

ORDINANCE 94 - 7

AN ORDINANCE AMENDING ORDINANCE 84-14, AS AMENDED, WHICH REZONED AND RECLASSIFIED THE PROPERTY HEREINAFTER DESCRIBED TO A ZONING CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS "NASSAU LAKES"; SPECIFICALLY AMENDING EXHIBIT "C"; "NASSAU CENTER PRELIMINARY DEVELOPMENT PLAN MAP" TO SHOW PARCEL A-1; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the PUD known as "Nassau Lakes" has requested an amendment to Ordinance 84-14, as amended; and

WHEREAS, the Planning Board has approved said amendment with stipulations.

NOW, THEREFORE, BE IT ORDAINED this 13th day of December, 1993, by the Board of County Commissioners of Nassau County, Florida, that Ordinance 84-14, as amended, be further amended as follows:

1. Exhibit "C"

1. The triangular parcel of property indicated on the attached Exhibit "A", and borders State Road 107, shall not be included in the P.U.D.

2. The Developer of each phase shall enter into negotiations with the Board of County Commissioners regarding impact fees as the project will impact the fire, police, and rescue capabilities as well as the park and recreation services and the road systems of Nassau County. The negotiations should commence prior to approval of any final development plans and the impact fees should be determined prior to the approval of any final development plans, however, the negotiations may be continued based upon the mutual agreement of the parties.

3. The Board finds that, based upon their public hearings,

the recommendations of the Planning Board and the comprehensive land use plan, that the tract of land on Exhibit "B", adjacent to State Road 107, designated by the developer as 13.00 acres of neighborhood commercial is, as of the date of this ordinance, not a justifiable nor permissible use. However, the tract shall be designated for planning purposes for commercial neighborhood uses as set forth in Article 15, Section 15.01 of Ordinance 83-19 with the following stipulations:

~~1-~~ a. The total acreage to be utilized for commercial neighborhood purposes within the 13 acre tract, shall be determined by the Board of County Commissioners based upon the recommendations of the Planning Board. The Planning Board shall submit its recommendations to the Board no later than the approval of the final development plan for phase three (3). The developer may furnish information to the Planning Board at any time for the Planning Board's review and the Planning Board shall make a report to the Board of county Commissioners within forty-five (45) days of the receipt of the information.

~~2-~~ b. The location and types of commercial uses within the designated tract shall be determined by the Board of County Commissioners based upon the recommendations of the Planning Board. The developer shall submit specific requests to the Planning Board indicating the types of commercial use and the location of the buildings. The Planning Board shall submit its recommendations to the Board of County Commissioners within forty-five (45) days of the receipt of the request.

3. c. The Planing Board, in considering its recommendations as to acreage, uses and sites, shall among other items, consider the following:

(a) Criteria for commercial acreage and uses as provided by the Northeast Florida Regional Planning Council;

(b) Market studies provided by the developer;

(c) All other relevant information submitted to the developer;

(d) Comments of the appropriate county department heads.

4. ~~The developer shall be allowed to place lateral lines underneath the pavement during phase one rather than installing main water lines. The water lines shall be installed prior to the development of phase two. In addition, the entire project shall have five hydrants and the hydrants and the water system shall conform to N.F.P.A. standards.~~ The developer of Phase II shall install water lines in a "looped system" along Parliament Drive and Nassau Lake Circle during construction of the horizontal improvements (water lines, sewer lines, road construction, etc.) in Phase II. In addition, five (5) hydrants shall be installed at approximately five hundred (500) feet intervals (as approved by the County Development of Emergency Services) in accord with N.F.P.A. standards.

