

JAN 13 1999

BK0862 PG0969  
OFFICIAL RECORDS

MAY 25 1999

ORDINANCE NO. 98- 35

BK0884 PG0931  
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AN ORDINANCE AMENDING ORDINANCE NO. 83-19, AS AMENDED. THE ORDINANCE RE-ZONES AND RE-CLASSIFIES THE PROPERTY HEREIN AFTER DESCRIBED IN NASSAU COUNTY, FLORIDA, FROM A PRESENT ZONING CLASSIFICATION OF RESIDENTIAL SINGLE FAMILY - 1 (RS-1) TO THAT OF A PLANNED UNIT DEVELOPMENT (PUD); THE NAME OF THE PUD IS "CAMELLIA PUD"; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, on the 28th day of September, 1983, the Board of County Commissioners did adopt Ordinance No. 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 RESIDENTIAL SINGLE FAMILY - 1 (RS-1) to that of a PLANNED UNIT DEVELOPMENT (PUD); and

**WHEREAS**, the Planning and Zoning 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 No. 83-19, as amended, 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

Rec. 33.00  
This instrument is being re-recorded to add Condition Nos. 7 and 8 to Exhibit C, which were approved by the Board of County Commissioners on April 26, 1999.

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Unit Development is hereby approved and the land shall be re-zoned as a Planned Unit Development (PUD) in accordance with and subject to the provisions of Article 24 of Ordinance No. 83-19, as amended, of the County of Nassau and further subject to the additional conditions and requirements:

SECTION 1. The Planned Unit Development concept shall be as indicated on the Preliminary Development Plan attached hereto as Exhibit "B". The Planned Unit Development is further subject to the requirements of Ordinance No. 83-19.

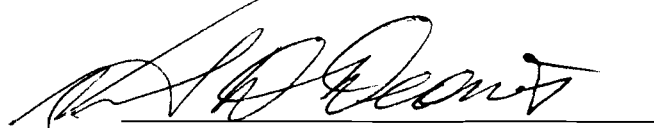
SECTION 2. Owner and Description. The land re-zoned by this Ordinance is owned by Janine Madison, POA Lily W. Ozburn; Pierce Johnson, Jr., Joyce J. Palmer; William & JoNell Jensen, Dennis & Catherine Womack; Robert P. Ferreira; Richard & Marie Middleton, owners.

SECTION 3. Conditions: The conditions set forth as Exhibit "C" shall be made a part of this PUD, and the property shall be subject to said conditions. Further the conditions set forth for site plan review are applicable as are Goals and Objectives of the Comprehensive Plan.

SECTION 4. This Ordinance shall take effect upon adoption by the Board of County Commissioners and filing in the Secretary of State's Office.

ADOPTED this 23rd day of November, 1998, by the Board of County Commissioners of Nassau County, Florida.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



NICK D. DEONAS  
Its: Chairman

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ATTEST:

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

Approved as to form by the  
Nassau County Attorney:



MICHAEL S. MULLIN

CAMELLIA

## LEGAL DESCRIPTION

BK 0862 PG 0972 BK 0884 PG 0934  
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A parcel of land being a portion of Lots 5, 8 and 9, according to that certain plat of survey and subdivision of part of the South 2/3 of the Suarez Grant, Section 12, Township 2 North, Range 28 East, Nassau County, Florida, as made by J. Henry Sams, Civil Engineer, recorded in Deed Book "R", Page 394 of the Public Records of said Nassau County, Florida, said parcel of land being more particularly described as follows: For a Point of Beginning BEGIN at the intersection of the Westerly right of way line of State Road No. A-1-A (a 200 foot right of way as presently established) with the Southerly right of way line of Forrest Drive (a 40 foot right of way as currently established); run thence South 53°00'00" West, along the Southerly right of way line of said Forrest Drive, a distance of 1,465.67 feet to the Easterly right of way line of Suarez Bluff Road (a 60 foot right of way as presently established); run thence South 37°00'14" East along last said line, a distance of 562.10 feet to the North line of the South 80 feet of the North 160 feet of Lot 5, as monumented and in possession; run thence North 52°57'06" East, along last said line, a distance of 630.55 feet to the West line of the East ½ of the South 80 feet of the North 160 feet of Lot 5; run thence South 26°39'04" East, along last said line, a distance of 81.63 feet to a point on the South line of the South 80 feet of the North 160 feet of Lot 5; run thence North 52°55'23" East, along last said line, a distance of 615.90 feet to the Westerly right of way line of said State Road No. A-1-A; run thence North 16°56'11" West, along last said line, a distance of 682.46 feet to the POINT OF BEGINNING.

