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Return to: \*  
Joyce Bradley

ORDINANCE NO. 2000- 53

AN ORDINANCE AMENDING ORDINANCE NO. 83-19, AS AMENDED. THIS ORDINANCE REZONES AND RECLASSIFIES THE PROPERTY HEREIN AFTER DESCRIBED IN NASSAU COUNTY, FLORIDA, FROM A PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, SINGLE FAMILY (RS-1), COMMERCIAL, PROFESSIONAL AND OFFICE (CPO) AND COMMERCIAL, NEIGHBORHOOD (CN) TO THAT OF A PLANNED UNIT DEVELOPMENT (PUD); THE NAME OF THE PUD IS "AMELIA RIVER VILLAS"; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on the 28<sup>th</sup> 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 28<sup>th</sup> day of July, 1997; and

WHEREAS, the "owners" of that certain property 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 (RS-1), COMMERCIAL, PROFESSIONAL AND OFFICE (CPO) AND COMMERCIAL, NEIGHBORHOOD (CN) 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

Rec 6/1/00

FILE 200512055 OR BOOK 01307 PGS 0488-0494 RECORDED 04/06/2005 09:25:28 NASSAU COUNTY, JOHN A. CRAWFORD, CLERK

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** this 18<sup>th</sup> day of December, 2000, by the Board of County Commissioners of Nassau County that the application for the Planned 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 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 the Preliminary Development Plan attached hereto as Exhibit "B". The Planned Unit Development is further subject to the requirements of Ordinance No. 97-19.

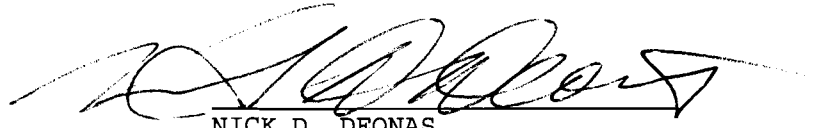
**SECTION 2.** Owner and Description. The land re-zoned by this Ordinance is owned by Betty T. Waas, Mahalah Roslie, and Guy and Latrelle Maddox, owners.

**SECTION 3.** Conditions. The conditions set forth as Exhibit "C" shall be made a part of this PUD, as recommended by staff, 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 in existence at the date of the ordinance or as amended pursuant to the E.A.R. based amendments as approved by the Florida Department of Community Affairs.

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

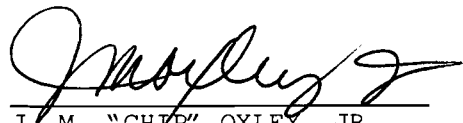
ADOPTED this 18<sup>th</sup> day of December, 2000.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



NICK D. DEONAS  
Its: Chairman

ATTEST:



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

Approved as to form by the  
Nassau County Attorney:

