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Ret: Joyce Bradley

ORDINANCE NO. 99-38

AN ORDINANCE AMENDING ORDINANCE NO. 83-19, AS AMENDED. THIS ORDINANCE REZONES AND RECLASSIFIES THE PROPERTY HEREINAFTER DESCRIBED IN NASSAU COUNTY, FLORIDA, FROM A PRESENT ZONING CLASSIFICATION OF OPEN RURAL TO THAT OF A PLANNED UNIT DEVELOPMENT (PUD); THE NAME OF THE PUD IS "THE HIDEAWAY"; 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 which ordinance has been subsequently amended including Ordinance No. 97-19 adopted on the 28th day of July, 1997; 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 rezoning and reclassification of that property from OPEN RURAL (OR) to that of 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 25 of Ordinance No. 97-19 of the County of Nassau.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners on Nassau County that the application for the Planned Unit Development is hereby approved and the land shall be rezoned as a Planned Unit Development (PUD) in accordance with and subject to the provisions of Article 25 of Ordinance No. 97-19, of the County of Nassau and further subject to the additional conditions, requirements and findings described below:

SECTION 1. The Planned Unit Development concept shall be as indicated on a preliminary Development Plan to be attached as Exhibit "B" pursuant to Section 25.05 of the Nassau County Zoning Code. The Planned Unit Development is further subject to the requirements of Ordinance No. 97-19.

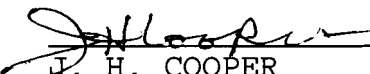
SECTION 2. Owner and Description. The land rezoned by this Ordinance is owned by YPC, Inc., owners.

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 25th day of October, 1999.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



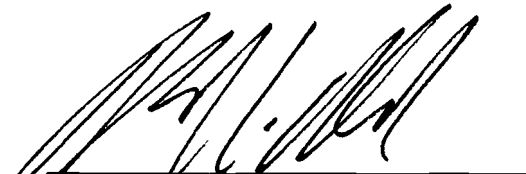
J. H. COOPER
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

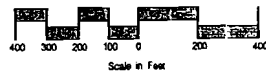
EXHIBIT "A"

Parcel YPC

From P.O.B. South $70^{\circ} 03' 05.53''$ East a distance of 1,293.47 feet; thence North $0^{\circ} 55' 46.67''$ East a distance of 2,000.08 feet; thence North $1^{\circ} 03' 14.74''$ East a distance of 417.12 feet; thence along the approved SJRWMD wetland line to a point; thence North $0^{\circ} 57' 21.70''$ East a distance of 2,711.95 feet; thence North $70^{\circ} 44' 18.50''$ West a distance of 1,325.46 feet; thence North $5^{\circ} 45' 40.65''$ East a distance of 421.00 feet to the P.O.B.

Containing 156.58 acres, more or less.

JURISDICTIONAL



OPEN SPACE AREA

50' BUFFER LINE

WETLAND AREA

PHASE 3 PHASE 2

SURWMD WETLAND LINE

PHASE 1

JURISDICTIONAL WETLANDS

OPEN SPACE AREA

PHASE 3 PHASE 2

OPEN SPACE/RECREATION AREA (TYP)

NORTH LINE OF PLAT BOOK 5, PAGE 224 FOUND 1/2" P. NORTH

LOT 7

LOT 2

WESTERLY RAW LINE

ZONED CI

ZONED CI

ZONED OR

ENGINEER - MCCRANIE & ASSOCIATES, INC.
DEVELOPER - Y.P.C., INC.

AREA CALCULATIONS		%
TOTAL	156.58 AC.	
RESIDENTIAL	117.19 AC.	75%
COMMERCIAL	7.73 AC.	5%
OPEN SPACE	31.59 AC.	20% (2.26 AC. RECREATIONAL)

MAXIMUM NUMBER OF RESIDENTIAL LOTS = 400
MAXIMUM SQUARE FOOTAGE OF COMMERCIAL = 55,000 SF.