The lands thus described contain 814,754 square feet, or 18.70 acres, more or less, in area.

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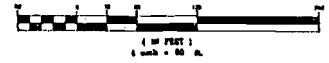
# CAMELLIA - P.U.D.

PRELIMINARY DEVELOPMENT PLAN

LEGAL DESCRIPTION



GRAPHIC SCALE



Hildredths Briar Leaf Park Subdivision  
Plat Book 4, page 7

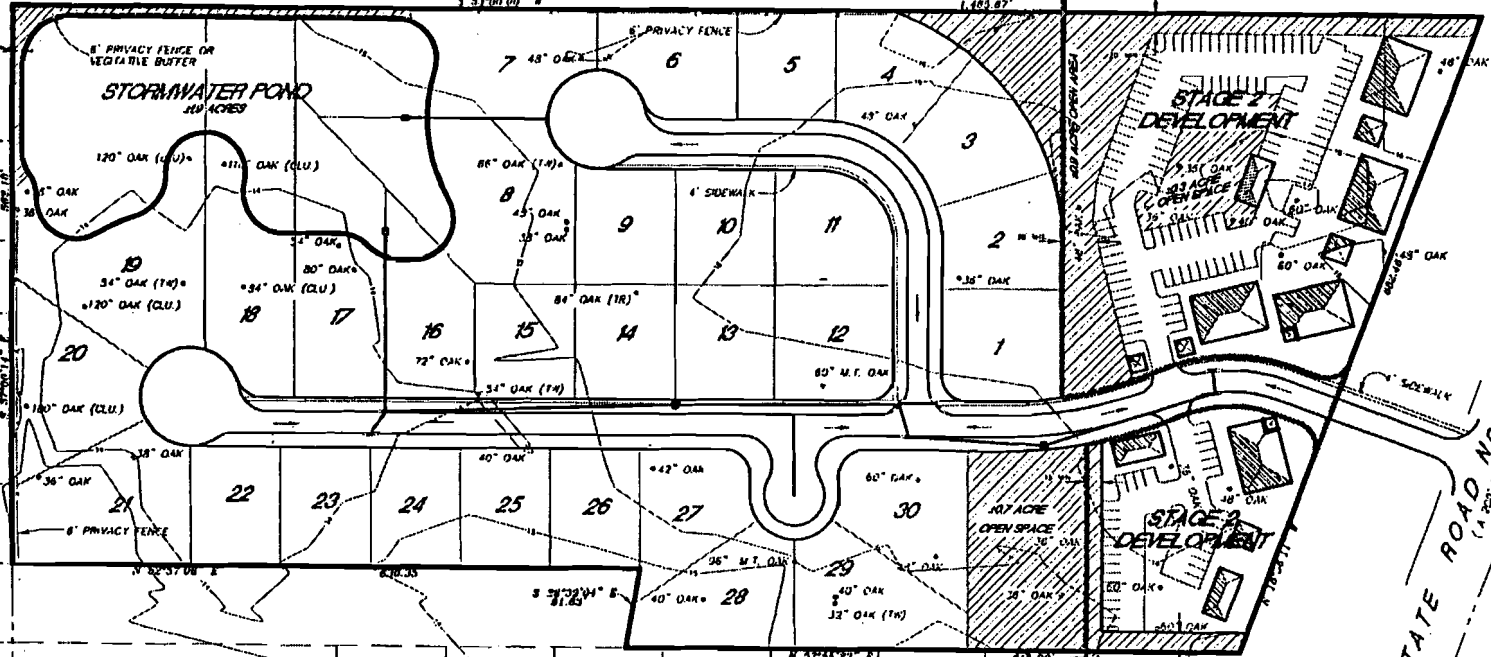
FORREST DRIVE  
(A 33' R/W)

7,570'00" W (A 33' R/W) 1,485.87'

STAGE 1 DEVELOPMENT  
STAGE 2 DEVELOPMENT

EXHIBIT B

SUAREZ BLUFF ROAD  
(A 40' R/W)  
6,370.00' E



STATE ROAD No. A-1-A  
(A 70' R/W)  
1,700.00' E

MANUCY ROAD

- NOTES:
- The applicant is advised that the 814 Avenue (the Parkway) shown on the 1966 Plat is 100 feet wide.
  - Commercial buildings to be constructed with setbacks.
  - Commercial development shall comply with 10.10.01 for lot coverage and 10.10.02 for maximum number of stories. 10.10.03 of the code may be applied to commercial development. The applicant shall provide for 40% permeable pavement on the lot and 20% permeable pavement on the driveway.
  - Setback shall comply with 10.10.01 and 10.10.02. Setbacks shall include setbacks for all lot contributing streets. The applicant shall provide for 40% permeable pavement on the lot and 20% permeable pavement on the driveway.
  - After all trees have been removed from the property all trees to be provided by the applicant shall be provided by the applicant.
  - The Open Space will be maintained by either a public agency or a private agency. The applicant shall provide for 40% permeable pavement on the lot and 20% permeable pavement on the driveway.

