

WHEREAS, the owner of real property, described in Exhibit "F", in the Nassau Center PUD has requested an amendment to Ordinance 86-10, as amended, pursuant to the provisions of Section 2 of that Ordinance; and

WHEREAS, the owner of real property, described in Exhibit "F", in the Nassau Center PUD has requested an amendment to the Preliminary Development Plan, as described in "Exhibit B"; and,

WHEREAS, Section 5(D) of Ordinance 86-10, as amended, requires recommendation of the Planning and Zoning Board and approval of the Board of County Commissioners for specific land uses designated for Parcel I; and,

WHEREAS, Ordinance 86-10, as amended, requires clarification and updating, as described in "Exhibit C", to take into account changes in the statutory requirements of the State of Florida pertaining to the thresholds for Development of Regional Impact (DRI) based on the allocation of commercial/industrial land uses, pursuant to Chapter 380, Florida Statutes; and,

WHEREAS, the Planning and Zoning Board has held public hearing after due public notice to consider the application to amend the Nassau Center PUD; and,

WHEREAS, the Planning and Zoning Board has recommended approval of said amendment with stipulations; and,

WHEREAS, the Board of County Commissioners has considered the findings and recommendations of the Planning and Zoning Board and has held its own public hearings on the application after due notice and finds that amendment to the Nassau Center PUD described herein is suitable in location and character for the uses proposed in said application according to the criterion as set forth in Ordinance 86-10, as amended.

NOW, THEREFORE, BE IT ORDAINED this _26th day of January, 2004, by the Board of County Commissioners of Nassau County, Florida, that Ordinance 86-10, as amended, be further amended as follows:

~~SECTION 1.~~ The planned unit development concept attached as Exhibit "B", in Ordinance 86-13, is hereby revised and shall be as set forth on Exhibit "B" attached hereto and made a part hereof.

SECTION 21. The Nassau Center PUD preliminary development plan is approved as indicated on the revised land use plan attached hereto as Exhibit "B". The Nassau Center PUD preliminary development plan incorporates Exhibit "D", approved in Ordinance 91-15, and Exhibit "E" attached hereto. Said revised preliminary development plan is approved subject to the revised conditions for the planned development listed on Exhibit C attached hereto. ~~The property set forth in Exhibit "A" shall be part of the PUD approved in Ordinance 86-13.~~

SECTION 32. The legal description for the Nassau Center PUD is set forth in Exhibit "A" ~~has been changed and is set forth in Exhibit "D".~~ This Amended Ordinance shall also be subject to the provisions of Article 24 of Ordinance 83-19 of the County of Nassau. Exhibit "C" of Ordinance ~~86-13~~ 94-32 is hereby rescinded and Exhibit "C" as attached hereto is approved and shall be applicable to the Nassau Center PUD as set forth in Ordinance 86-13, as well as to the property described in Exhibit "A".


Section 43. The preliminary development plan for Parcel I-1 as set forth in Exhibit "DE" is hereby approved.

SECTION 54. The provisions of ~~Article 24 of Ordinance 83-19~~ the Supplementary Regulations of the Zoning Code of the County ~~of Nassau~~ shall remain applicable.

SECTION 65. This Ordinance shall become effective upon its being filed in the Office of the Secretary of State.

ADOPTED this 26th day of January, 2004.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



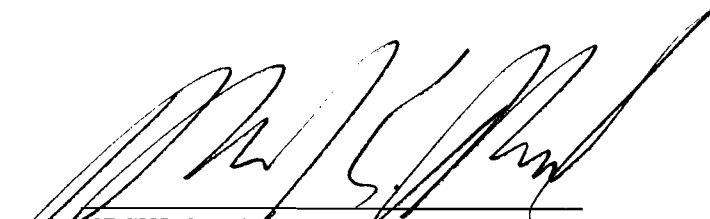
FLOYD L. VANZANT
Its: Chairman

ATTEST:



J. M. "CHIP" OXLEY, JR.
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

Exhibit A

EXHIBIT "A"

All that certain tract or parcel of land being a portion of Section 1, Township 2 North, Range 27 East, and a portion of Section 25, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows: For a point of reference commence at a railroad spike (set) where the right of way centerline of State Road No. 200/A-1-A (A 184-foot right of way as established by Department of Transportation right of way maps, Section No. 74060-2503) intersects the right of way centerline of State Road No. 200-A (a 100-foot right of way as established by Department of Transportation right of way maps, Section 75600-2150 (7460-175) and run North 07 degrees 51'58" East along said State Road No. 200-A centerline, a distance of 93.25 feet to a point; run thence south 72 degrees 46'59" East to and along the Northernly right of way line of said State Road No. 200/A-1-A a distance of 228.78 feet to a concrete monument found at the Southeastly corner of lands described in deed recorded in Deed Book 95, page 393, public records of said county, for the point of beginning.

From the point of beginning thus described run North 08 degrees 16'42" East along the Easterly line of last mentioned lands, a distance of 397.12 feet to a concrete monument found at the Northeastly corner thereof; run thence north 72 degrees 47'43" West along the Northernly line of last mentioned lands, a distance of 180.99 feet to a concrete monument found on the Easterly right of way line of State Road No. 200-A; run thence North 07 degrees 51'58" East along said Easterly right of way line, a distance of 1712.29 feet to a concrete monument (set) where said Easterly right of way line intersects the Southerly right of way line of Seaboard Coastline Railroad (a 200-foot right of way as now established; run thence South 63 degrees 45'25" East along said Southerly right of way line, a distance of 2328.89 feet to a point of where said southerly right of way line is intersected by the centerline of a 100-foot drainage easement; run thence South 12 degrees 27'17" West along said centerline, a distance of 275.49 feet to a point of curvature; run thence in a Southeastly direction along the arc of a curve in said centerline, said curve being concave to the Northeast, and having a radius of 280.0 feet, a chord distance of 325.5 feet to the point of tangency of said curve, the bearing of the aforementioned chord being South 23 degrees 05'03" East; run thence South 58 degrees 37'23" East continuing

along said centerline, a distance of 644.01 feet to a point of curvature; run thence in an Easterly direction along the arc of a curve said curve being concave to the North and having a radius of 250.0 feet, a chord distance of 245.92 feet to the point of tangency of said curve, the bearing of the aforementioned chord being South 88 degrees 05'03" East; run thence North 62 degrees 27'17" East along said centerline, a distance of 281.19 feet to an angle point in said centerline; run thence South 63 degrees 47'09" East continuing along said centerline, a distance of 1045.55 feet to a point of curvature; run thence in a Southeastly direction along the arc of a curve in said centerline said curve being concave to the Southwest and having a radius of 282.3 feet, a chord distance of 366.68 feet to the point of tangency of said curve, the bearing of the aforementioned chord being South 23 degrees 27'04" East; run thence South 17 degrees 13'01" West continuing along said centerline, a distance of 328.39 feet to a point on

the Westerly prolongation of the Southerly line of Flying "M" Acres according to map thereof recorded in Plat Book 5, page 61, public records of said county; run thence South 72 degrees 46'59" East East to and along last mentioned Southerly line, a distance of 878.69 feet to a concrete monument (set) at the Southeastly corner thereof; run thence South 17 degrees 13'01" West, a distance of 237.91 feet to a concrete monument (set) run thence South 72 degrees 46'59" East, a distance of 447.39 feet to a concrete monument (set) on a Westerly line of lands described in deed recorded in Deed Book 359, page 229, public records of said county; run thence South 01 degrees 36'09" East along last mentioned Westerly line, a distance of 464.35 feet to a concrete monument (set) on the Northernly right of way line of said State Road No. 200/A-1-A; run thence North 72 degrees 46'59" West, along said Northernly right of way line, a distance of 2371.46 feet to a found concrete monument; run thence North 17 degrees 13'01" East, a distance of 726.0 feet to a concrete monument found on the Northernly right of way line of said State Road No. 200/A-1-A; run thence North 72 degrees 46'59" West along said Northernly right of way line, a distance of 2219.69 feet to the point of beginning.