U.S. HIGHWAY 17

PHASE 1

COMMERCIAL AREA
20' BUFFER



ZONED OR

ZONED IW

NO.	DATE	REVISION
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PROJECT NO.: D. MCCRANIE
DRAWN BY: D. MCCRANIE
CHECKED BY: D. MCCRANIE
DATE: D. MCCRANIE

DMC **McCranie & Associates, Inc.**
23 SOUTH 3RD STREET - AMELIA ISLAND, FLORIDA 32034
LAND DEVELOPMENT • ROADWAY DESIGN • PERMITTING

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE.
DRAWING IS REDUCED IF LESS THAN 8 1/2" x 11"

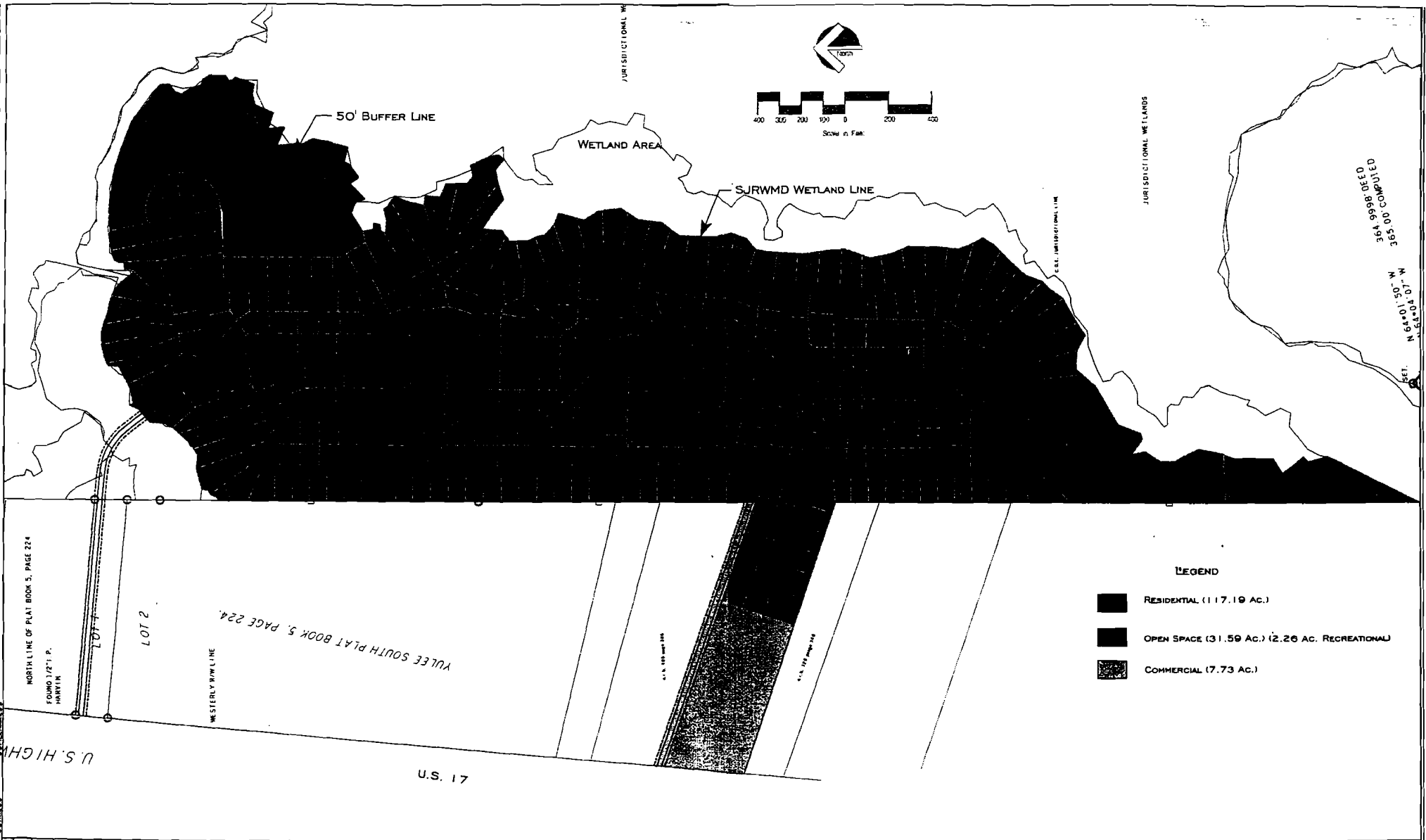
Y.P.C., INC.

THE HIDEAWAY
PUD

PRELIMINARY DEVELOPMENT
PLAN

SHEET NO.	PDP-3
DATE	1 OF 2
ISSUE DATE	SEPTEMBER 3, 1998
PROJECT NO.	
DRAWN BY	
CHECKED BY	
DATE	
REGISTERED PROFESSIONAL	

Exhibit B
Ordinance No. 99-38



LEGEND

	RESIDENTIAL (117.19 AC.)
	OPEN SPACE (31.59 AC.) (2.26 AC. RECREATIONAL)
	COMMERCIAL (7.73 AC.)

