

8

Returned to: X
Joyce Bradley

ORDINANCE NO. 2002- 21

AN ORDINANCE AMENDING ORDINANCE NO. 2001-11, WHICH AMENDED ORDINANCE NO. 83-19, AS AMENDED. THIS ORDINANCE REZONED AND RECLASSIFIED THE PROPERTY HEREIN AFTER DESCRIBED IN NASSAU COUNTY, FLORIDA, FROM OPEN RURAL (OR) TO THAT OF A PLANNED UNIT DEVELOPMENT (PUD); THE NAME OF THE PUD IS "CARTESIAN POINTE PUD"; SPECIFICALLY AMENDING CONDITIONS, EXHIBIT "C"; PROVIDING AN EFFECTIVE DATE.

REC 69.50

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 substantially amended including Ordinance No. 97-19, adopted on the 28th day of July, 1997; and

WHEREAS, the Board of County Commissioners adopted Ordinance No. 2001-11 on March 26, 2001; and

WHEREAS, the owner of the subject property has requested that Ordinance No. 2001-11 be amended; 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 Board of County Commissioners of Nassau County has considered the findings and recommendations of the Planning and Zoning 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 in the described 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 22nd day of April, 2002 by the Board of County Commissioners of Nassau County, Florida, that Ordinance No. 2001-11 shall be amended as follows:

Section 1. The Planned Unit Development concept shall be as indicated on the Preliminary Development Plan attached hereto as Exhibit "B".


Section 2. Owner and Description. The land rezoned by this Ordinance is owned by Augustus W. Jones, owner.

Section 3. Conditions. The conditions set forth as Exhibit "C" shall be made a part of this Ordinance, 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 of Nassau County, Florida, and filing in the Secretary of State's Office.

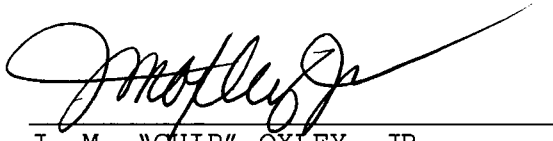
Adopted this 22nd day of April, 2002.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



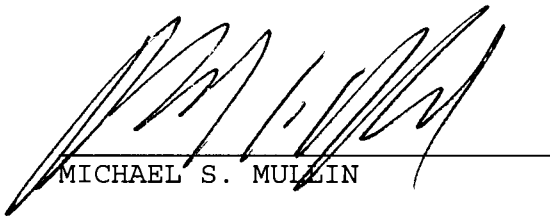
NICK D. DEONAS
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULRIN

EXHIBIT "A"

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 8 (SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 9);

