

Return to:  
Joyce Bradley

ORDINANCE NO. 88- 2

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 PLANNED UNIT DEVELOPMENT (PUD); PROVIDING AN EFFECTIVE DATE

Rec 44.00

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 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

6

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

Section II Owner and Description: The land re-zoned by this Ordinance is owned by JOYCE E. JUSTICE.

Section III Conditions: The specific conditions shall be provided and approved during the time that the Final Development Plan is provided to the respective Boards, subject to the conditions set forth in the attached Exhibit "B", and such further conditions as may be required during the final development plan review.

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 27<sup>th</sup> 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

A portion of Section Thirty-eight (38), Township Two (2) North, Range Twenty-seven (27) East, Nassau County, Florida. Said portion being more particularly described as follows:

For a POINT OF REFERENCE commence at a point where the Westerly line of Section Thirty-eight (38) aforesaid is intersected by the Southerly right of way line of State Road No. 200, said right of way line lies One Hundred Twenty-four (124.0) feet from and at a right angle to the survey line of said State Road at this point; and run South Eighty-four (84) degrees, Fifty-four (54) minutes East along said right of way a distance of Seven Hundred Forty-five and Ninety-seven Hundredths (745.97) feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described continue South Eighty-four (84) degrees, Fifty-four (54) minutes East along said right of way a distance of Forty (40.0) feet; run thence South Five (05) degrees, Six (06) minutes West a distance of One Hundred (100.0) feet; run thence South Eighty-four (84) degrees, Fifty-four (54) minutes East a distance of Fifty (50.0) feet; run thence North Five (05) degrees, Six (06) minutes East a distance of One Hundred (100.0) feet to the aforesaid right of way; run thence South Eighty-four (84) degrees, Fifty-four (54) minutes East along said right of way a distance of One Hundred Fifteen and Seventy Hundredths (115.70) feet; run thence South Five (05) degrees, Six (06) minutes West a distance of Five Hundred Forty-three and Fifty Hundredths (543.50) feet; run thence South Eighty-four (84) degrees, Fifty-four (54) minutes East a distance of Five Hundred Twenty-five (525.0) feet; run thence North Five (05) degrees, Six (06) minutes East a distance of Five Hundred Forty-three and Fifty-two Hundredths (543.52) feet to the aforesaid right of way; run thence South Eighty-four (84) degrees, Fifty-five (55) minutes, Thirty (30) seconds East along said right of way a distance of Three Hundred Twenty-three and Fifty-five Hundredths (323.55) feet; run thence South Seventy-three (73) degrees, Thirty-six (36) minutes, Fifty-five (55) seconds East continuing along said right of way a distance of One Hundred One and Ninety-eight Hundredths (101.98) feet to a point where said right of way lies One Hundred Forty-four (144.0) feet from and at a right angle to aforesaid survey line; run thence South Eighty-four (84) degrees, Fifty-five (55) minutes, Thirty (30) seconds East continuing along said right of way a distance of Fifty (50.0) feet; run thence North Eighty-three (83) degrees, Forty-five (45) minutes, Fifty-five (55) seconds East a distance of One Hundred One and Ninety-eight Hundredths (101.98) feet continuing along said right of way; run thence South Ten (10) degrees, One (01) minute, Twenty (20) seconds West a distance of One Hundred Twenty-five and Ten Hundredths (125.10) feet; run thence North Eighty-nine (89) degrees, Twenty-nine (29) minutes, Fifty (50) seconds East a distance of Five Hundred Sixty-one and Eighty-five Hundredths (561.85) feet; run thence North Eleven (11) degrees, Eighteen (18) minutes, Forty (40) seconds East a distance of Seventy and Forty-five Hundredths (70.45) feet to the aforesaid Southerly right of way and lying One Hundred Twenty-four (124.0) feet from and at a right angle to aforesaid survey line; run thence South Eighty-four (84) degrees, Fifty-five (55) minutes, Thirty (30) seconds East along said right of way a distance of Six Hundred Ninety-eight and Twenty-seven Hundredths (698.27) feet; run thence South Five (05) degrees, Four (04) minutes, Thirty (30) seconds West a distance of Five Hundred Sixty-six (566.0) feet; run thence North Sixty-eight (68) degrees, Thirty (30) minutes, Thirty (30) seconds East a distance of Four Hundred Forty-seven and Twenty Hundredths (447.20) feet; run thence South Eighty-five (85) degrees, Thirty-one (31) minutes, Thirty (30) seconds East a distance of Three Hundred Sixty-four (364.0) feet, more or less, to the waters of Lofton Creek and a point designated as Point "B" in this description.