Together with; and all that certain tract or parcel of land being a portion of said Section 1 and 25, and being more particularly described as follows: Commence at the point of reference previously described, and run South 00 degrees 23'55" East, a distance of 96.59 feet to a point; run thence South 72 degrees 46'59" East, a distance of 22.55 feet to a concrete monument found at the point where the southerly right of way line of said State Road No. 200/A-1-A intersects the Easterly right of way line of a 60-foot private road at the Northwestly corner of lands described in deed recorded in Deed Book 407, pages 482-484, public records of said county, for the point of beginning.

And further together with: All that certain tract or parcel of land being a portion of said Section 25, and being more particularly described as follows: Commence at the point of reference previously described and run South 00 degrees 23'55" East, a

distance of 96.59 feet to a point; run thence South 72 degrees 46'59" East to and along the Southerly right of way line of said State Road/A-1-A, a distance of 2325.00 feet to a concrete monument (set) at the Northernly corner of lands described in deed recorded in Deed Book 402, pages 416 & 417, public records of said county, for the point of beginning.

From the point of beginning thus described continue South 72 degrees 46'59" East along said Southerly right of way line, a distance of 1297.74 feet to a concrete monument found at the Northeast corner of lands described in deed recorded in Deed Book 407, pages 482-484, public records of said county; run thence South 02 degrees 03'59" East along the Easterly line of last mentioned lands, the same being the Westerly line of lands described in deed recorded in Deed Book 375, pages 529 & 530, public records of said county, a distance of 346.44 feet to a concrete monument found on the Southeastly corner of said lands described in Deed Book 407, pages 482-484; run thence North 89 degrees 54'37" West along the Southerly line of last mentioned lands, a distance of 1536.0 feet to a concrete monument (set) on the Southeastly corner of said lands described in Deed Book 402, pages 616 & 617; run thence North 21 degrees 18'27" East along the Easterly line of last mentioned lands, a distance of 781.34 feet to the point of beginning. The lands thus described are subject to any portion of any easements of record that lie within.

The street address and/or location for the above described property is: The property is on the North and South sides of S.R. 200, Highway A1A bounded by Chester Road on the West and Blackrock Road on the East.

From the point of beginning thus described continue South 72 degrees 46'59" East along said Southerly right of way line, a distance of 1372.75 feet to a concrete monument (set) at the Northwestly corner of lands described in deed recorded in Deed Book 402, pages 616 & 617, public records of said county; run thence South 16 degrees 16'25" West along the Westerly line of last mentioned lands a distance of 1043.37 feet to a concrete monument (set) at the Southerly line line of said lands described in deed recorded in Deed Book 407, pages 482-484; run thence North 89 degrees 54'37" West along last mentioned Southerly line, a distance of 1009.08 feet to a concrete monument found at the Southwestly corner thereof; run thence North 00 degrees 23'55" West along said Westerly line of last mentioned lands, the same being the Easterly right of way line of said 60-foot private road, a distance of 1406.33 feet to the point of beginning.