THENCE North 89 degrees 23 minutes 51 seconds East for a distance of 481.14 feet TO A POINT;
THENCE South 06 degrees 05 minutes 06 seconds East for a distance of 301.81 feet TO A POINT;
THENCE North 89 degrees 24 minutes 48 seconds East for a distance of 199.87 feet TO A POINT;
THENCE North 89 degrees 52 minutes 20 seconds East for a distance of 215.96 feet TO A POINT;
THENCE North 89 degrees 01 minutes 46 seconds East for a distance of 198.67 feet TO THE BEGINNING OF A CURVE;
THENCE along a curve to the left having a radius of 25.00 feet and an arc length of 37.57 feet, being subtended by a chord of North 45 degrees 58 minutes 52 seconds East for a distance of 34.13 feet TO A POINT;
THENCE South 03 degrees 07 minutes 05 seconds West for a distance of 303.28 feet TO A POINT;
THENCE North 89 degrees 12 minutes 23 seconds East for a distance of 780.18 feet ALONG THE SOUTHERLY LINE OF SPRING MEADOW SUBDIVISION, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 5, PAGE 142, OF SAID PUBLIC RECORDS, TO A POINT;
THENCE North 89 degrees 10 minutes 46 seconds East for a distance of 885.05 feet ALONG THE SOUTHERLY LINE OF SPRING MEADOWS PHASE TWO, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 5, PAGE 363, OF SAID PUBLIC RECORDS, TO A POINT LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (AN 80 FOOT RIGHT-OF-WAY); THENCE South 03 degrees 14 minutes 45 seconds West for a distance of 258.88 feet ALONG SAID RIGHT-OF-WAY TO A POINT;
THENCE North 77 degrees 53 minutes 18 seconds West for a distance of 51.31 feet TO A POINT;
THENCE South 69 degrees 45 minutes 44 seconds West for a distance of 77.07 feet TO A POINT;
THENCE South 07 degrees 22 minutes 44 seconds West for a distance of 140.95 feet TO A POINT;
THENCE South 45 degrees 32 minutes 53 seconds West for a distance of 65.94 feet TO A POINT;
THENCE South 15 degrees 38 minutes 35 seconds West for a distance of 183.14 feet TO A POINT;
THENCE South 52 degrees 14 minutes 44 seconds West for a distance of 75.16 feet TO A POINT;
THENCE North 87 degrees 47 minutes 52 seconds West for a distance of 54.62 feet TO A POINT;
THENCE North 50 degrees 10 minutes 13 seconds West for a distance of 108.32 feet TO A POINT;
THENCE South 65 degrees 18 minutes 43 seconds West for a distance of 232.78 feet TO A POINT;
THENCE North 49 degrees 11 minutes 57 seconds West for a distance of 116.05 feet TO A POINT;
THENCE North 80 degrees 17 minutes 44 seconds West for a distance of 302.63 feet TO A POINT;
THENCE North 78 degrees 38 minutes 20 seconds West for a distance of 273.38 feet TO A POINT;
THENCE South 86 degrees 30 minutes 15 seconds West for a distance of 122.98 feet TO A POINT;
THENCE South 80 degrees 12 minutes 30 seconds West for a distance of 155.76 feet TO A POINT;
THENCE South 72 degrees 18 minutes 14 seconds West for a distance of 247.75 feet TO A POINT;
THENCE North 82 degrees 51 minutes 06 seconds West for a distance of 100.10 feet TO A POINT;
THENCE South 74 degrees 05 minutes 43 seconds West for a distance of 165.87 feet TO A POINT;
THENCE North 00 degrees 29 minutes 55 seconds West for a distance of 33.45 feet TO A POINT;
THENCE North 88 degrees 09 minutes 15 seconds West for a distance of 183.53 feet TO A POINT;
THENCE South 87 degrees 16 minutes 57 seconds West for a distance of 151.37 feet TO A POINT;
THENCE South 84 degrees 19 minutes 32 seconds West for a distance of 134.68 feet TO A POINT;
THENCE South 01 degrees 33 minutes 18 seconds East for a distance of 66.90 feet TO A POINT;
THENCE South 88 degrees 20 minutes 46 seconds West for a distance of 1344.54 feet TO A POINT;
THENCE North 01 degrees 50 minutes 12 seconds West for a distance of 1347.89 feet TO A POINT;
THENCE North 88 degrees 28 minutes 18 seconds East for a distance of 1351.41 feet TO THE POINT OF BEGINNING.

