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Return Joyce Bradley X

ORDINANCE NO. 92 - 10

AN ORDINANCE AMENDING ORDINANCE NO. 83-19. THIS ORDINANCE AMENDS ORDINANCE 87-15, AS AMENDED, WHICH RE-ZONED AND RE-CLASSIFIED THE PROPERTY HEREIN AFTER DESCRIBED IN NASSAU COUNTY; THE NAME OF THE PUD IS "MARSH LAKES"; PROVIDING AN EFFECTIVE DATE

00.8L 23R

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", pursuant to Ordinance 87-15, as amended, created the Marsh Lakes PUD; and

WHEREAS, the owners have found it necessary to apply for an amendment to Ordinance 87-15, as amended; 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

FILE 200518478 OR BOOK 01319 PGS 1555-1573 RECORDED 05/24/2005 13:53:10 NASSAU COUNTY, JOHN A. CRAWFORD, CLERK

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 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 a land use plan provided to the County on January 23, 1992, as set forth in the attached Exhibit "C".

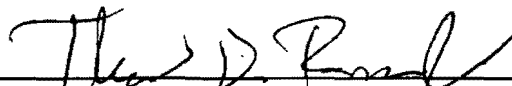
Section II Owner and Description: The land re-zoned by this Ordinance is owned by K. T. FERNANDINA JOINT VENTURE.

Section III 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, and additional conditions may be imposed during the time that the final development plan is approved by the respective Boards.


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

ADOPTED this 23^d day of March, 1992, by the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY, FLORIDA



THOMAS D. BRANAN, JR.
Its: Chairman

Attest: 

T.J. GREESON
Its: Ex-Officio Clerk

6/b:marsh.pud

EXHIBIT "A"

A part of Section 37, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows:

For a Point of Reference commence at the southwesterly corner of Tract "B", Piney Island, according to plat thereof recorded in Plat Book 4, Pages 63 and 64 of the public records of Nassau County, Florida, said point also being the intersection of the northwesterly line of the Seaboard Coastline Railroad, (a 120.0 foot right-of-way) and the northeasterly line of Piney Island Drive (a 60.0 foot right-of-way) both as shown on said plat of Piney Island, run thence South 30° 54' 59" East along the southeasterly prolongation of said northeasterly line of Piney Island Drive, a distance of 417.45 feet to a point in the southeasterly line of State Road No. 200, (State Road No. A-1-A, as now established for a width of 184.0 feet); run thence South 59° 05' 01" West along said southeasterly line of State Road No. 200, a distance of 1,187.05 feet to the Point of Curvature of a curve defining the easterly right-of-way line of Marsh Lakes Drive as shown on the plat of Marsh Lakes recorded in Plat Book 5, Pages 159 through 167 of the public records of said County; departing from said southeasterly line of State Road No. 200; run thence along the easterly right-of-way line of Marsh Lakes Drive, the same also being the boundary of said Marsh Lakes, for the following five (5) courses: 1st Course, southwesterly around the arc of a curve lying concave to the southeast, having a radius of 25.0 feet and a central angle of 85° 47' 00" for an arc distance of 37.43 feet to a Point of Reverse Curvature, said arc being subtended by a chord which bears South 16° 11' 31" West, 34.03 feet, from aforementioned Point of Reverse Curvature; 2nd Course, run thence southeasterly around the arc of a curve lying concave to the southwest, having a radius of 315.0 feet and a central angle of 20° 48' 12" for an arc distance of 114.37 feet, said arc being subtended by a chord which bears South 16° 17' 53" East, 113.74 feet; 3rd Course, thence on a non-tangent departure from said curve, run South 10° 40' 16" West, a distance of 19.52 feet; 4th Course, run thence South 04° 31' 11" West, a distance of 24.36 feet; 5th Course, thence South 03° 20' 06" West, a distance of 45.18 feet to the Point of Beginning for this description.