Exhibit B

Exhibit C

Exhibit C

NASSAU CENTER PUD CONDITIONS

December 30, 2003

- ~~1. Exhibit "C"~~
- ~~2. Rayland shall be required to notify the DCA as to the general plan for said site so that DCA can monitor the status of the development for compliance with the DRI thresholds. Rayland shall provide the Planning Board and the Board of County Commissioners with copies of all correspondence between them and the DCA. A copy of this revised Planned Unit Development Ordinance shall be forwarded to the DCA.~~
31. Each and every owner of real property within the development shall be bound by and comply with these requirements as well as the additional requirements as set forth in Ordinance 83-19, Section 24 Supplementary Regulations of the Zoning Code.
42. All documents of conveyance of portions of the property or the entire property shall contain working wording indicating that the property is governed by thises Planned Unit Development (PUD) Ordinance Conditions. ~~All documents of conveyances shall be sent to the Board of County Commissioners within ten (10) days of each closing.~~
- ~~5. The revised Plan, attached as Exhibit "B", shall be approved as a preliminary development plan, except as to the Easterly four (4) acres (+ or) of Tract G which was previously approved as a final development plan subject to the requirements of a final site plan review, which has been approved. The revised Plan, attached as Exhibit "B", "D" and "E" shall be approved as the Preliminary Development Plan.~~
63. The Uses allowed in each parcel are hereby ~~revised in order to comply with the Department of Community Affairs guidelines regarding DRI thresholds~~ specified:
 - a. Parcel A shall be designated for Industrial use. Specific industrial uses shall be designated and permitted based upon site plan review and recommendations by the Planning and Zoning Board

~~with ultimate and~~ approval by the Board of County Commissioners.

- b. Parcel B & C and the northern portion of F shall be designated for industrial/commercial uses. Specific industrial/commercial uses shall be designated and permitted based upon site plan review and recommendation by the Planning and Zoning Board with ultimate and approval by the Board of County commissioners.
- c. Parcel G - the Easterly four (4) acres (+ or -) has been approved for a new and used car dealership and the site plan review has been approved by the Planning and Zoning Board and Board of County Commissioners.
- d. Parcels D, E, South one-half (½) of Parcel F, G (excluding the previously referenced four (4) (+ or -) acres, H and I (excluding I-1) shall be designated for commercial/industrial uses with specific commercial/industrial uses permitted and designated based upon site plan review and recommendation by the Planning and Zoning Board ultimate and approval by the Board of County Commissioners. Parcel I-1 shall have the following permitted uses: restaurant, drive-thru bank, car wash, general office space and general retail. The legal description of Parcel I-1 is attached as Exhibit "F".
1. The Developer of Parcel I-1 shall be required to construct the internal road to the northwesterly most point of Parcel I-1.
- f. ~~There shall be no more than 32 acres of commercial uses or the equivalent of the DCA's mixed use threshold, whichever is less, unless and until authorization to enlarge commercial uses has been granted, pursuant to Florida Statutes, Chapter 380. Once the 32 acre threshold or the mixed use threshold is reached, the County shall not issue building permits until such authorization is executed. The total acreage for the Nassau Center PUD is approximately one hundred and seventy one (+/- 171) acres. The total acreage of non-industrial land uses in~~

Parcels A-K shall not exceed seventy (70) acres in order to maintain the principal land use as Industrial as designated on the Future Land Use Map (FLUM). No industrial land uses shall be allowed in Parcel L in accordance with the Future Land Use Map designation for Parcel L.

74. No permits shall be issued until each site plan review is completed and approved as set forth below and the provisions of Paragraph ~~7~~ these PUD conditions are satisfied.
85. Each owner of the designated parcels shall be subject to impact fees, ~~which shall be determined based upon negotiations between Rayland, Inc., and/or its successors, and the Board of County Commissioners. Said negotiations shall be to establish impact fees as to fire, safety, recreation and transportation and said negotiations shall commence immediately. No final development plans shall be approved nor permits issued until the aforesaid impact fee negotiations are concluded and impact fees established. The impact fees may include contributions of land for governmental use, equipment, buildings, etc pursuant to Ordinance 87-17, as amended.~~
96. A minimum ~~of a~~ twenty-five (25) foot landscape buffer shall be reserved along the perimeter of the site adjacent to public rights-of-way and in the areas where vehicular parking is located adjacent to rights-of-way, the landscaped area shall be bermed ~~and~~ landscaped to lessen the visual impact.
107. The recommendations of the County Engineer, as set forth in his letter of June 26, 1985 hereto attached to Exhibit "C", shall be incorporated into this the Planned Unit Development Ordinance Conditions set forth herein.
118. (a.) A fifty (50) foot buffer shall be required to be located on the North side of Parcel G and said buffer shall be uncut and in a natural state. The east side of Parcel G shall only have a twenty-five (25) foot buffer
- (b.) An additional twenty-five (25) foot natural buffer shall be required for Parcels F and A. In

addition the one hundred (100)⁴ foot drainage easement located on these parcels shall be kept in its natural state.