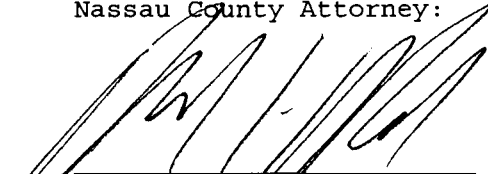
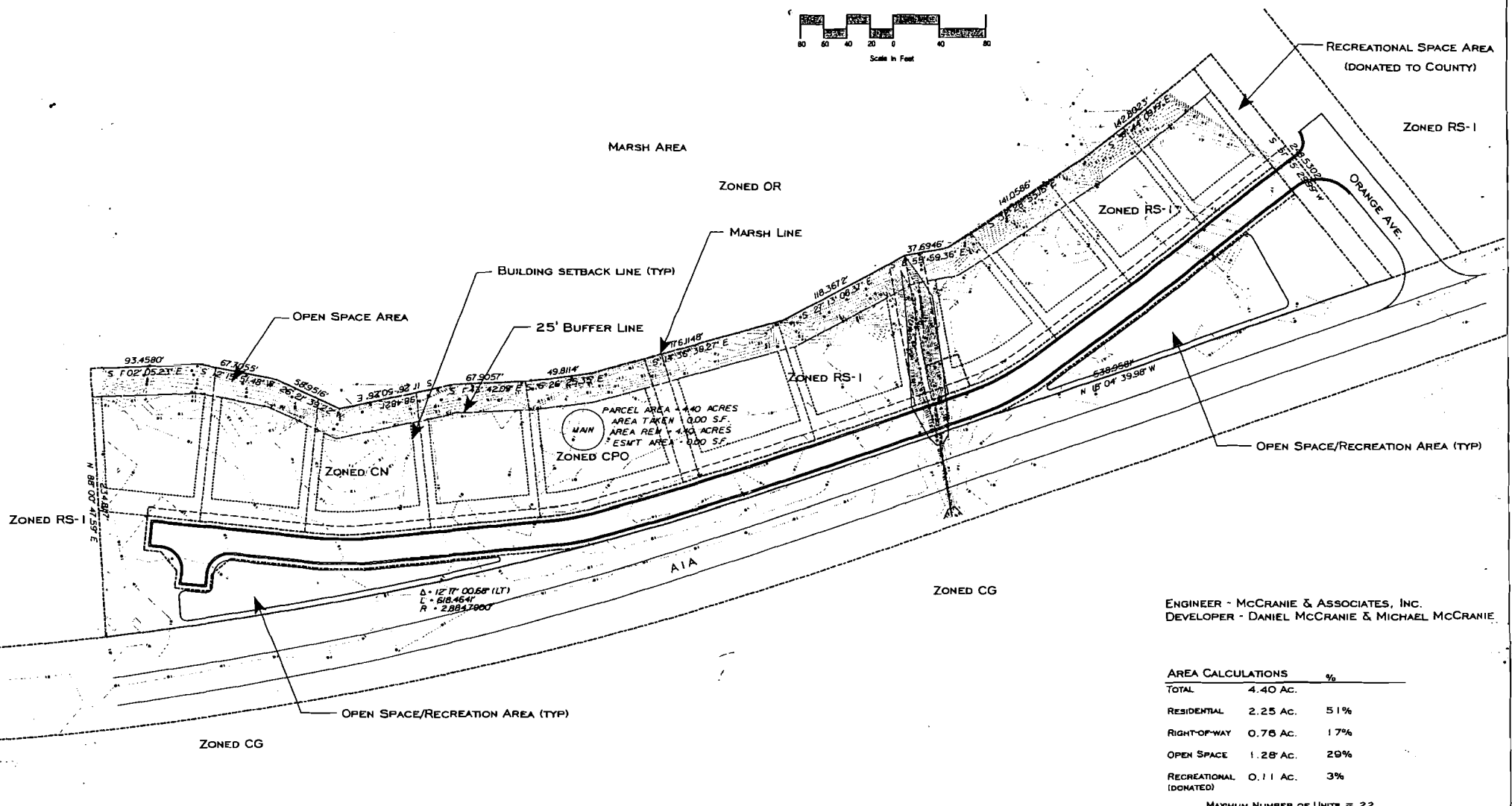
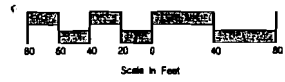
  
MICHAEL S. MULLIN

EXHIBIT "A"  
legal.txt

Parcel MAIN

Beginning at the southeastern corner of lot three (P.O.B.) to a point on a circular curve concave to the Southwest and having a radius of 2,884.7900 feet and a tangent bearing of North 5° 47' 39.17" West; thence run along the arc of said circular curve through a central angle of 12° 17' 00.68" for a distance of 618.4641 feet; thence North 18° 04' 39.98" West a distance of 538.9581 feet; thence South 51° 55' 29.99" West a distance of 248.5302 feet; thence South 37° 44' 09.19" East a distance of 142.8023 feet; thence South 32° 28' 55.15" East a distance of 141.0586 feet; thence South 8° 55' 59.36" East a distance of 37.6946 feet; thence South 27° 13' 08.37" East a distance of 118.3672 feet; thence South 14° 36' 39.27" East a distance of 176.1148 feet; thence South 6° 26' 25.35" East a distance of 49.8114 feet; thence South 1° 43' 42.09" East a distance of 67.9057 feet; thence South 11° 26' 50.26" East a distance of 98.4821 feet; thence South 26° 21' 39.22" West a distance of 58.9516 feet; thence South 12° 15' 51.48" West a distance of 67.7055 feet; thence South 1° 02' 05.23" East a distance of 93.4580 feet; thence North 88° 00' 47.59" East a distance of 234.8117 feet to the P.O.B.

