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Joyce Bradley *

ORDINANCE NO. 2001-__29

AN ORDINANCE AMENDING ORDINANCE NO. 96-02, WHICH CONSOLIDATED THE PLANNED UNIT DEVELOPMENT ZONING FOR AMELIA ISLAND PLANTATION, PROVIDING AN EFFECTIVE DATE.

WHEREAS, on the 8th day of January 1996, the Board of County Commissioners of Nassau County, Florida, approved Ordinance No. 96-02, which consolidated the Planned Unit Development zoning for the Amelia Island Plantation; and

WHEREAS, the Amelia Island Company has requested a change to expand the size of Parcel 14 of the PUD by 8.1 acres; and

WHEREAS, the Nassau County Planning Commission held a public hearing on same after due notice and made its findings and recommendations thereon; and

WHEREAS, the County Commission of Nassau County, Florida, has considered the findings and recommendations of the Planning Commission and held its own public hearing after due notice and also considered the Comprehensive Land Use Plan and finds that the amendment complies with the Comprehensive Land Use Plan and the original intent of Ordinance No. 85-2.

NOW, THEREFORE BE IT ORDAINED this 27th day of August, 2001, by the Board of County Commissioners of Nassau County, Florida that the application for the amendment of the Planned Unit Development is hereby approved as follows:

1. Expand the size of Parcel 14 of the PUD by 8.1 acres.
2. Tract 14 has a balance of 40,800 square feet of commercial retail and 11,500 square feet of office use.

Rec 35.50 734

FILE 200512047 OR BOOK 01307 PGS 0439-0442 RECORDED 04/06/2005 09:25:28 NASSAU COUNTY, JOHN A. CRAWFORD, CLERK

3. This amendment is subject to the conditions as set forth in the attached Exhibit "A".

This Ordinance shall take effect upon its being filed in the Office of the Secretary of State's Office.

ADOPTED this 27th day of August, 2001.

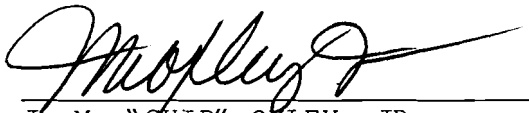
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



MARIANNE MARSHALL

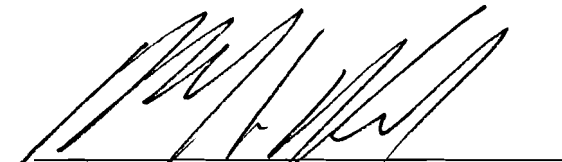
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT "A"

1. Permitted Uses and Structures.

- (A) Retail outlets for the sale of general merchandise including food and drugs, wearing apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry (including watch repair), art, camera, or photographic supplies (including camera repair), sporting goods, hobby shops, florist or gift shop, delicatessen, bakery (but not wholesale bakery), home furnishing, antiques, and similar uses.
- (B) Service establishment of all kinds including restaurants, barber or beauty shops, interior decorator, spas and salons, pick-up stations for laundry or dry cleaning establishments, travel agencies, and similar uses.
- (C) Commercial, recreational and entertainment facilities, such as video games, game rooms, arcades and billiards, auditorium convention centers, and similar uses.
- (D) Outdoor fruit and vegetable markets.
- (E) All types of professional and business offices.
- (F) Establishments or facilities for the retail sale and service of all alcoholic beverages, either for on-premises or off-premises consumption, or both except that no minimum distance shall be applied to churches located in the PUD per Ordinance No. 88-32.
- (G) Hotel and motels (including convention facilities, meeting rooms and exhibition halls).
- (H) Parking for any of the permitted uses and structures.

2. Permitted Accessory Uses.
 - (A) See Article 28, Section 28.15, of Ordinance No. 97-19, the Nassau County Zoning Code.

3. Minimum Lot Requirements.
 - (A) There are no minimum lot requirements (subject to site plan review).

4. Minimum Yard Requirements.
 - (A) Front Yard: twenty five feet from a public right of way except fifteen feet from any private road or right of way.
 - (B) Rear and side yards: no minimum rear or side yards except where abutting a residential district, then the minimum shall be ten feet.

5. Building Restrictions.
 - (A) Maximum building height: forty feet except that mechanical projections, roofs, clock towers, steps, and the like may extend beyond forty feet as required.
 - (B) Maximum lot coverage: no maximum lot coverage (subject to site plan review).
 - (C) Parking: required parking is 2.96 parking spaces per 1000 feet of gross floor area.