~~12.~~ If the DCA makes a future determination that the development of any part of the land affected by this Planned Unit Development classification must be reviewed, pursuant to Florida Statutes, Chapter 380, the adoption of the Planned Unit Ordinance shall not stop Nassau County from considering all local, state and regional issues properly raised within the scope of any such Chapter 380 review and, if necessary, from amending and conforming the terms and conditions of a planned unit development ordinance to the resolution of such issues.

~~139.~~ The developer shall regularly and routinely consult with the Public Safety Director Emergency Services Department, County Sheriff's Office, County Engineering Services Department, Planning and Zoning Department, and Planning and Zoning Board regarding the final development plans and include, when possible, the suggestions of the aforementioned officials in all final development plans.

~~1410.~~ Parcels G & L drives shall be a minimum of two hundred (200) feet apart.

~~1511.~~ Shared entrances shall be utilized when feasible.

~~1612.~~ Parcel A-1:

~~(a.)~~ A fifty (50) foot wide landscape buffer shall be maintained along Lofton-Chester Road. Within the fifty (50) foot wide landscape area, the developer shall design a landscape plan that will suitably buffer the sub-station by utilizing earthen berms, shrubbery trees, and opaque wall and/or fencing. The PUD Development Order Conditions requires a minimum of a twenty-five (25) foot buffer adjacent to public rights-of-way, pursuant to Paragraph 8c, Exhibit "CE". The additional requirement will reduce the visual impacts associated with the requested use.

~~(b.)~~ A sprinkler system shall be installed to maintain the landscaping. The sprinkler system may not be required if xeriscape landscaping is installed.

~~(c.)~~ The access to the site will be developed from the internal roadway system within the PUD. No direct roadway connections shall be made from the site to Lofton-Chester Road.

(d) The twenty-five (25) foot wide buffer along the internal street along the South side of Parcel A-1 shall be landscaped with a combination of earthen berms, shrubbery, trees, and opaque wall and/or fencing.

(e) The site is subject to Final Development Plan (site plan) approval.

(f) Underground utilities are required, unless waived by the Board of County Commissioners upon recommendation of the Nassau County Planning and Zoning Commission Board during final development plan review. Parcel A-1 is exempt from the underground utility provision as it relates to the development of an Essential Public Service, Electrical Sub-station.

~~(g) The developer shall amend the "Nassau Center, Preliminary Development Plan Map" to show Parcel A-1.~~

13. The Nassau Center Preliminary Development Plan Map shall be as attached hereto as Exhibit "B", Exhibit "D" and Exhibit "E".



DEPARTMENT OF TRANSPORTATION

RICHARD L. KING, P. E. County Engineer

BOARD OF COUNTY COMMISSIONERS

NE R. BLACKWELDER
DIST. NO. 1 Fernandina Beach

ZEL JONES
DIST. NO. 2 Fernandina Beach

HN F. CLAXTON
DIST. NO. 3 Yulee

MES E. TESTONE
DIST. NO. 4 Hilliard

ARLES A. PICKETT
DIST. NO. 5 Callahan

March 8, 1985

JERRY GREESON
Ex-Officio Clerk

Michael S. Mullin
County Attorney

TO: Zoning Board, Doug Jones, County Attorney

FROM: R. L. King, Nassau County Engineer *RLK*

REGARDING: Nassau Center, P.U.D.

I have reviewed the site plan and have had three conferences with the planners on Nassau Center and have derived the following concerns.

