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Returns: *
Joyce Bradley

ORDINANCE NO. 2001-16

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 OPEN RURAL (OR) TO THAT OF A PLANNED UNIT DEVELOPMENT (PUD); THE NAME OF THE PUD IS "GREENE MEADOWS 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 which Ordinance has been subsequently amended including Ordinance No. 97-19, adopted on the 28th day of July, 1997; and

WHEREAS, the "owner" of that certain property in the attached Exhibit "A" intends to develop the described property in accordance with a master plan; and

WHEREAS, the "owner" of that certain property described in the attached Exhibit "A" has applied for a re-zoning and re-classification of that property from OPEN RURAL (OR) 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

REC 69.50

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 23rd day of April, 2001, by the Board of County Commissioners of Nassau County, Florida 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 rezoned by this ordinance is owned by Kenneth Greene, owner.

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 23rd day of April, 2001.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



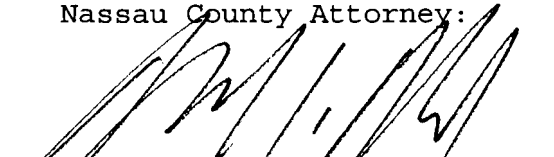
MARIANNE MARSHALL
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:

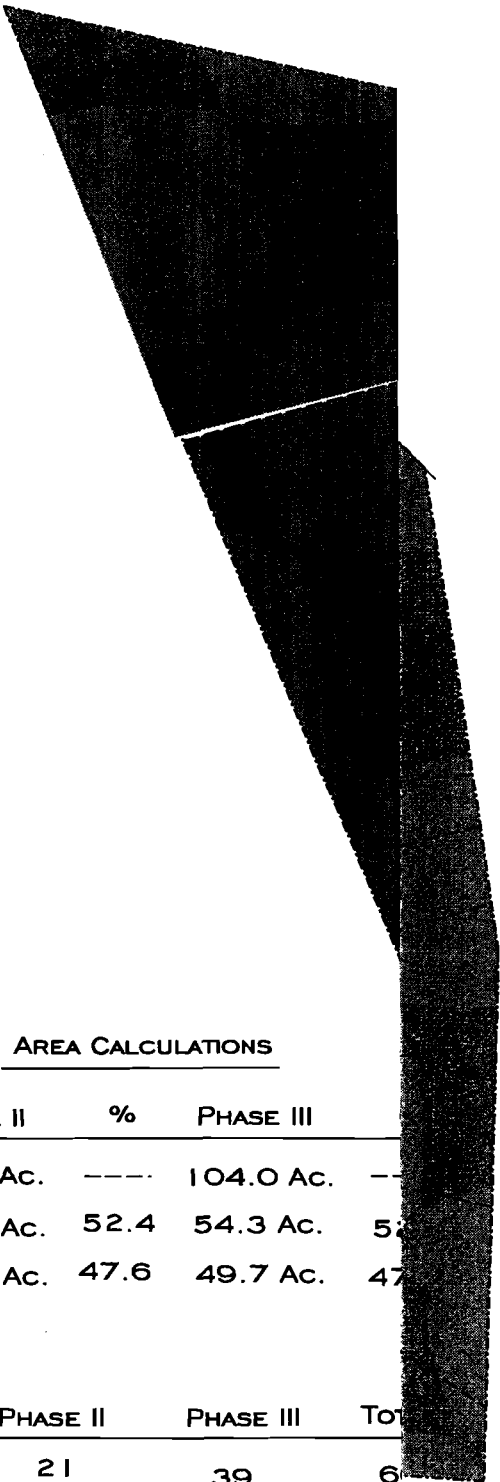


MICHAEL S. MULLEN

EXHIBIT "A"