MAP SHOWING BOUNDARY SURVEY OF PORTIONS OF SECTION 8 AND SECTION 9, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

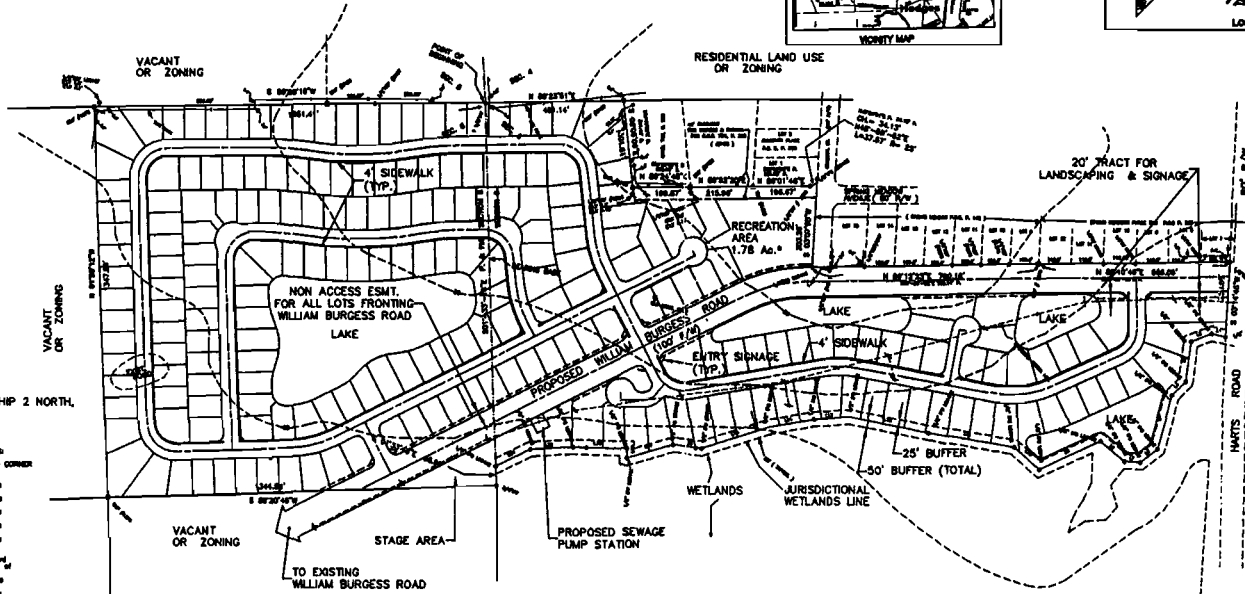
SOME PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL LOTS IN THE SECTION 8 AND SECTION 9, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, ARE SHOWN ON THIS MAP. THE LOTS ARE DESCRIBED AS FOLLOWS:

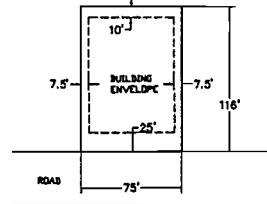
SECTION 8: LOTS 1-20, 21-40, 41-60, 61-80, 81-100, 101-120, 121-140, 141-160, 161-180, 181-200, 201-220, 221-240, 241-260, 261-280, 281-300, 301-320, 321-340, 341-360, 361-380, 381-400, 401-420, 421-440, 441-460, 461-480, 481-500, 501-520, 521-540, 541-560, 561-580, 581-600, 601-620, 621-640, 641-660, 661-680, 681-700, 701-720, 721-740, 741-760, 761-780, 781-800, 801-820, 821-840, 841-860, 861-880, 881-900, 901-920, 921-940, 941-960, 961-980, 981-1000.

SECTION 9: LOTS 1-20, 21-40, 41-60, 61-80, 81-100, 101-120, 121-140, 141-160, 161-180, 181-200, 201-220, 221-240, 241-260, 261-280, 281-300, 301-320, 321-340, 341-360, 361-380, 381-400, 401-420, 421-440, 441-460, 461-480, 481-500, 501-520, 521-540, 541-560, 561-580, 581-600, 601-620, 621-640, 641-660, 661-680, 681-700, 701-720, 721-740, 741-760, 761-780, 781-800, 801-820, 821-840, 841-860, 861-880, 881-900, 901-920, 921-940, 941-960, 961-980, 981-1000.

Scale properly indicates 60.00 feet scale or less.