With the basis of commercially developed property and the possible heavy commercial vehicles, I am strongly opposed to a service road in front of the property and adjacent to the right of way. I believe this will give unusual traffic jams and problems on service roads connecting to ALA. This will be explained further at the hearing.

The concept I would prefer would be service roads at the mid-block locations and provide access for the employees and truck deliveries. In turn these service roads would be connected to access roads to ALA.

I believe when commercial vehicles are permitted to have access to ALA at multiple locations it could lower the service level of ALA to less than what would be desired. The conceptual drawing of major-minor streets that was presented to me has merit regarding access to ALA at these locations. There will be future needs for turn lanes, deceleration lanes, cross-over areas and signalization.

It is my and the developer's understanding that the conceptual drawing is being submitted as a suggestion and will not necessarily be his actual proposal. Therefore, speaking to the concept of industrial and commercial property, it is my recommendation that all commercial vehicles and employee entrances which use service roads at mid-block locations rather than direct access on ALA at individual business sites.

cont.

TO

REPLY TO

2046

An Affirmative Action/Equal Opportunity Employer

Route 4, Box 171-B
Fernandina Beach, FL 32034
(904) 256-67
(904) 261-67

5-3610

PAGE II

RE: Nassau Center, P.U.D.

It should be our understanding the initial builders will be granted temporary access until proper service roads can be constructed.

My major concern is when will permanent access roads be constructed and how will they be financed. Initial builders should not be totally responsible for this type of improvement. Therefore, special assessment for street construction may be required for construction costs.

SUBMITTED BY: R. L. King, P. E.
Nassau County Engineer

Exhibit D

STATE ROAD 200 / A1A

COUNTY ROAD 200

LOFTON SQUARE

BY: RAYLAND COMPANY, INC.

SITE DATA:

PROJECT ACREAGE	29.69 AC ±
BLDG. SQ. FT.	35,922 S.F.
OPEN SPACE	3.15 AC ±
FUTURE DEV. AREA	11.77 AC ±
PARKING SPACES	281

FUTURE DEVELOPMENT
AREA = 11.77 AC. ±

OPEN SPACE
AREA = 3.15 AC ±

PRELIMINARY DEVELOPMENT PLAN

SCALE: 1" = 175'

SIMS DESIGN CONSULT
6301 CYPRESS PLAZA DR

Exhibit "D"