### SITE DATA

TOTAL SITE AREA - 18.70 ACRES  
 COMMERCIAL SITE AREA (NET) - 2.84 ACRES  
 RESIDENTIAL SITE AREA (GROSS) - 14.84 ACRES  
 TOTAL OPEN SPACE - 3.84 ACRES  
 TOTAL RESIDENTIAL LOTS - 30  
 MAX SQ. FT. IN COMMERCIAL AREA - 30,000

**MICHAEL ANTONIOPOULOS AND ASSOCIATES**  
 ENGINEERS, PLANNERS, AND ARCHITECTS  
 1500 W. 15th Street, Suite 100  
 Oklahoma City, Oklahoma 73101  
 Phone: (405) 521-1100  
 Fax: (405) 521-1101

EXHIBIT "C"

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Conditions for R-98-014 (Camellia PUD, Amelia City)

1. The developer agrees to extend to and convey, via a positive system from Manucy Road, all excess storm water run off through its system to the point of off-site discharge. Developer will provide a storm water drainage easement 30' minimum to Nassau County for a positive outfall traversing the westerly property known as Sandbar site to Amelia River. This plan is subject to approval by the County's Public Works Department, and the developer securing all necessary permits from necessary agencies, including St. Johns River Water Management District. The internal roads will include curbs and gutters, curb inlets, and piped collection systems. No roadside swales or ditches will be allowed along the internal roads.
2. No residential units over the commercial structures, two story commercial uses will be allowed; commercial zoning be limited to permitted uses under Commercial Neighborhood (CN) and Commercial Professional Office (CPO) only. Development of those individual commercial lots must follow the respective lot requirements under the CN and CPO districts.
3. The commercial portion shall contain an open space/tree preservation area (approximately 0.3 acres in size) to be used by employees and patrons of the commercial establishments. The commercial portion shall also contain a 20-foot wide minimum open space strip along the northern boundary along Forrest Drive and the southern boundary abutting adjacent private property. The commercial portion shall contain a bike/foot path, via an easement in from Forrest Drive, which may be located within the required open space area. The residential portion shall contain open space areas along the north and west sides of the northerly commercial area. The minimum width of this open space is to be 30 feet behind Lots 1, 2, 3 and 4 (measured from the rear of these lots to the edge of the commercial parking area). There shall be an open space area with a minimum depth of at least 75 feet bordering the eastern portion of Lots 29 and 30 and the commercial parking area. The total of all open space areas in residential and commercial areas combined shall not be less than 3.8 acres.
4. A six-foot privacy fencing shall be installed along south side of property. In addition, an opaque buffer (either natural hedge or artificial) shall be required in the residential section along all property boundaries (along Forrest Drive and Suarez Bluff Drive). In addition to the natural buffers shown on the submitted plan, a 10' landscaped buffer shall be required to screen the northern edge of the northern-most commercial parcel fronting on Forrest Drive.
5. The single-family residential lots shall be restricted to permitted uses under the RS-1 district.

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6. The residential portion shall utilize the following setbacks. The minimum front yard setback, shall be 25 feet except that it may be reduced to 15 feet where such reductions allow for additional protection of hardwood trees 36" or larger. The minimum side yard is 10 feet but may be reduced to 5 feet to allow for the additional protection of hardwood trees 36" or larger. Any such reductions shall be added to the opposite side yard so that the combined side yards shall be 20 feet. The minimum rear yard setback is 15 feet. Favorable requests will be given for variance requests that are intended to save individuals trees of significant size.

7. Reduce the front yard setback in the commercial area to ten feet. Approved by Board of County Commissioners on April 26, 1999.

8. The applicant agrees that gross leaseable floor space shall not exceed 36,000 square feet with the maximum ground floor gross leaseable space not exceeding 24,000 square feet. Approved by the Board of County Commissioners on April 26, 1999.

FILED & RECORDED IN THE  
RECORDS OF NASSAU COUNTY, FLORIDA  
RECORD VERIFIED

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*[Signature]*  
CLERK OF COURTS  
NASSAU COUNTY, FLORIDA

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RECORD VERIFIED

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*[Signature]*  
CLERK OF COURTS  
NASSAU COUNTY, FLORIDA