5. ~~The Developer shall have the right to place the sales office on the property immediately off of State Road 7 and the sales office shall be used specifically and only for sales of land~~

~~within the project itself. The Developer of each Phase shall be permitted to have one (1) active model or sales office for the duration of development of the respective phase for the purpose of showing and selling the product offered within the development.~~

6. ~~The project shall be built in phases as indicated on the attached map as phase one, two and three. Phase one shall be built within one to three years of the date of a P.U.D. ordinance approved by the Board of County Commissioners and phases two and three shall be built within one to five years of the date of the ordinance approved by the Board of County Commissioners. The project shall be built in phases as indicated on the revised "Preliminary Development Plan - Nassau Lakes", as Phases I, II, and III. Phase I-A development has commenced and shall continue as currently platted. Phase I-B has been platted, but no horizontal improvements have been made. Phases II and III shall commence construction within three (3) years from the date of this Amended Development Order. Any Phase that has not commenced construction of horizontal improvements (water lines, sewer lines, roadways, etc.) within three (3) years from the date of this Amended Development Order will lose its development approval and is subject for re-review. The Amended Development Order shall remain in full force for a period of five (5) years from the date of approval by the Board of County Commissioners and may be extended subject to a public hearing in accordance with Chapter 163.3221 F.S.~~

7. The Developer of each Phase shall regularly and routinely consult with the Public Safety Director, Sheriff, County Engineer

and Planning and Zoning Director regarding the final development plans and wherever practical and consistent with the development principles of this P.U.D. ordinance and Ordinance 83-19, Section 24.05, include the suggestions of the aforementioned officials in the final development plans. The aforementioned officials should regularly make written reports to the Board of County Commissioners and Planning Board as to the said recommendations and consultations.

8. ~~The amount of open park space and recreational amenities shall be determined by the Board of County Commissioners based upon information to be provided by the Northeast Florida Regional Planning Council. Said determination shall be made prior to approval of final development plans for phase one.~~ The amount of recreation and open space shall be consistent with the requirements in the Zoning Code, Ordinance 83-19, Section 24.04(F). A minimum of twenty percent (20%) of the gross site acreage shall be reserved for recreation purposes in each Phase (or combination of phases). Water bodies (i.e.: lakes and ponds) and jurisdictional wetlands that are reserved as "Greenway Corridors" under a conservation easement, may be used to fulfill up to fifty percent (50%) of the required open space requirement. The Board of County Commissioners will favorably consider an off-site recreation dedication that will meet the above acreage requirements providing the off-site location in the same geographic service area (within a radius of approximately three (3) miles).

9. The recommendation of the County Engineer, dated April

26, 1984, and attached hereto as "ADDENDUM I" shall be a part of the stipulation.

10. The maximum lot coverage for the phase three multi-family area shall be as indicated in Article 13, Section 13.06(b).

~~11. Phase one may utilize septic tanks however, the water and sewage treatment plant shall be constructed and operational on or before approval of the final development plan for phase two. The dwellings in phase one shall be required to hook up to the water and sewer plant when it is completed and operational. Said hook ups shall occur within a reasonable time after the completion.~~  
Phase I may utilize septic tanks as may be approved by the Nassau County Health Department. If community water and/or sewer service is available prior to commencement of development of the commercial area or any Phase, the developer of that Phase shall include the installation of community water and/or sewer service.

12. Developer shall, to aid in the patrolling of the development, install security lights as recommended by the Nassau County Sheriff's Office. Utility bills and maintenance of the security lights will be the responsibility of the developer or the Property Owners Association.

13. The developer, prior to obtaining approval of any final development plans or issuance of any permits, shall obtain a binding letter from the Department of Community Affairs that said development does not constitute a development of regional impact. If a binding letter of determination indicates that this PUD independently constitutes a development of regional impact, then no

further development plans shall be approved hereunder except in accordance with the procedures of 380.06 of Florida Statutes. In addition, the County retains the right to amend the PUD Ordinance based upon local issues that are addressed in the DRI review process.

14. The developer shall place all utilities under ground.

15. The covenants and restrictions shall be presented to the Board of County Commissioners for approval prior to the approval of any final development plans. Said covenants and restrictions shall be recorded.