Containing 4.4003 acres, more or less.



ENGINEER - McCRANIE & ASSOCIATES, INC.  
DEVELOPER - DANIEL McCRANIE & MICHAEL McCRANIE

AREA CALCULATIONS		%
TOTAL	4.40 AC.	
RESIDENTIAL	2.25 AC.	51%
RIGHT-OF-WAY	0.78 AC.	17%
OPEN SPACE	1.28 AC.	29%
RECREATIONAL (DONATED)	0.11 AC.	3%

MAXIMUM NUMBER OF UNITS = 22


PROJECT NO: D. McCRANIE  
 DRAWING BY: D. McCRANIE  
 DRAWN BY: A. DELUZIT  
 CHECKED BY: H. OLLETTA

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

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE.  
 DRAWING IS REDUCED IF LESS THAN 8" x 34"

DANIEL McCRANIE &  
MICHAEL McCRANIE

AMELIA RIVER VILLAS  
PUD

PRELIMINARY DEVELOPMENT  
PLAN

Sheet No  
**PDP-1**

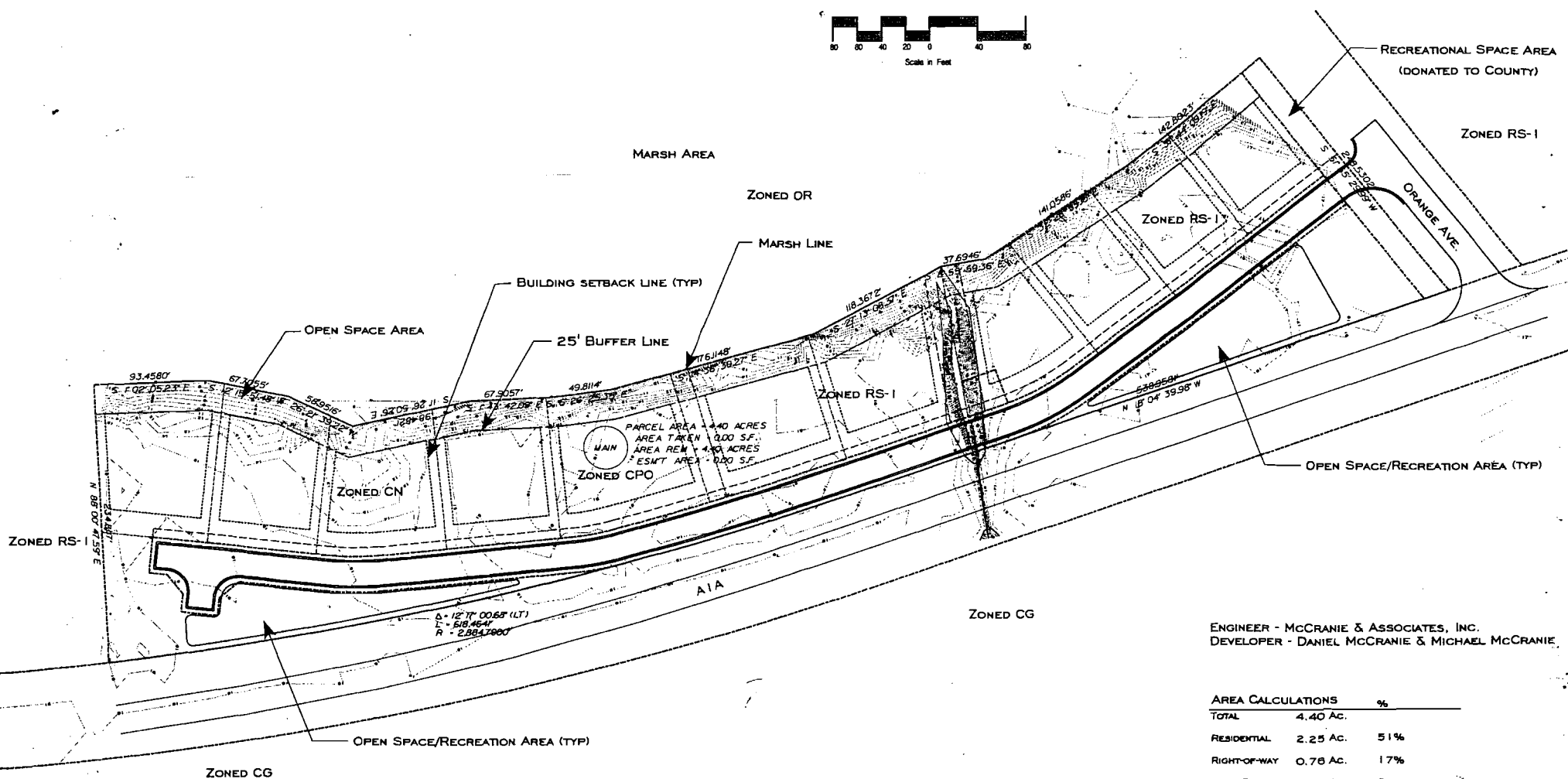
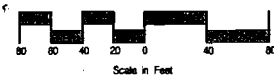
DATE GDN  
NOVEMBER 6, 2000