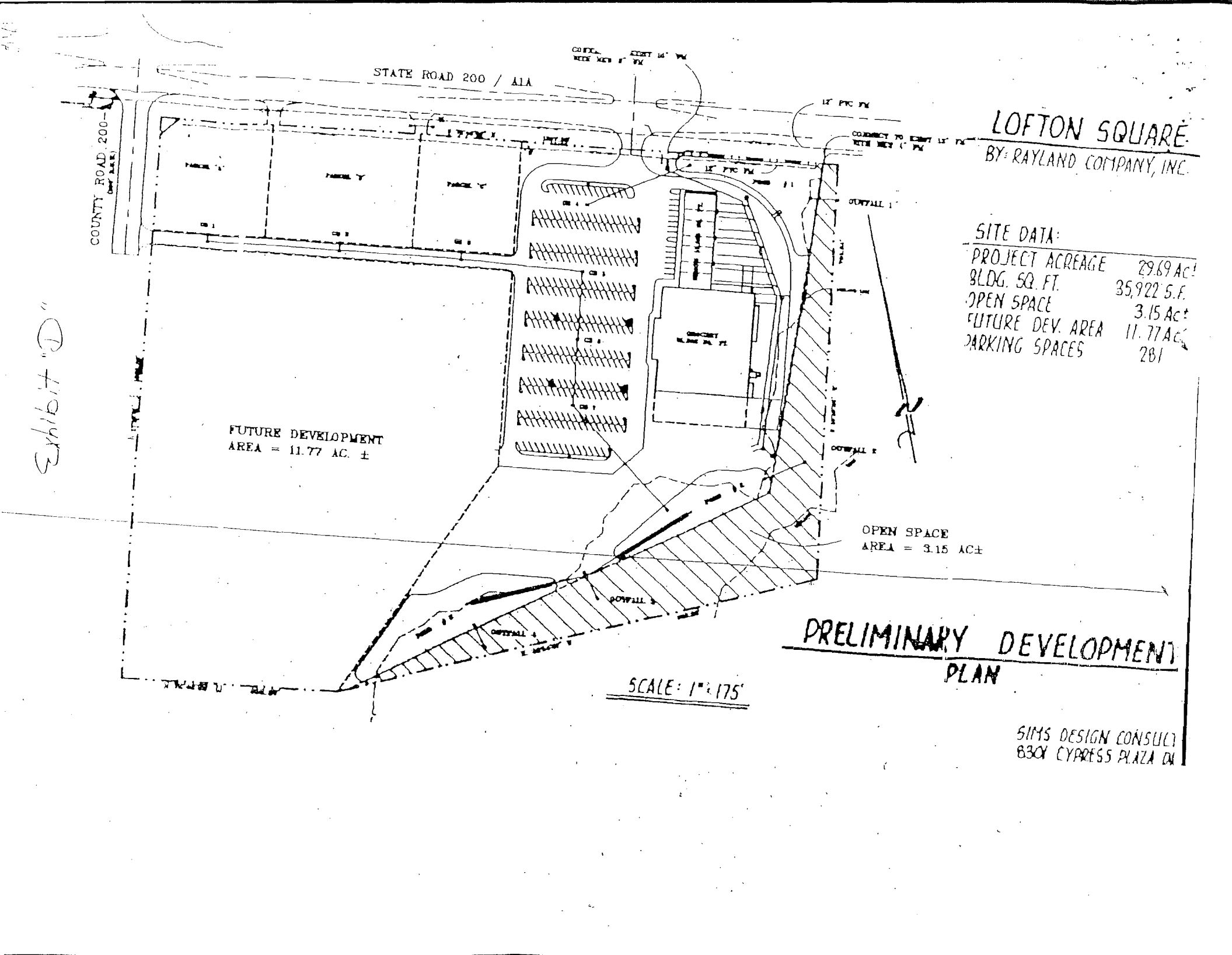


Exhibit E

Exhibit F

October 20, 2003

LEGAL DESCRIPTION OF PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF REFERENCE COMMENCE AT A POINT IN THE CENTERLINE OF RIGHT-OF-WAY INTERSECTION OF STATE ROAD NO. 200/A1A (A 184-FOOT RIGHT-OF-WAY BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS OF SECTION NO. 74060-2503) AND STATE ROAD No. 200-A (A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION NO. 74600-2150 AND 7460-175) AND RUN NORTH $7^{\circ}51'58''$ EAST ALONG THE CENTERLINE OF SAID STATE ROAD 200-A, A DISTANCE OF 93.25 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200/A1A; RUN THENCE SOUTH $72^{\circ}46'59''$ EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1970.41 FEET TO A POINT FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH $17^{\circ}13'01''$ EAST, A DISTANCE OF 301.89 FEET TO A POINT LYING ON THE CURVED SOUTHERLY RIGHT-OF-WAY LINE OF AN 80 FOOT WIDE NON-EXCLUSIVE ACCESS EASEMENT (ACCORDING TO DEED RECORDED IN BOOK 796, PAGE 337, OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED SOUTHERLY LINE, SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 534.00 FEET, A CHORD DISTANCE OF 44.88 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH $70^{\circ}22'29''$ EAST; RUN THENCE SOUTH $72^{\circ}46'59''$ EAST, ALONG LAST MENTIONED SOUTHERLY LINE, A DISTANCE OF 353.24 FEET TO A POINT LYING ON THE WESTERLY LINE OF NASSAU CENTER COURT (AN 80 FOOT WIDE EASEMENT BY BOOK 762, PAGE 544, OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH $17^{\circ}13'01''$ WEST, ALONG LAST MENTIONED WESTERLY LINE, A DISTANCE OF 300.00 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 200/A1A; RUN THENCE NORTH $72^{\circ}46'59''$ WEST, ALONG LAST MENTIONED NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 398.08 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 2.74 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD LYING WITHIN.

