



(15) Return to: Joyce Bradley *

ORDINANCE 91 - 3

AN ORDINANCE AMENDING ORDINANCE 84-14, WHICH AMENDED ORDINANCE 83-19; WHICH RE-ZONED AND RE-CLASSIFIED THE PROPERTY HEREINAFTER DESCRIBED, IN NASSAU COUNTY, FLORIDA, TO A PLANNED UNIT DEVELOPMENT (PUD) CALLED NASSAU LAKES; SPECIFICALLY TO AMEND THE PUD TO CREATE A SPECIAL EXCEPTION FOR CENTRAL PUBLIC SERVICES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners approved Ordinance 84-14, which created the Nassau Lakes Planned Unit Development; and

WHEREAS, said Planned Unit Development (PUD) contained a Land Use Plan, which was attached as Exhibit "B"; and

WHEREAS, said Land Use Plan reserved areas for commercial neighborhood activities; and

WHEREAS, the central public services are not specifically indicated in the PUD, but are generally permitted activities in any zoning district; and

WHEREAS, electrical substations are permitted as a conditional use.

NOW, THEREFORE, BE IT ORDAINED this 24th day of January, 1991, by the Board of County Commissioners of Nassau County, Florida, that Ordinance 84-14 be amended as follows:

1. The Land Use Map attached as Exhibit "B" is hereby amended to allow, as a conditional use, the erection of an

90.44
REC 44.06

electrical utilities substation in the southeast portion of the Land Use Map, presently designated a commercial neighborhood activities.

2. The following conditions are hereby incorporated in the Plan amendment:

(a) The joint access easement should be extended along the entire north property line of the subject property in order to allow access to the adjacent tract at some future date.

(b) The common easement and driveway shall be utilized as access for the remaining commercial parcel north of the subject parcel.

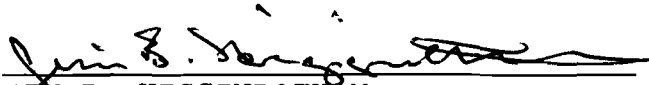
(c) Any further development of the commercial area will require water and sewer service from Sunray Utilities.

(d) Any right-of-way needed for the widening of State Road 107 will be dedicated by the owner.

(e) The utility company shall be required to provide additional landscaping around the perimeter of the property to screen the substation from view, if after construction the natural buffers are inadequate.


3. This Ordinance shall become effective upon its filing with the Secretary of State.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



JIM B. HIGGINBOTHAM
Its: Chairman

ATTEST:



T. J. GREESON
Its: Ex-Officio Clerk
10 (y)

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 3, SECTION 27, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, SAID PARCEL BEING A PORTION OF LANDS DESCRIBED IN THE OFFICIAL RECORDS OF SAID COUNTY IN DEED BOOK 555, PAGE 869 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT FOUND AT THE POINT WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF PARLIAMENT DRIVE (RIGHT-OF-WAY VARIES) INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 107 (A 86-FOOT RIGHT-OF-WAY AS ESTABLISHED) AND RUN SOUTH 04°-33'-30" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 599.21 FEET TO A CONCRETE MONUMENT SET FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 04°-33'-30" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 526.92 FEET TO A CONCRETE MONUMENT (FOUND); RUN THENCE SOUTH 89°-29'-53" WEST, ALONG THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF I.T.T. RAYONIER, INC., A DISTANCE OF 400.00 FEET TO A CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF TRACT "D", NASSAU LAKES SUBDIVISION - PHASE 1-B, ACCORDING TO PLAT RECORDED IN PLAT BOOK 5, PAGES 72 AND 73, PUBLIC RECORDS OF SAID COUNTY; RUN THENCE NORTH 00°-59'-55" WEST, ALONG THE EASTERLY LINE OF SAID TRACT "D", A DISTANCE OF 500.18 FEET TO A IRON PIPE (SET); RUN THENCE NORTH 85°-32'-03" EAST, A DISTANCE OF 367.94 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 4.52 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS OF RECORD LYING WITHIN.