COURSE	BEARING	DISTANCE
L-1	N 77°53'18"W	51.31'
L-2	S 68°45'44"W	77.07'
L-3	S 07°22'44"W	140.85'
L-4	S 45°32'33"W	65.84'
L-5	S 15°38'35"W	193.14'
L-6	S 82°14'44"W	75.16'
L-7	N 87°47'52"W	54.82'
L-8	N 30°10'13"W	108.32'
L-9	S 65°18'43"W	232.78'
L-10	N 48°11'57"W	118.05'
L-11	N 80°17'44"W	302.63'
L-12	N 78°38'20"W	273.38'
L-13	S 88°30'18"W	122.98'
L-14	S 80°12'30"W	155.78'
L-15	S 72°18'14"W	247.75'
L-16	N 62°51'06"W	100.10'
L-17	S 74°05'43"W	165.87'
L-18	N 00°28'53"W	33.45'
L-19	N 88°08'18"W	183.53'
L-20	S 87°16'57"W	151.37'
L-21	S 84°19'32"W	134.86'



MINIMUM LOT SIZE N.T.S.

BUILDING SETBACKS
FRONT 5'
SIDES 7.5'
REAR 10'

CORNER LOTS
FRONT 5'
SIDES 5'/10' NEXT TO STREET
REAR 10'

DATA SUMMARY

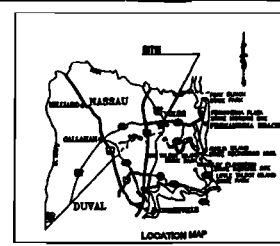
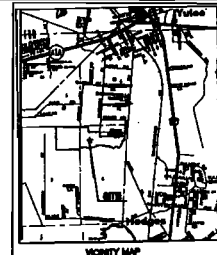
- OWNER / DEVELOPER:**
MR. FLORIAN CLAY
CARTESIAN POINTE, L.L.C.
P.O. BOX 18478
PENSACOLA BEACH, FL 32508
PHONE: (904) 877-3888
- ENGINEER:**
VINCE DUNN
HILL, BORING, DUNN & ASSOCIATES, INC.
2100 COUNTY PARKWAY, SUITE 1000
JACKSONVILLE, FLORIDA 32209
PHONE: (904) 328-1151
FAX: (904) 281-0371
- SURVEYOR:**
JAMES PLACON, COUNTY LAND SURVEYOR
24 NORTH PENINSULA STREET
PENSACOLA BEACH, FLORIDA 32504
PHONE: (904) 851-8888
FAX: (904) 877-3888
- EXISTING PROPOSED ZONING:**
EXISTING SECTION 8 IS 41.8 AC - UNZONED PORTION
SECTION 9 IS 44.8 AC - R2-SUBURBAN PORTION
PROPOSED: PUD
- TOTAL SITE AREA:**
TOTAL SITE AREA: 86.68 AC @ 100%
LAKES AREA: 8.1 AC @ 100%
TOTAL LOT AREA: 134.28 AC @ 100%
TOTAL IMPROVEMENT R/W AREA: 134.28 AC @ 100%
TOTAL LOT AREA: 134.28 AC @ 100%
TOTAL IMPROVEMENT R/W AREA: 134.28 AC @ 100%
* AS APPROVED BY NASSAU COUNTY 3-17-02
NASSAU NUMBER OF LOTS: 220 LOTS
OWNER COUNTY: 2.06 LOTS/AC
DRAINAGE: SITE SHALL BE DESIGNED TO MEET PRE/POST AND WATER QUALITY IN ACCORDANCE WITH LAKES AND NASSAU COUNTY REQUIREMENTS.
WATER AND SEWER: SITE IS WITHIN SEA TRENCH AREA. TOPOGRAPHIC DATA CONTAINS SHOWN HEREIN WERE TAKEN FROM THE USGS QUADRAANGLE MAP.
- ELECTRICAL SERVICES:** P.P.
- EXTERNAL SEWER:** ON-SITE SEWERAGE TANK
- AND FIRE PROTECTION:** FIRE HYDRANTS AS REQUIRED
- WETLAND BUFFER:** COLLECTION ROAD SHALL BE DOUBLE SECTION. ALL SUBDIVISION ROADS WILL BE CURB AND BUTTER.

