

Return to: *X*
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 OPEN RURAL (OR) TO THAT OF PLANNED UNIT DEVELOPMENT (PUD); 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 PLANNED UNIT DEVELOPMENT (PUD); 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 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 is hereby approved and the land shall be re-zoned as a Planned Unit Development (PUD) in accordance with

Rec 35.50 736

FILE 200518484 OR BOOK 01319 PGS 1607-1610 RECORDED 05/24/2005 13:53:10 NASSAU COUNTY, JOHN A. CRAWFORD, CLERK

and subject to the provisions of Article 24 of Ordinance 83-19 of the County of Nassau and further subject to the following additional conditions and requirements:

Section I 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 II The conceptual plan was submitted and is hereby approved and attached as Exhibit "B", subject to final site plan approval.

Section III Owner and Description: The land re-zoned by this Ordinance is owned by NASCO PROPERTIES and WILLIAM J. SMITH.

Section IV Conditions: The specific conditions shall be provided and approved during the time that the Final Development Plan is provided to the respective Boards.

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

ADOPTED this 27th day of October, 1987, by the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY, FLORIDA

By: Gene R. Blackwelder
GENE R. BLACKWELDER

Its: Chairman

Attest: T.J. Greeson
T.J. GREESON

Its: Ex-Officio Clerk

R-87-21

EXHIBIT "A"

THE WEST 310 FEET OF THE FOLLOWING DESCRIBED PARCEL:

A portion of Lots 10, 11 and 12 , Thigpen Survey recorded in Deed Book 39, Page 356, lying in Section 48, Township 3 North, Range 28 East, Nassau County, Florida.

Commence at the POINT OF BEGINNING being the Northwest corner of "Pine Ridge", An Acreage Subdivision, recorded in Plat Book 5, Page 143 of the Public Records of Nassau County, Florida; run thence North 75°31'39" West a distance of 285.91 feet; run thence North 07°04'22" East, a distance of 586.68 feet; run thence North 07°25'42" East, a distance of 49.12 feet to a 60 foot right of way left for access to the following described property; run thence North 82°37'36" West a distance of 290.57 feet to the Easterly right of way of Lofton Chester Road (60 foot right of way); run thence North 07°35'42" East, a distance of 59.85 feet; run thence South 82°52'43" East a distance of 290.40 feet; run thence North 07°25'42" East, a distance of 1458.62 feet; run thence South 80°47'00" East a distance of 799.60 feet; run thence South 03°31'53" West, a distance of 239.37 feet, (along the Westerly boundary of a cemetery); run thence South 83°57'23" East, a distance of 227.76 feet (along the Southerly boundary of a cemetery); run thence North 07°10'32" East, a distance of 225.73 feet (along the Easterly boundary of a cemetery); run thence South 80°47'00" East, a distance of 192.08 feet; run thence South 32°28'59" West, a distance of 1331.68 feet; run thence South 08°11'31" East, a distance of 949.40 feet; run thence North 75°31'39" West a distance of 643.31 feet to the POINT OF BEGINNING.

Containing 41.172 acreage tract, 0.403 right of way, totaling 41.575 acres.

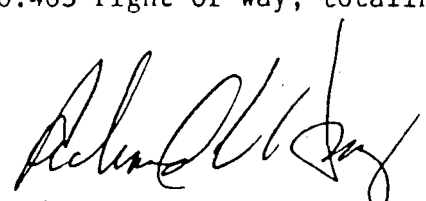
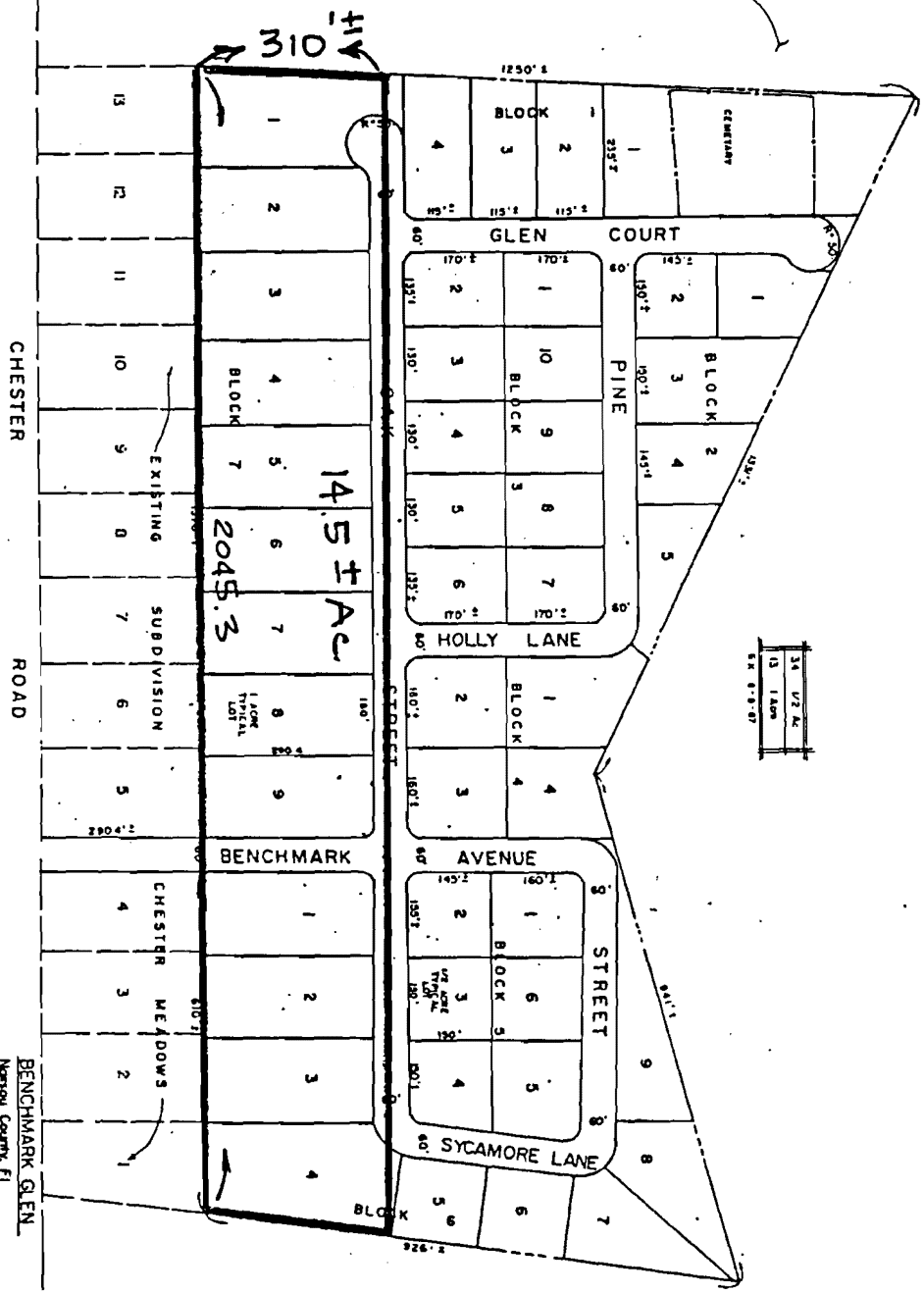

Richard L. King,

EXHIBIT "B"

CHESTER MEADOWS P.U.D.



TOTAL AREA - **14.5 ±** ACRES
 R.M.H. - P.U.D.