Greene Meadows Phases II & III
LEGAL DESCRIPTION

IN OR 753/234 & PT OR 753/236 PARCELS 9-1 & 9-2 EXCLUDING POINT OF REFERENCE IS THE SOUTHEAST CORNER OF SAID SECTION 9, BEING A LIGHTWOOD POST; THENCE PROCEED NORTH 86° 35' 00" WEST ALONG THE LINE WHICH DIVIDES SAID SECTIONS 9 AND 16, A DISTANCE OF 1166.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86° 35' 00" WEST ALONG SAID LINE, A DISTANCE OF 361.80'; THENCE SOUTH 14° 06' 32" WEST ALONG THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 753, PAGE 236 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 602.20'; THENCE NORTH 65° 14' 49" WEST ALONG THE SOUTH LINE OF SAID LANDS AND THE NORTHERLY RIGHT-OF-WAY LINE OF HURST ROAD (A VARIABLE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 61.05'; THENCE NORTH 14° 06' 32" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 579.59'; THENCE NORTH 86° 35' 00" WEST ALONG AFORESAID LINE WHICH DIVIDES SECTION 9 AND 16, A DISTANCE OF 335.32'; THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 1089.46'; THENCE SOUTH 77° 23' 43" WEST, A DISTANCE OF 17.90'; THENCE NORTH 77° 08' 09" WEST, A DISTANCE OF 246.03'; THENCE NORTH 15° 31' 49" WEST A DISTANCE OF 633.03'; TO A POINT OF CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING RADIUS OF 30.00', A CENTRAL ANGLE OF 55° 52' 49", AND A CHORD BEARING 17° 56' 24" EAST A DISTANCE OF 28.11'; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 29.26' TO A POINT OF TANGENCY; THENCE NORTH 45° 52' 49" EAST, A DISTANCE OF 55.55 FEET TO A POINT OF CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 33° 19' 20", AND A CHORD BEARING OF NORTH 62° 32' 29" EAST AND DISTANCE OF 326.85 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 331.50 FEET TO A POINT OF TANGENCY; THENCE NORTH 79° 12' 10" EAST, A DISTANCE OF 142.86 FEET; THENCE SOUTH 21° 01' 56" EAST, A DISTANCE OF 170.67 FEET; THENCE NORTH 67° 32' 40" EAST, A DISTANCE OF 310.24 FEET; THENCE SOUTH 26° 07' 22" EAST, A DISTANCE OF 226.18 FEET; THENCE SOUTH 25° 10' 13" EAST, A DISTANCE OF 516.10 FEET; THENCE SOUTH 06° 22' 00" EAST, A DISTANCE OF 900.86 FEET; THENCE SOUTH 47° 48' 27" WEST, A DISTANCE OF 83.96 FEET; THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 375.67 FEET TO THE POINT OF BEGINNING.



■ PHASE II

■ PHASE III

AREA CALCULATIONS

	PHASE II	%	PHASE III	
TOTAL	78.2 Ac.	---	104.0 Ac.	---
RESIDENTIAL	41.0 Ac.	52.4	54.3 Ac.	52.2
OPEN SPACE	37.2 Ac.	47.6	49.7 Ac.	47.7

	PHASE II	PHASE III	TOTAL
MAX. # RESIDENTIAL LOTS	21	39	60



Scale in Feet

15 MAR 10 11:20 38 N:\PROJECTS\GREENHILLS\PLANS\PLT

NO.	BY	DATE	REVISION

PROJECT MGR: N. GILLETTE
 DESIGNED BY: N. GILLETTE
 DRAWN BY: N. GILLETTE
 C/A/Q/C: D. McCRAMIE

DEVELOPMENT PLAN

DO NOT SCALE
 DRAWING IS R

REGISTERED PROFESSIONAL

SHEET NO.
PD-3
 3 of 3
 ISSUE DATE
 AUGUST 23, 2000
 PROJECT NO.
 00027

EXHIBIT "C"
CONDITIONS
R00-023
GREENE MEADOWS PUD

PUD Development conditions for Greene Meadows Subdivision as mutually agreed by mitigation and as allowed under Development Review Regulations, Section 8, Variations and Waivers:

1. The number of proposed lots from Phases II and III be fixed at 60 units, as part of the mitigation for the second point of ingress/egress.
2. The developer is to pave Hurst Road from Ratliff to Caties Way, which is the entrance to the subdivision. The paving shall consist of a 22 ft. overlay of the existing roadway. Where less than 22 ft. is present, the developer will extend the pavement laterally past the existing edge to achieve the 22 ft. total road width. A detail will be provided during the site plan review process for this paving.
3. The developer agrees to provide only single family houses, as far as Phases II and III of this subdivision.
4. The approval of any final development plan or issuance of permits is contingent upon both parties executing a Development Agreement regarding Hurst Road.
5. Before the sale of the 25th lot the off-site roadway improvements must be completed.
6. The lots within said subdivision shall be subject to the conditions of the Residential Single Family Estate (RS-E) zoning district.

NOTE: The agreement does not bind the county to be responsible for maintenance of any roadway within the subdivision.