FLOOD ZONE

BASED UPON AN EXAMINATION OF FLOOD INSURANCE RATE MAP 150120100 0348 6, FOR NASSAU COUNTY, FLORIDA, REVISION DATE: 03/14/1999 THE SITE SHOWN HEREON APPEARS TO BE IN FLOOD HAZARD AREA ZONE "C".

received
3/14/02 as

EXHIBIT "B"



NO.	DATE	REVISIONS
1	01/20/02	DESCRIPTION
2	01/20/02	REVISIONS
3	01/20/02	REVISIONS
4	01/20/02	REVISIONS
5	01/20/02	REVISIONS
6	01/20/02	REVISIONS
7	01/20/02	REVISIONS
8	01/20/02	REVISIONS
9	01/20/02	REVISIONS
10	01/20/02	REVISIONS
11	01/20/02	REVISIONS
12	01/20/02	REVISIONS
13	01/20/02	REVISIONS
14	01/20/02	REVISIONS
15	01/20/02	REVISIONS
16	01/20/02	REVISIONS
17	01/20/02	REVISIONS
18	01/20/02	REVISIONS
19	01/20/02	REVISIONS
20	01/20/02	REVISIONS
21	01/20/02	REVISIONS
22	01/20/02	REVISIONS
23	01/20/02	REVISIONS
24	01/20/02	REVISIONS
25	01/20/02	REVISIONS
26	01/20/02	REVISIONS
27	01/20/02	REVISIONS
28	01/20/02	REVISIONS
29	01/20/02	REVISIONS
30	01/20/02	REVISIONS
31	01/20/02	REVISIONS
32	01/20/02	REVISIONS
33	01/20/02	REVISIONS
34	01/20/02	REVISIONS
35	01/20/02	REVISIONS
36	01/20/02	REVISIONS
37	01/20/02	REVISIONS
38	01/20/02	REVISIONS
39	01/20/02	REVISIONS
40	01/20/02	REVISIONS
41	01/20/02	REVISIONS
42	01/20/02	REVISIONS
43	01/20/02	REVISIONS
44	01/20/02	REVISIONS
45	01/20/02	REVISIONS
46	01/20/02	REVISIONS
47	01/20/02	REVISIONS
48	01/20/02	REVISIONS
49	01/20/02	REVISIONS
50	01/20/02	REVISIONS
51	01/20/02	REVISIONS
52	01/20/02	REVISIONS
53	01/20/02	REVISIONS
54	01/20/02	REVISIONS
55	01/20/02	REVISIONS
56	01/20/02	REVISIONS
57	01/20/02	REVISIONS
58	01/20/02	REVISIONS
59	01/20/02	REVISIONS
60	01/20/02	REVISIONS
61	01/20/02	REVISIONS
62	01/20/02	REVISIONS
63	01/20/02	REVISIONS
64	01/20/02	REVISIONS
65	01/20/02	REVISIONS
66	01/20/02	REVISIONS
67	01/20/02	REVISIONS
68	01/20/02	REVISIONS
69	01/20/02	REVISIONS
70	01/20/02	REVISIONS
71	01/20/02	REVISIONS
72	01/20/02	REVISIONS
73	01/20/02	REVISIONS
74	01/20/02	REVISIONS
75	01/20/02	REVISIONS
76	01/20/02	REVISIONS
77	01/20/02	REVISIONS
78	01/20/02	REVISIONS
79	01/20/02	REVISIONS
80	01/20/02	REVISIONS
81	01/20/02	REVISIONS
82	01/20/02	REVISIONS
83	01/20/02	REVISIONS
84	01/20/02	REVISIONS
85	01/20/02	REVISIONS
86	01/20/02	REVISIONS
87	01/20/02	REVISIONS
88	01/20/02	REVISIONS
89	01/20/02	REVISIONS
90	01/20/02	REVISIONS
91	01/20/02	REVISIONS
92	01/20/02	REVISIONS
93	01/20/02	REVISIONS
94	01/20/02	REVISIONS
95	01/20/02	REVISIONS
96	01/20/02	REVISIONS
97	01/20/02	REVISIONS
98	01/20/02	REVISIONS
99	01/20/02	REVISIONS
100	01/20/02	REVISIONS