From the Point of Beginning thus described continue along said easterly right-of-way line of Marsh Lakes Drive the following six (6) courses: 1st Course, South 09° 44' 00" West, a distance of 78.71 feet; 2nd Course, thence South 05° 30' 01" West, a distance of 25.04 feet; 3rd Course, run thence South 02° 04' 00" West, a distance of 21.79 feet to the Point of Curvature of a curve to the left, said curve lying concave to the northeast, having a radius of 375.0 feet and a central angle of 53° 22' 00"; 4th Course, run thence 349.28 feet southeasterly around the arc of said curve, to the Point of Tangency thereof, said arc being subtended by a chord which bears South 24° 37' 00" East, 336.79 feet; 5th Course, run thence on a tangent bearing of South 51° 18' 00" East, a distance of 85.57 feet to the Point of Curvature of a curve to the right, said curve lying concave to the southwest and having a radius of 305.0 feet; 6th Course, run thence 189.98 feet southeasterly, around the arc of said curve and through a central angle of 35° 41' 16" to the northwest corner of Tract "I", as shown on said plat of Marsh Lakes, the aforementioned arc being subtended by a chord which bears South 33° 27' 22" East, 186.92 feet; departing from aforementioned easterly right-of-way line of Marsh Lakes Drive, and continuing along and with the northerly boundary of said Marsh Lakes, run thence North 79° 24' 51" East, a distance of 30.0 feet; thence North 17° 28' 10" East, a distance of 417.38 feet; thence North 62° 11' 45" East, a distance of 960.0 feet; thence South 80° 49' 20" East, a distance of 278.97 feet; run thence North 56° 17' 32" East, a distance of 325.0 feet to the northerly corner common to Tract "D" and Lot 52 of said Marsh Lakes; departing from said northerly boundary of Marsh Lakes, run thence North 19° 55' 38" West along the easterly line of lands described and recorded in the Official Records of said County in Book 545, Page 123, a distance of 511.47 feet; run thence South 70° 00' 00" West, a distance of 322.94 feet; run thence North 69° 00' 00" West, a distance of 68.0 feet; run thence South 67° 36' 57" West, a distance of 324.27 feet; run thence South 57° 16' 12" West, a distance of 341.72 feet; run thence South 59° 05' 01" West, a distance of 270.0 feet; run thence South 42° 40' 00" West, a distance of 80.0 feet; run thence South 61° 08' 33" West, a distance of 489.73 feet to the Point of Beginning.

The above described lands contain 22.593 acres, more or less.

EXHIBIT "B"

**CONDITIONS TO BE ADDED TO
AMENDMENT TO MARSH LAKES PUD**

1. The total number of dwelling units is limited to ninety-four (94) attached townhouse dwelling units.

2. .3441 acres adjoining the common recreational areas depicted on "The Village at Marsh Lakes" plan dated January 23, 1992, will be conveyed to the Marsh Lakes Community Association in order to enlarge the common recreational area.

3. Applicant will construct a swimming pool at the applicant's expense for the use of their residents as depicted on "The Villages at Marsh Lakes" plan dated January 23, 1992.

4. Lake front lots were depicted on the drawing (there will be eleven (11) buildings (twenty-two (22) dwelling units) on the large Marsh Lake.

5. A pedestrian easement/nature walk will connect the easterly lots in Marsh Lakes around the easterly portion of the Lake and through the proposed townhouse development to the commercial area. A pedestrian walkway will be constructed during this phase of development.

6. A temporary through road will be constructed and monitored during development for Public Safety ingress/egress.

7. Two (2) entrances noted on the drawing, one (1) off Marsh Lakes Drive and one (1) on the easterly part of their community with access through the commercial area to A-1-A.

8. The development line is amended to conform to the Development Line as established by the Army Corps of Engineers

following the development of the Preliminary Plan.

9. The acreage calculations are amended for various land use categories as reviewed per the attached Table 1.

10. The established set back restrictions are as follows:

a. Cul-de-sac Lots:

Eighteen feet (18') front yard set back from right-of-way line

Seven and 5/10 feet (7.5') side yard set back with a minimum of fifteen feet (15') between buildings.

