

ORDINANCE 94 - 43

AN ORDINANCE AMENDING ORDINANCE 83-19, AS AMENDED, WHICH ESTABLISHED A COMPREHENSIVE ZONING CODE AND ZONING MAPS FOR THE UNINCORPORATED PORTIONS OF NASSAU COUNTY; SPECIFICALLY AMENDING ARTICLE 31, DEFINITIONS; AND THE SCHEDULE OF FEES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners has found it necessary to further amend Ordinance 83-19, as amended.

NOW, THEREFORE, BE IT ORDAINED this 26th day of September, 1994, by the Board of County Commissioners of Nassau County, Florida, that Ordinance 83-19, as amended, be further amended as follows:

I. Article 31: Definitions

AGRICULTURAL SERVICES: Establishments primarily engaged in supplying soil preparation services, crop services, landscaping, horticultural services, veterinary and other animal services, and farm labor and management services, and uses and structures accessory to the care and maintenance of agricultural uses.

AGRICULTURE: The production, keeping, or maintenance, for sale, lease or personal use, of plants and animals useful to man, including, but not limited to, forages and sod crops; grain and seed crops; dairy animals and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules, or goats or any mutations of hybrids thereof, and programs for the care of exotic, endangered or threatened species, including the breeding and grazing of any or all of such animals; bees and apiary products, fur animals; trees and forest products;

fruits of all kinds, including grapes, nuts and berries; vegetables; nursery, floral, ornamental, and greenhouse products; or lands devoted to a soil conservation or forestry managements program.

BED & BREAKFAST INN: Overnight accommodations, with a morning meal in a dwelling unit provided to transient guests for compensation.

CONSTRUCTION & DEMOLITION DEBRIS: Materials generally considered to be not water soluble and non-hazardous in nature, including, but not limited to, steel, glass, brick, concrete, asphalt material, pipe, gypsum wallboard, and lumber, from the construction or destruction of a structure as part of a construction or demolition project or from the renovation of a structure. The term includes rocks, soils, tree remains, trees, and other vegetative matter which normally results from land clearing or land development operations for a construction project including such debris from construction of structures at a site remote from the construction or demolition project site. Mixing of construction and demolition debris with other types of solid waste, including material which is not from the actual construction or destruction of a structure, will cause it to be classified as other than construction and demolition debris.

FARM: A parcel of land used for agricultural activity.

FLY-IN DEVELOPMENT: A residential development planned and integrated with airport facilities.

LANDFILL: A solid waste disposal facility, which is an area

of land or an excavation where wastes are or have been placed for disposal, for which a permit, other than a general permit, is required by Section 403.707, Florida Statutes. This term shall not include:

a. A land spreading site; or

b. a surface impoundment; or

c. an injection well defined under and subject to the provisions of Chapter 17-28, Florida Administrative Code.

SILVICULTURE: The development and/or maintenance of a forest.

SILVICULTURE SYSTEM: A process, following accepted forest management principals, whereby the crops constituting forests are tended, harvested, and reproduced.

II. SCHEDULE OF FEES (Effective ~~12/13/93~~ October 1, 1994)

1. Application for APPEAL (to Planning/Zoning Board)

\$100.00

2. Application for CONDITIONAL USE or VARIANCE (Determined by Use)

a. Rural or Residential

\$150.00

b. Commercial/Industrial

\$250.00

3. Application for REZONING land

\$150.00 + \$10/acre

4. Rezoning to PLANNED UNIT DEVELOPMENT (PUD)

~~\$250.00~~

~~Plus the greater of \$10/acre or \$5/dwelling unit~~

\$250.00

plus greater of \$10/acre for first five hundred (500) acres

plus \$1/acre for each acre over five (500) hundred acres,

or \$5/dwelling unit for the first one thousand (1,000)/dwelling

units

plus \$1/dwelling unit for each dwelling unit over five hundred (500). These fees shall apply to applications for Paragraphs 4; 4a.(1) (2) and (3).

a. PUD Final Development Plan Review:

- (1) Single Family/Multifamily \$150.00 + \$1/per unit
- (2) Non-Residential \$250.00
- (3) Amend PUD Development Plan or Development Order \$250.00

~~plus the greater of \$10/acre or \$5/dwelling unit~~

5. DEVELOPMENT OF REGIONAL IMPACT (DRI)

- a. Review ~~\$1,000.00 + \$10/acre~~  
\$1,000.00 + \$10/acre for first one thousand (1,000) acres  
plus \$1/acre over one thousand (1,000) acres
- b. Development Order Amendment \$500.00 + \$5/acre
- c. Annual Monitoring Report Review \$150.00

NOTE: The PUD review fee shall be one-half (1/2) of the normally calculated fee if the PUD is reviewed simultaneously with Application for Development Approval (ADA) for a Development of Regional Impact (DRI) and combined as a single Development Order.

6. COMPREHENSIVE PLAN

- a. Future Land Use Map (FLUM) Amendment  
\$250.00 + \$10/acre for the first five hundred (500) acres  
plus \$1/acre for each acre over five hundred (500) acres
- b. Small Scale FLUM Amendment  
  
\$150.00 + \$10/acre

- c. Text Revision (per Section) \$150.00
- 7. SITE PLAN REVIEW (required by Section 27.17)
  - a. Staff (Inter-office) Review \$150.00
  - b. Planning Commission Review
    - (1) Residential (Single/Multi-Family) \$150.00 + \$1/unit
    - (2) Non-Residential \$250.00
- 8. Right of Way Abandonment Review \$200.00
- 9. Home Occupation Permits \$100.00
- 10. Photo Copying (per page) \$.15
- 11. Zoning Map Atlas (per 11" x 17" page) \$1.00
  - (Per 24" x 36" page) \$5.00
- 12. Zoning Ordinance \$15.00
- 13. Road Construction and Subdivision \$5.00
- 14. Impact Fee Ordinance \$3.00
- 15. Zoning Certification \$25.00
- 16. Beverage License (Zoning Certification) \$25.00
- 17. Beach Concession Licenses (per 100 ft. space) \$100.00

**NOTE: APPLICANT PAYS FOR ANY REQUIRED LEGAL ADVERTISEMENTS AND POSTAGE REQUIRED FOR MAILED NOTICES.**

III. This Ordinance shall become effective upon its being filed in the office of the Secretary of State.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
JOHN A. CRAWFORD  
Its: Chairman

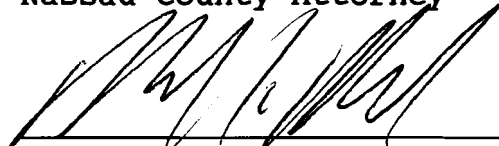
ATTEST:



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T. J. GREASON  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney



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MICHAEL S. MULLIN

6/b:zoning5.amd