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SCALE:
 PREPARED BY: D. McCARNE
 CHECKED BY: D. McCARNE
 DRAWN BY: D. McCARNE
 DATE: D. McCARNE

DMC **McCranie & Associates, Inc.**
 23 SOUTH 3RD STREET - ANIELLA ISLAND, FLORIDA 32034
 LAND DEVELOPMENT - ROADWAY DESIGN - PERMITTING

Y.P.C., INC.

THE HIDEAWAY
 PUD

AREA CALCULATIONS

Sheet No.
AREA-3
 2 of 3
 Issue Date
 September 3, 1999
 Project No.
 99042
 REGISTERED PROFESSIONAL
 99042

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE.
 DRAWING IS REDUCED IF LESS THAN 25" x 34"

EXHIBIT "C"
CONDITIONS
R-99-018
"THE HIDEAWAY" PLANNED UNIT DEVELOPMENT

1. The applicant must conform with all applicable county regulations (including Concurrency Management) in the development of this project.
2. The applicant will provide adequate, safe, and accessible recreational facilities for this development in accordance with the requirements of the Concurrency Management Ordinance and any other applicable county regulations. Stormwater drainage facilities are not to be considered recreational facilities.
3. A master drainage plan for all phases of this development must be submitted and approved by the Public Works Department prior to the commencement of any construction of the property.
4. Stormwater facilities shall not be located in the required recreational open space areas.
5. Traffic calming features should be included in the layout of roadways to eliminated long straightaways.
6. The requirements of Section 25.04 of Ordinance 97-19 are applicable.
7. The preliminary development plan shall be submitted pursuant to Section 25.05 of Ordinance 97-19 within 90 days of the date of this ordinance. All of the procedures and requirements of Section 25.04 of Ordinance No. 97-19 shall be applicable.
8. On approval of the Planned Unit Development, which shall be attached as an exhibit of this ordinance.
9. No development shall progress until the approval of the preliminary development plan and the final development plan.

The Hiway - Preliminary Development Plan

Scheduled for presentation to the Planning and Zoning Board for approval on 4 January 2000.

Detail:

400 residential lots – modular/manufactured homes. Development will include paved curb and gutter roadways, homeowner's association (with covenants and restrictions), units to be limited to minimum width of 24', units to be limited to minimum square footage of 1000'. Drainage will be provided by stormwater ponds flowing to adjacent wetlands. Open space and pond systems will be maintained by homeowner's association. Water and sewer to be provided by United Water Florida. Commercial development will be 55,000sf.

Area Calculations:

Total: 156.58 acres
Residential: 117.19 acres (75%)
Commercial: 7.73 acres (5%)
Open Space: 31.59 acres (20%) [recreational: 2.26 acres]

Developer: Y.P.C., Inc.

Surveyor: Rooney & Sons

Engineering Firm: McCranie & Associates, Inc.

Requirements – Section 25.05 Procedures – B. Preliminary Development Plan Approval

1. Pre-Application Conference (conducted 25 Aug 99)
2. Five (5) copies of Preliminary Plan (received 3 Sept 99)
3. Review by Senior Planner and Director of Public Works (14 Oct 99)
4. Planning and Zoning Board to review Preliminary Plan (4 Jan 00)
5. Planning and Zoning Board to approve/disapprove Preliminary Plan (4 Jan 00)
6. Board of Nassau County Commissioners to approve/disapprove (24 Jan 00)

Attachments:

Narrative
Preliminary Development Plan

/cj 3 Jan 00

APPROVED

DATE 1/24/00 JAB



McCranie & Associates, Inc.

Land Development • Roadway Design • Permitting

TRANSMITTAL

DATE: January 3, 2000
 TO: Nassau County Public Works
 FROM: Daniel I. McCranie, P.E.
 SUBJECT: The Hideaway - PUD

RECEIVED
 [Signature]

DMc Project 99042

Please find attached five sets of the preliminary plan for the rezoning of 157 Acres from Open Rural to PUD. Included in this set is the application to rezone, the property owners within 300 feet from the Property Appraiser's office, a vicinity map, a legal description, a preliminary development plan, and an area calculation plan. The name of the Developer is Y.P.C., Inc.; the name of the Surveyor is Rooney & Son's; and the name of the Engineering Firm is McCranie & Associates, Inc.

The following is a written description of the plan of development:

This property is currently zoned Open Rural with a future land use designation of medium density residential. Based upon the maximum density allowed by the Future Land Use Map (FLUM), the developer could request up to 785 residential lots. Instead, the developer is requesting 400 residential lots, along with 55,000 square feet of commercial space. This impact requested is both less intense and less dense than the underlying FLUM allows. The request to be rezoned to PUD allows the County and the Developer to place conditions on the zoning change. This is clearly in the community's best interest. During the Final Development Plan process, covenants and restrictions will be completed and submitted to the Nassau County Site Plan committee. Included in these restrictions will be minimum size requirements for the residential buildings as well as other restrictions ensuring a quality product.