Seven and 5/10 feet (7.5') rear yard set back

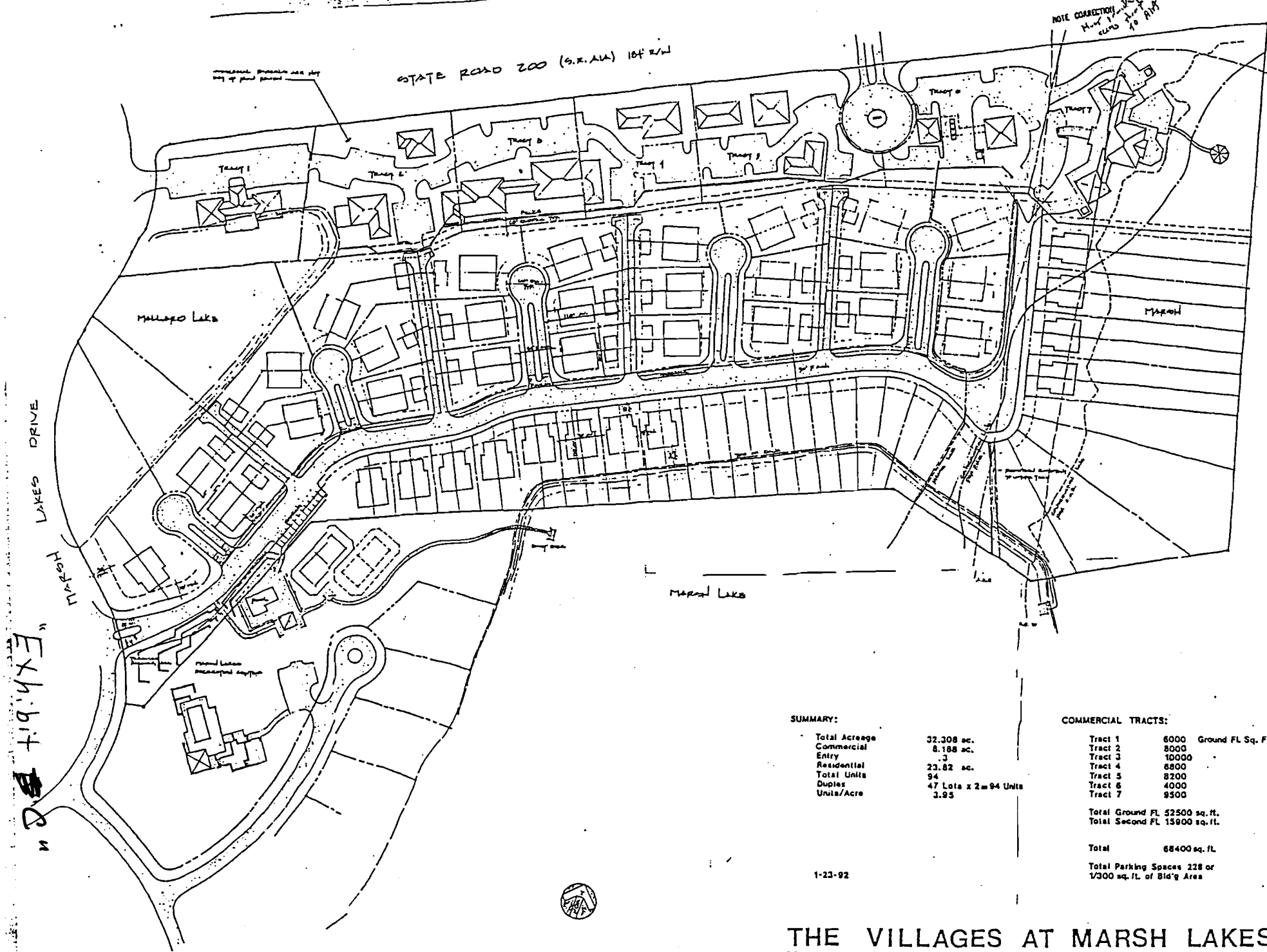
b. Corner Lots on Cul-de-sac:

Ten feet (10') set back from right-of-way line along side street.

11. Lake front lot setbacks are: thirty (30) feet from the established waterline, minimum of fifteen (15) feet between units; and twenty (20) feet from the front property line for principal and accessory structures.

12. All other conditions of the Marsh Lakes PUD, Ordinance 87-15, shall remain in effect, unless otherwise amended by the previous stipulations.

6/b:marsh-co



"EXHIBIT" 19-473

STATE ROAD 200 (S.R. 11A) 104' R/W

NOTE CONNECTION TO Marsh Lake to AIR

SUMMARY:

Total Acreage	32.308 ac.
Commercial	8.188 ac.
Entry	.3
Residential	23.82 ac.
Total Units	94
Duplex	47 Lots x 2 = 94 Units
Units/Acre	3.95

COMMERCIAL TRACTS:

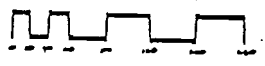
Tract 1	6000	Ground FL Sq. Ft.
Tract 2	8000	
Tract 3	10000	
Tract 4	8800	
Tract 5	8200	
Tract 6	4000	
Tract 7	9500	

Total Ground FL 52500 sq. ft.
Total Second FL 15800 sq. ft.

Total 68400 sq. ft.

