

ORDINANCE NO. 97-06

AN ORDINANCE AMENDING ORDINANCE 95-16, WHICH CREATED A LIMITED DEVELOPMENT OVERLAY IN THE NASSAU COUNTY COMPREHENSIVE PLAN AND FUTURE LAND USE MAP FOR THE PROPERTY KNOWN AS "WHITE OAK PLANTATION"; SPECIFICALLY AMENDING THE PREVIOUSLY APPROVED USES AND ACTIVITIES WITHIN THE ORDINANCE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners, after duly noticed public hearings, adopted Ordinance 95-16; and

WHEREAS, the applicant has requested an amendment to the uses and activities allowed within the limited development overlay;

WHEREAS, the Planning and Zoning Board and the Board of County Commissioners approves the uses and activities allowed within the limited development overlay; and

WHEREAS, in order to codify the uses and activities, which were previously approved, the Board finds it necessary to amend Ordinance 95-16.

NOW, THEREFORE, BE IT ORDAINED this 27th day of January, 1997, by the Board of County Commissioners of Nassau County, Florida, that Ordinance No. 95-16 shall be amended to include the following changes:

1.

The existing White Oak Plantation was established in 1938 and has expanded over the years to a ~~6,012~~ 6,416 acres, agriculturally, especially silviculturally, based, single user property which presently supports other uses that are not commonly found in agricultural areas of the County. These uses include a large wild animal conservation program, a non-profit Foundation, a conference

facility which seats forty (40), a dance studio and entertainment space that seats seventy-five (75), about forty (40) rooms of lodging, eleven (11) residences for the owner and key staff, administrative space, a variety of indoor and outdoor recreational facilities, and various buildings and sheds associated with agricultural, conservation and maintenance activities. Under this White Oak Plantation Limited Development Overlay these existing uses of the property may be expanded to the extent described below. These uses are found to be compatible with the objectives of the Nassau County Comprehensive Plan.

The uses and activities allowed under this Limited Development Overlay and related conditions are as follows:

1. Traditional agricultural and silvicultural uses subject to appropriate best management practices.
2. Environmental conservation, research and education programs associated with wild animal conservation and the property's natural resources including veterinary, zoological, environmental, silvicultural, and agricultural sciences.
3. Special wild animal breeding and raising and related environmental conservation.
4. Resource-based recreational uses that are common to agricultural lands including hunting, fishing, boating, hiking, bird watching, nature study, horseback riding and other similar activities.
5. A golf course.
6. A conference facility to seat no more than ~~eighty (80)~~

sixty (60).

7. Entertainment space, dance studio, and a rehearsal and workshop space with no more than ~~150~~ 100 seats.

8. Lodging associated with all Plantation activities not to exceed ~~sixty (60)~~ one hundred (100) rooms.

9. Residences for the owner and staff, not to exceed twenty-five (25).

10. Administrative space of no more than 30,000 square feet (but not including offices that make up no more than fifteen percent (15%) of the space in an agricultural, maintenance or other primary use building).

11. Various buildings and sheds associated with agricultural, conservation and maintenance activities.

12. Facilities-based indoor and outdoor recreational and entertainment uses and activities including tennis, racquetball and handball, swimming, field sports, bowling, billiards, dining and food service, lounge and bar, fitness and health, and other similar uses used for the owner's entertainment.

13. White Oak shall continue to provide and maintain its own roadway, potable water, sewage disposal, fire fighting, security, stormwater, and solid waste collection and recycling systems.

14. White Oak shall continue to maintain all internal roadways and parking areas appropriate to their function, with Gilman determining the selection of surface material, and in such a manner to support emergency access.

15. White Oak shall utilize Section 103.3.2 of the Nassau

County Building Code (Southern Standard Building Code) for all construction by providing "third-party" certification of code compliance. The Building Official and Fire Official shall have access to the property during any construction to provide routine inspections.

16. All future buildings and animal facilities shall be at least 100 feet from any property line.

17. Because the terms and conditions of this Overlay are detailed and site specific, no further implementation by land development and site planning regulations is necessary. Site planning requirements shall not apply to development associated with the uses and activities allowed under this Limited Development Overlay. Only building and related permits (electrical, plumbing, etc.), where required, will be necessary for further implementation of this Overlay.

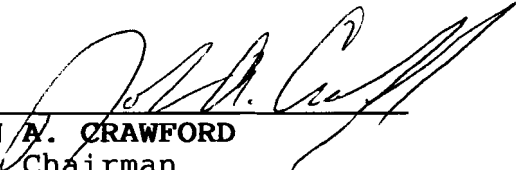
18. Commencing in the year 1996, in January of each year, Gilman will submit to Nassau County a status report describing the development activity of the preceding year and enumerating the total number of residences, lodging units, entertainment/dance studio seats, and square footage of administrative space.

19. This overlay does not exempt the owner from obtaining appropriate required permits from the State of Florida, the United States Government, or the St. Johns River Water Management District, or Nassau County.

2. This Ordinance shall become effective upon its being filed in

the Office of the Secretary of State.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

BY: 
JOHN A. CRAWFORD
Its: Chairman

ATTEST:


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

Approved as to form by the
Nassau County Attorney:


MICHAEL S. MULLIN