The Hideaway is proposed as a 400-lot modular or manufactured home community with paved curb & gutter roadways, a homeowners association and covenants and restrictions. The modular or manufactured homes will be restricted to a minimum width of 24 feet, a minimum square footage of 1,000 square feet, and shall have a solid wall foundation, manufactured skirting, stone, cut brick, or siding that matches the building from the finished floor to the ground. Other restrictions, such as requiring that the modular or manufactured home, at the time of initial occupancy, be at most two years old, will be added to the covenants and restrictions.

The drainage for the project will be routed to stormwater ponds, permitted by the SJRWMD, and outfall to the adjacent wetland area, in order for the wetlands to remain hydrated. The open space and pond systems will be maintained by a homeowners association. Water and sewer will be provided by United Water Florida.

The residential lots will follow the RMH zoning criteria, while the commercial portion will follow CI. We look forward to being at the October Planning & Zoning meeting. If there are any questions, please do not hesitate to call.

Thank you,

Daniel I. McCranie, P.E.
President
McCranie & Associates, Inc.

CC: file
Y.P.C., Inc.

driven out there several times and walked around; however, he did not speak to anyone directly.

7:06:20 - R-00-001 - It was moved by Commissioner Cooper, seconded by Commissioner Vanzant, and unanimously carried to open the Public Hearing. There being no persons present wishing to speak in favor of or in opposition to this application, it was moved by Commissioner Howard, seconded by Commissioner Cooper, and unanimously carried to close the Public Hearing. It was then moved by Commissioner Howard, seconded by Commissioner Vanzant, and unanimously carried to approve Rezoning Application R-00-001, filed by John E. and Peggy Davis, Trustees, 592 Piney Island Drive, Fernandina Beach, Florida 32034, owners, and Shaun Harrell, 1927 South 14th Street, #113, Amelia Island, Florida 32034, agent for the owner, to rezone approximately 204 acres from Open Rural (OR) to Planned Unit Development (PUD) "South Lake" property located on the east side of C.R. 107, Nassauville Road between A1A and Frank Ward Road in the O'Neil area and to adopt Ordinance No. 2000-03 regarding same.

7:10:35 - Upon the request and recommendation of the County Attorney, it was moved by Commissioner Cooper, seconded by Commissioner Vanzant, and unanimously carried to continue the Public Hearing for the consideration of amendments to the Development Review Regulations Ordinance No. 99-18 to February 28, 2000.

~~7:11:12~~ 7:11:12 - Preliminary Development Plan for the "Hideaway" PUD - It was moved by Commissioner Marshall, seconded by Commissioner Howard, and unanimously carried to open the Public Hearing. There being no persons present wishing to speak in favor of or in opposition to this application, it was moved by Commissioner Marshall,

seconded by Commissioner Howard, and unanimously carried to close the Public Hearing. It was moved by Commissioner Howard, seconded by Commissioner Cooper, and unanimously carried to approve the Preliminary Development Plan for the "Hideaway" Planned Unit Development filed by Y.P.C., Inc., 50 North Laura Street, Suite 2800, Jacksonville, Florida 32202, Owner, and Dan McCranie of McCranie & Associates, Inc., 23 South 3rd Street, Fernandina Beach, Florida 32034, Agent for the Owner, property located on the east side of U.S. 17, two miles south of State Road 200 in the Yulee area.

7:14:50 - The Board returned to Golder Associates to address the contamination assessment of the Temporary Courthouse Facility. It was moved by Commissioner Marshall and seconded by Commissioner Cooper to authorize Golder Associates to review previous contamination assessment reports prepared by other firms, to assist the County in responding to a Notice of Violation regarding the contamination at the Temporary Courthouse Facility and to attend a meeting on February 2, 2000 with the Department of Environmental Protection with Mr. Mullin and Commissioner Marshall and to approve the proposal in the amount of \$3,750. The motion carried 4-1 with Commissioner Howard casting the dissenting vote.

7:23:01 - Mr. Brian Morrissey of the Public Defender's Office appeared before the Board to address space needs for that office. After discussion, it was moved by Commissioner Marshall, seconded by Commissioner Howard, and unanimously carried to authorize the execution of the proposal dated January 21, 2000 from Walter Dickinson, Inc. regarding the leasing of space in the Lofton Square Shopping Center for the Public Defender's Office and the