REFERENCE DRAWING No. B-2-954(E)-07-00

Permitted Uses for Victoria's Place

Retail outlets for sale of food and drugs/pharmaceuticals, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair but not pawnshop), art, art supplies, cameras or photographic supplies, camera repair, sporting goods, hobby shops, gift shops and pet shops (but not animal kennels), musical instruments, television and radio shops (including repairs), florist or gift shops, delicatessens, bakery shops (but not wholesale bakeries), drugs and similar products, sale of home furnishing and appliances (including repairs incidental to sales), office equipment or furniture, used merchandise, hardware and second hand merchandise, motorcycles, automotive vehicle parts (but not automobile wrecking or storage yards, junk yards, or scrap processing yards), , antiques shops, secondhand merchandise, hardware, and other similar commercial uses and rentals.

Service establishments such as barber or beauty shops, shoe repair shops, restaurants (without drive-through service), interior decorators, photographic studios, dance or music studios, reducing salons or gymnasiums, tailors or dressmakers, financial institutes, stand alone ATM machines, home equipment rentals, radio and television repair shops, travel agencies, laundry or dry cleaning establishments, pickup stations or package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene, with no odor, fumes or steam detectable to normal senses from off the premises, and other similar uses. rental of automotive vehicles, trailers, and trucks, , small engine repair, veterinarian or, pest control, carpenter or cabinet shops, home equipment rental, , blueprinting, job printing (including newspaper), and similar uses.

Medical and dental offices and clinics.

Sale of alcoholic beverages with alcoholic beverages for the consumption onsite or offsite. The 1,000 foot distance separation between churches and vendors of alcoholic beverages, as it exists in the Nassau County Code of Ordinances currently or as may be amended from time to time, does not apply to tenancies located within Victoria Place.

Fraternal clubs, lodges, and social and recreational clubs.

Day nursery or childcare center, as provided in Section 27.15.

Child care centers, church or private schools, trade schools/universities and uses as provided for in Article 28, Section 28.14.

Commercial, recreational and entertainment facilities such as, video games, game rooms, arcades, billiard rooms, dance halls and similar uses.

Palmists, astrologists, psychics, clairvoyant, phrenologists and similar uses.

Professional and business offices.

Building trades contractors not requiring outside storage; nor the use of any vehicle in excess of one and one-half (1 ½) ton capacity; nor any machinery, ditching machines, tractors, bulldozers, or other heavy construction equipment.

Revised 6-20-08
Uses Revised 6-15-08
Victoria Plaza 6-5-08

*30cc approved
8/11/08
Parish G
Nassau County PD*

Express or parcel delivery offices, telephone exchanges

Medical and dental offices (but not hospital), chiropractor and licensed massage therapist.

Professional offices such as accountants, architects, attorneys, engineers, land surveyors, optometrists and similar uses.

Business offices, such as: real estate, insurance, stock brokers, manufacturer's agents and similar uses.

Site Plan approval shall be required if: (1) any new buildings (including drive-through) are to be constructed within Victoria's Place; (2) any external additions to existing buildings that increase the size of the existing buildings over 700 square feet. The following additional uses may be permitted in conjunction with an amended site plan approval:

Plant nursery (including outside display) or landscape contractor

Lumber and building supplies

Car Washes

Outdoor fruit, vegetable, Plant nursery

Hotels and motels and commonly associated facilities.

Restaurants requiring drive-thru

Revised 6-20-08

Uses Revised 6-15-08

Victoria Plaza 6-5-08