Return to the POINT OF BEGINNING and run South Five (05) degrees, Six (06) minutes West a distance of Two Hundred Eighty-four and Twenty-eight Hundredths (284.28) feet; run thence North Eighty-four (84) degrees, Fifty-four (54) minutes West a distance of Two

Hundred Fifty-seven and Sixty-seven Hundredths (257.67) feet; run thence South Twenty-two (22) degrees, Fifty-eight (58) minutes, Ten (10) seconds East a distance of Five Hundred Seventy-eight and Fifteen Hundredths (578.15) feet; run thence South Twenty-three (23) degrees, Twenty-four (24) minutes, Ten (10) seconds East a distance of One Hundred Ninety-eight and Twenty Hundredths (198.20) feet; run thence South Twenty-three (23) degrees, Seven (07) minutes, Forty (40) seconds East a distance of Two Hundred Ninety-five and Seventeen Hundredths (295.17) feet; run thence North Sixty-six (66) degrees, Fifty-two (52) minutes, Twenty (20) seconds East a distance of Three Hundred Ninety-four and Eighty-three Hundredths (394.83) feet; run thence South Twenty-three (23) degrees, Seven (07) minutes, Forty (40) seconds East a distance of Six Hundred Thirty-one and Thirty Hundredths (631.30) feet; run thence North Sixty-six (66) degrees, Fifty-two (52) minutes, Twenty (20) seconds East a distance of Two Hundred Forty-three and Forty Hundredths (243.40) feet; run thence South Twenty-three (23) degrees, Seven (07) minutes, Forty (40) seconds East a distance of Four Hundred Sixty-six and Seventy Hundredths (466.70) feet; run thence North Sixty-six (66) degrees, Fifty-two (52) minutes, Twenty (20) seconds East a distance of One Hundred Three and Seventy-four Hundredths (103.74) feet; run thence South Twenty-three (23) degrees, Seven (07) minutes, Forty (40) seconds East a distance of Two Hundred Ten (210.0) feet; run thence North Sixty-six (66) degrees, Fifty-two (52) minutes, Twenty (20) seconds East a distance of Three Hundred Eighty-one and Seventy-six Hundredths (381.76) feet; run thence South Twenty-three (23) degrees, Seven (07) minutes, Forty (40) seconds East a distance of Four Hundred Sixty-two and Thirty-five Hundredths (462.35) feet; run thence North Sixty-six (66) degrees, Fifty-six (56) minutes, Fifty (50) seconds East a distance of One Thousand Nine Hundred Six (1906.0) feet, more or less, to the waters of Lofton Creek and a point designated as Point "C" in this description; run thence in a Northerly and Westerly direction along said waters to Point "B" aforesaid for CLOSING POINT.

EXHIBIT "B"

1. If permitted by the State, developer will build to the State's specifications approximately three hundred feet (300') of sidewalk from his western property line to Miner Road.
2. Approximately 23 acres will be set aside for open space; all large trees are to be left in the open area, which shall be verified by the Zoning Director.
3. Deceleration lanes off of A-1-A will be provided at developer's expense, and the only access to the property will be at existing median breaks with the exception of one (1) additional access on the easterly most commercial tract.
4. Sunray Utilities will be used for water and sewage service, if at all possible.
5. Developer shall abide by the St. Johns River Water Management District as far as retaining water and the retention of water.
6. Developer may be assessed for any study for impact fees for fire protection, police protection, etc.
7. Developer shall provide in his developmental plan a maintenance schedule and the methods of maintenance.
8. Developer will phase the development.
9. A mobile home sales center will be allowed on the site, but no more than five (5) mobile homes shall be on the premises on display at one time.
10. There shall be no commercial designation on the preliminary development plan except as related directly to the mobile home sales.