Total Parking Spaces 128 or 1/300 sq. ft. of Bld'g Area

1-23-92



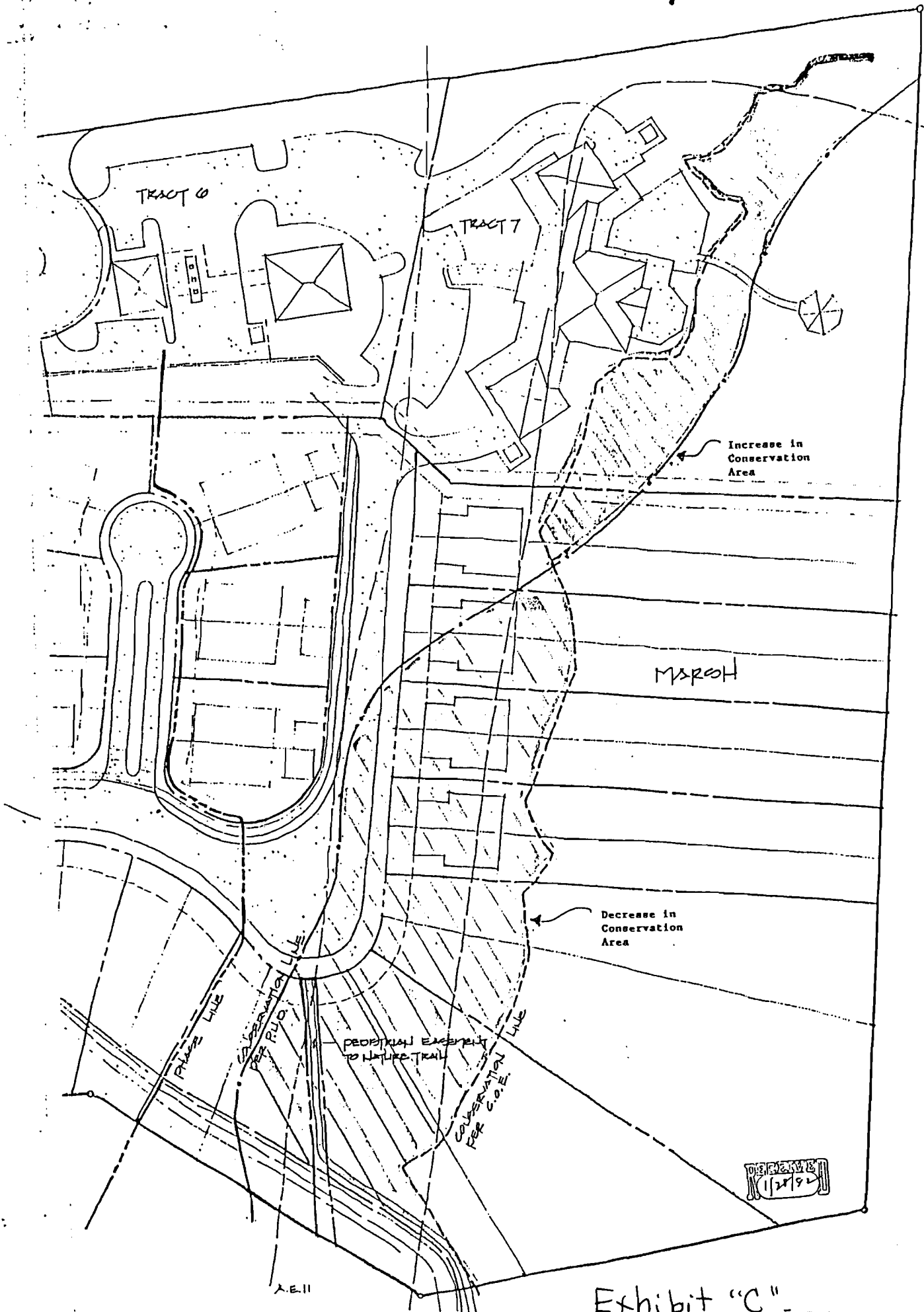
Received
11/27/92

THE VILLAGES AT MARSH LAKES

Nassau County, Florida
Cotner Associates Inc., Architects

R-11-12

K. 91-13



A.E.11

Exhibit "C"

ACREAGE CALCULATIONS
MARSH LAKES PUD
Revised 1/28/92

<u>Land Use</u>	<u>Preliminary PUD Adopted Ord.87-15</u>	<u>Revised Total Marsh Lakes PUD</u>
120 S.F. Lots	53.74	54.4
Multi-Family	9.32	12.1
Commercial/Retail	7.87	7.6
Commercial/Office	3.43	
Commercial/Restaurant	4.44	4.3
Open Space/Conservation	49.57	37.0
Open Space/Lakes	33.59	31.0
Open Space/Recreation	6.46	5.5
Circulation	<u>12.01</u>	<u>12.9</u>
Total	180.43	164.9

TABLE 1

(Recorded plat shows 118± acres. Differences are assumed to be rounding or calculating errors.

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