

ORDINANCE NO. 2001 - 03

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AMENDING ORDINANCE NO. 97-19, WHICH AMENDED ORDINANCE NO. 83-19, WHICH ESTABLISHED A COMPREHENSIVE ZONING CODE FOR NASSAU COUNTY, SPECIFICALLY AMENDING SECTION 25.02, PARAGRAPH A, TO DELETE THE 40 ACRE PLANNED UNIT DEVELOPMENT (PUD) REQUIREMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners has found it necessary to further amend Ordinance No. 97-19, as amended; and

WHEREAS, staff has recommended that existing language contained in Section 25.02, Paragraph A, should be deleted in that the language has been detrimental to good planning practices in Nassau County; and

WHEREAS, the Planning and Zoning Board has held a duly advertised public hearing; and

WHEREAS, the Board of County Commissioners has held a duly advertised public hearing on this matter.

NOW, THEREFORE, BE IT ORDAINED this 22nd day of January, 2001, by the Board of County Commissioners of Nassau County, Florida, that Ordinance No. 97-19 shall be further amended as follows:

1. SECTION 25.02 PERMITTED USES:

- A. ~~Homogeneous residential developments of more than forty (40) acres with a density of less than three (3) dwelling units per acre will not be permitted except upon application approved as a PUD.~~

B-A. Residential development within a DRI, PUD or otherwise established by a development order issued prior to the adoption of this amendment to the Zoning Code shall be limited to the number of dwelling units approved in the DRI or development order.

C-B. Any use which is permitted or permissible as a conditional use in any zoning district (except IW and IH) may be included in a PUD.

D-C. Cluster Development, Patio Lot and/or Zero lot line development may be included in a PUD.


2. EFFECTIVE DATE

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

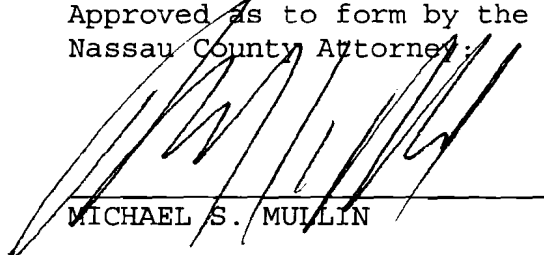
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


MARIANNE MARSHALL
Its: Chairman

ATTEST:


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

Approved as to form by the
Nassau County Attorney:


MICHAEL S. MULLIN