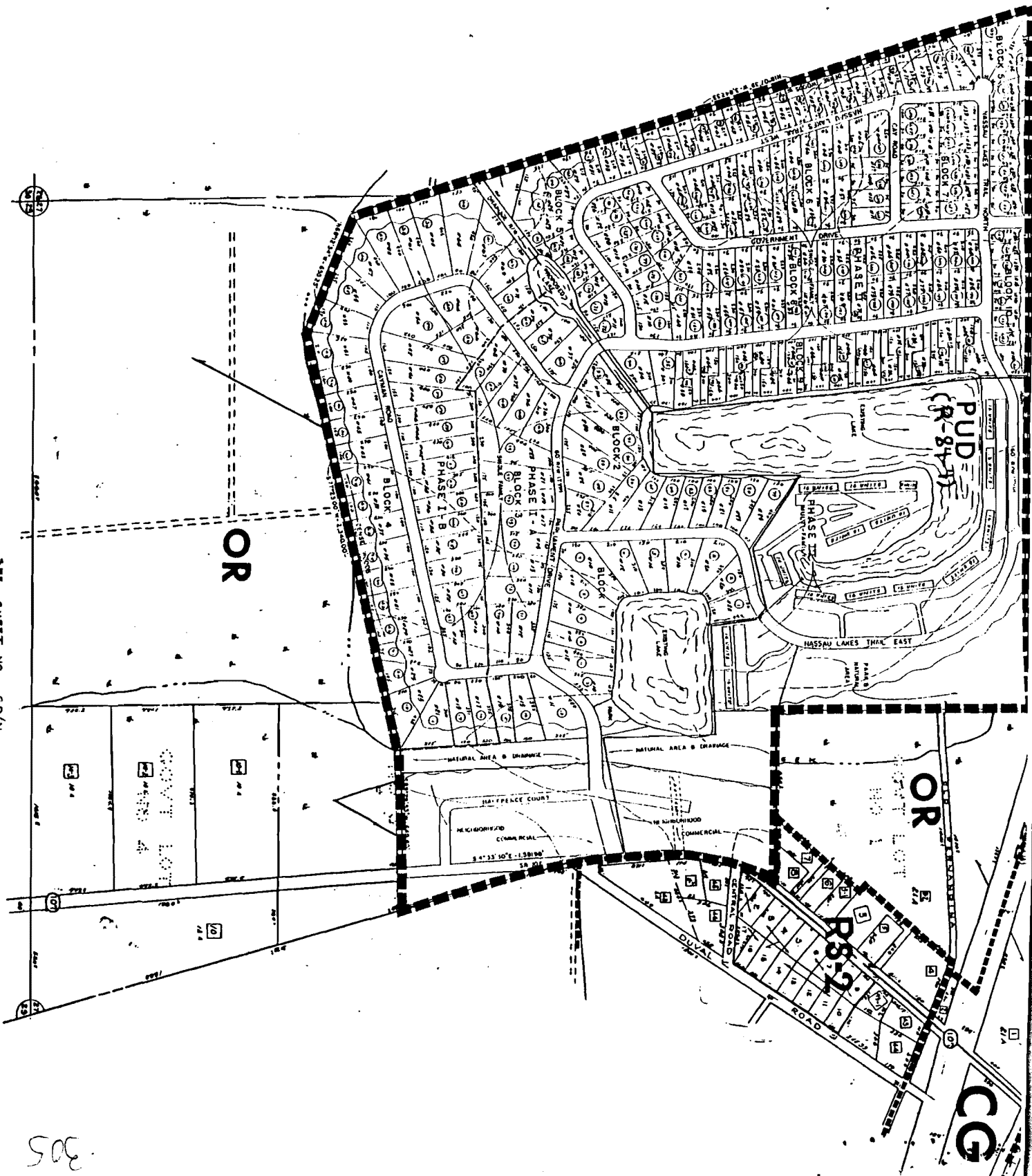
PLANNING & ENGINEERING
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SEE SHEET NO 60/N

NO 1
SUBDIVISION INDEX Pgs 2 78 40
FLORAL HOMES

EXHIBIT B

SEE SHEET NO 60/N



ASSIGNMENT MAP
NASSAU COUNTY
FLORIDA
COMPILED & DRAWN BY
BURNHIGHT & ASSOCIATES