16. All other provisions of Ordinance 83-19; Article 24 shall be adhered to.

17. The residential lots in Phase I shall be allowed to develop up to ninety-three (93) single family detached dwellings. Phase II shall be allowed up to one hundred seventy (170) residential single family detached dwellings. All minimum lot requirements, minimum yard requirements and building height and lot coverage requirements of Article 9 (RS-2), Zoning Code shall apply to Phases I and II. Phase III shall be allowed up to two hundred thirty (230) single family or multi-family units. The provisions for lot requirements, yard requirements building height and lot coverage requirements of Article 12 (RG-1), Zoning Code shall apply to Phase III.

18. A buffer of native vegetation shall be reserved by easement. The buffer shall "average" fifty (50) feet in width along the perimeter of depicted jurisdictional wetlands.

19. Upon receipt of a request by the Developer, the Board of County Commissioners will consider a credit for any contribution of land for a public facility or construction, expansion of a public facility required by the Development Order toward an impact fee or exaction for the same need where the construction, expansion or contribution exceeded the required adopted Level of Service (LOS) for the subject development. The authorization for credit against a local exaction or impact fee expires five (5) years from the date of this amended Development Order.

20. The owner/developer of each Phase shall submit an annual report on the progress of the development detailing any development (i.e.: installation of infrastructure, number of dwellings completed, lots developed, etc.) during the previous twelve (12) months. The Annual Monitoring Report shall be filed with the Planning Department on January 1 of each year.

21. In addition, the developer for Phases II and III should:

a. Include internal bicycle/pedestrian paths and show them on the development plan.

b. Show all FEMA flood plains on the Preliminary and Final Development Plan.

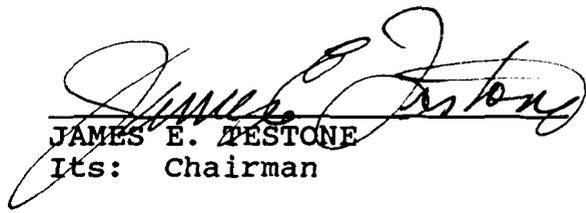
c. Show the Hurricane inundation area for Category 1, 2, and 3 hurricanes on the Preliminary Development Plans.

22. Parliament Drive, if approved by the County Departments, may be cul-de-saced in Phase I and Phase II.

2. Effective Date: This Ordinance shall become effective

upon its being filed in the office of the Secretary of State.

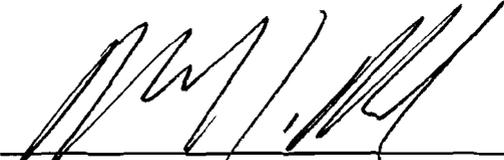
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
JAMES E. PESTONE  
Its: Chairman

ATTEST:

