

ORDINANCE NO. 87- 48

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 A RESIDENTIAL MOBILE HOME (RMH) 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 A RESIDENTIAL MOBILE HOME (RMH) 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 for the Residential Mobile Home (RMH) is hereby approved and the land shall be re-zoned as a Planned Unit

Rec 27.00
73R

FILE 200518485 OR BOOK 01319 PGS 1811-1813 RECORDED 05/24/2005 13:53:10 NASSAU COUNTY, JOHN A. CRAWFORD, CLERK

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 to be provided to the County and subject to the review process set forth in Ordinance 83-19.

Section II The preliminary development plan is hereby approved and attached as Exhibit B.

Section III Owner and Description: The land re-zoned by this Ordinance is owned by BELL RIVER PARTNERSHIP.

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 25th day of August, 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

EXHIBIT "A"

68

28 ± acres

R-87-17

DESCRIPTION:

A portion of Lots Ten (10), Eleven (11) and Twelve (12), THIGEN SURVEY recorded in Deed Book 39, Page 356, lying in Section Forty-eight (48), Township Three (3), North, Range Twenty-eight (28) East, Nassau County, Florida, more particularly described as follows:

Commence for a point of reference at the corner common to Sections Forty-three (43), Forty-four (44), Forty-eight (48) and Forty-nine (49), Township Three (3) North, Range Twenty-eight (28) East; thence South Seventy-five (75) degrees, Fifty (50) minutes, Forty (40) seconds East along the Northerly line of said Section Forty-nine (49), a distance of Five Hundred Fourteen and Sixty-seven Hundredths (514.67) feet to the POINT OF BEGINNING.

From the Point of Beginning thus described continue South Seventy-five (75) degrees, Fifty (50) minutes, Forty (40) seconds East, a distance of Nine Hundred Twenty-six and Ninety-eight Hundredths (926.98) feet to a point; run thence North Eight (08) Degrees, Eleven (11) minutes, Forty (40) seconds West, Nine Hundred Forty-one and Fifteen Hundredths (941.15) feet to a point; run thence North Thirty-two (32) degrees, Twenty-six (26) minutes East, One Thousand Five Hundred Ninety-eight and Ninety Hundredths (1598.90) feet to a point; run thence North Eighty-one (81) degrees, Twenty-nine (29) minutes, Twenty-eight (28) seconds West along the North line of a cemetery, Two Hundred Thirty-eight and Forty-six Hundredths (238.46) feet; run thence North Eighty (80) degrees, Thirty-five (35) minutes, Eleven (11) seconds West, Eight Hundred and Thirty-six Hundredths (600.36) feet; run thence South Seven (07) degrees, Twenty-nine (29) minutes, Five (05) seconds East, One Thousand Four Hundred Sixty (1460.0) feet, more or less; run thence South Seven (07) degrees, Ten (10) minutes, Five (05) seconds East, Five Hundred Eighty-three and Fifty-two Hundredths (583.52) feet to the POINT OF BEGINNING.

Less and except the westerly 310.00 feet of said parcel.

Together with all that certain interest the sellers have in Easement for Ingress and Egress contained in Official Records Book 258, Page 217.

Less and except any portion lying within Cemetery.