PROJECT NO  
00038

REGISTERED PROFESSIONAL

EXHIBIT "B"

R00-022-CPA00-002



ENGINEER - MCCRANIE & ASSOCIATES, INC.  
 DEVELOPER - DANIEL MCCRANIE & MICHAEL MCCRANIE

AREA CALCULATIONS		
	Ac.	%
TOTAL	4.40	
RESIDENTIAL	2.25	51%
RIGHT-OF-WAY	0.76	17%
OPEN SPACE	1.28	29%
RECREATIONAL (DONATED)	0.11	3%

MAXIMUM NUMBER OF UNITS = 22

PROJECT: MARIANA  
 DESIGNED BY: D. MCCRANIE  
 DRAWN BY: A. DANLEY  
 CHECKED BY: H. OLIVETTE



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

DANIEL MCCRANIE & MICHAEL MCCRANIE

AMELIA RIVER VILLAS  
 PUD

PRELIMINARY DEVELOPMENT  
 PLAN

Sheet No. 4  
**PDP-1**  
 1 of 1  
 DATE: NOVEMBER 6, 2000  
 DRAWING NO. 00036  
 REGISTERED PROFESSIONAL

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE.  
 DRAWING IS REDUCED IF LESS THAN 22" x 34"

EXHIBIT "C"  
Conditions for R-00-022

AMELIA RIVER VILLAS PUD RESTRICTIONS AND ZONING REQUIREMENTS

1. The underlying zoning will follow the current (2000) Zoning Code for Residential Townhouse with the following modifications:  
  
Side setback (exterior lot) - 7.5 feet  
  
Rear setback - 25 feet  
  
Single Family Residential will be allowed.  
  
Maximum number of attached units - 2
2. The project will consist of a maximum of twenty-two dwelling units.
3. There will be a private roadway to serve the lots. This roadway would be a two-lane twenty-foot wide roadway with a thirty-foot right-of-way.
4. Maximum of five units per acre to be allowed based upon Nassau County Standards and Nassau County staff.
5. For privacy, sound barrier/privacy fence will be placed along the A1A right-of-way property line.
6. The required county buffer will be placed along the wetland boundary.
7. There will be a maximum of one driveway connection onto A1A.
8. Public Water and Sewer will be provided to all lots.
9. 0.11 acres of land on the southern side of the property (20' wide) will be donated to the County for Recreational Use.
10. A four-foot wide internal sidewalk will be provided.