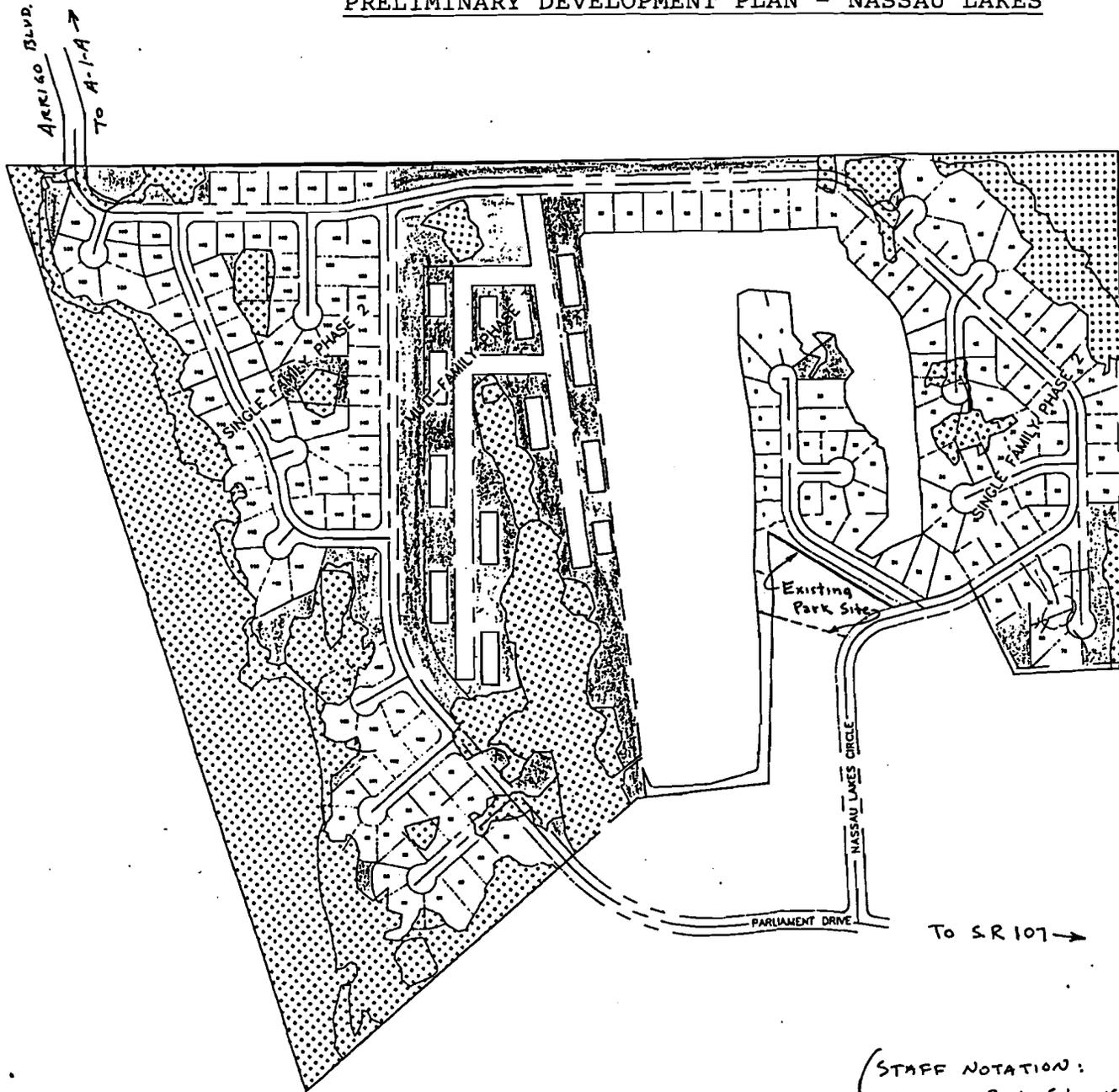
  
\_\_\_\_\_  
T. J. GREESON  
Its: Ex-officio Clerk

Approved as to form by the  
Nassau County Attorney

  
\_\_\_\_\_  
MICHAEL S. MULLIN

6/b:n-lakes.amd

PRELIMINARY DEVELOPMENT PLAN - NASSAU LAKES



LAND USE TABULATION

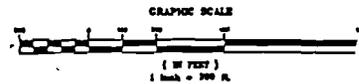
RECREATION AND OPEN SPACE	43.71 ACRES	25.77%
BUFFERS	5.57 ACRES	
LAKES	26.05 ACRES	
OPEN SPACE/PARKS	12.09 ACRES	
SINGLE FAMILY	76.95 ACRES	45.36%
MULTI-FAMILY	32.27 ACRES	19.02%
ROADS	18.71 ACRES	9.85%
TOTAL AREA	189.84 ACRES	100.00%

LEGEND

WETLANDS	
OPEN SPACE	

(STAFF NOTATION:  
Existing Park Site is part of Phase I development)

REVISED PUD SITE PLAN - NASSAU LAKES



STONE, JOCA & MAHONEY INC.

1730 KINGSLEY AVENUE SUITE D - ORANGE PARK - FLORIDA - 32073 - 904-264-1377

S J M

NASSAU LAKES  
NASSAU COUNTY, FLORIDA

PLOTTED  
DATE 11/2/93  
BY MSB  
JOB NO. 1490

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