commercial indications for tract "E", as indicated on the map attached , shall be restricted to the following:

A. The permitted uses, as indicated in Section 19.01 of Nassau County Ordinance 83-19 excluding Section D of 19.01.

B. Service establishments such as, barber or beauty shops, reducing salons, tailors, travel agencies, self contained dry cleaners and other similar uses.

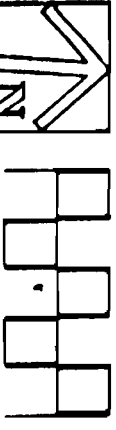




PLANTATION PARK

LAND USE PLAN

AMITILLA ISLAND MIXED USE DEVELOPMENT FOR A. LEGGIO



Hull-Markby Associates, Inc. · 227 Dekalb Peachtree Airport · Atlanta, Georgia 30341 · (404) 457-7505

Revised 3/14/84

MARCH 1984

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