DESIGNED BY: HBD
DRAWN BY: HBD
CHECKED BY: V. DUNN
SCALE: 1" = 200'
DATE: JANUARY, 2001
PROJ. NO.: 0101-185

Hill, Boring,
Dunn &
Associates, Inc.
CIVIL ENGINEERS / LAND PLANNERS
7500 JACOBSVILLE LANE, SUITE 1000
JACKSONVILLE, FLORIDA 32218
904-381-1121

CARTESIAN POINTE
DEVELOPED BY: CARTESIAN POINTE, L.L.C.
NASSAU COUNTY, FL

FILE
PSP-1
INDEX SHIT.
SHEET 1 OF 1

NOT RELEASED FOR CONSTRUCTION

EXHIBIT "C"
CONDITIONS
CARTESIAN POINTE PUD

1. The Developer shall dedicate the 100-foot right of way and will participate in the improvement to the portion of William Burgess Boulevard running through his development that will be turned over to the County.
2. ~~The Developer will pay into a County Recreational Capital Construction Fund the amount equal to the following pursuant to the Planning Director's comments for Cartesian Pointe PUD distributed on March 6, 2001: A provision has been made for public education through the school district; recreation demand is fulfilled by offering to pay to a recreational trust fund the amount that would be assessed a rate of 2.5 acres per 100 units based on lot value. Transportation needs are being addressed for the County by the developer through the provision of a 100 foot right of way and the construction of the section of William Burgess Boulevard, a county collector road that runs through the property. This amounts to a total of 7.53 acres or eight percent of the site. Water supply and sewage disposal is within the United Water service area and surface drainage and flood control have been addressed.~~ The developer will construct a 1.7 acre tot lot in the Cartesian Pointe Subdivision to meet the recreational needs of the development and its residents.
3. The Developer shall be required to meet the conditions offered pursuant to Section VIII, PUD Special Conditions, which is attached hereto.
4. The County shall grant an exception to install single-side four foot wide sidewalks.
5. Staff shall determine the amount of screening to be provided within the right of way.
6. Staff shall determine rear setback.

VIII. PUD SPECIAL REQUIREMENTS – PUD CONDITIONS

Nassau County's Zoning ordinance requires that proposed PUD rezoning Ordinance enumerate conditions that assure that certain requirements attend to execution of the Ordinance will be met. The following is a proposed set of conditions that the Applicant is committing to meet in response to the County's requirements. It is anticipated that these conditions will be converted into an exhibit that is attached to the PUD Ordinance.

- A. Ownership and Maintenance: The proposed PUD and related facilities, other than individual residential lots, will be owned, maintained and operated as follows:
 1. Any common areas associated with the residential properties, including common preservation areas, amenities, landscape areas, signage, etc., will be managed by a homeowner's or property owner's association to be established by the developer through deed restrictions.
 2. The roadways and storm water managements facilities will be public and it is proposed that these items be maintained and operated by the county or the homeowner's or property owner's association as established by the developer through deed restrictions.
 3. Ownership, maintenance and operation of the water, sewer, electrical, telephone and other service utilities will be the responsibility of the respective franchise companies serving the area.
- B. Permitted Uses: The following uses are permitted as illustrated on the Preliminary Development Plan.
 1. Up to 220 Single-family residences, in areas designated as residential use on the Preliminary Development Plan.
- C. Temporary Uses: The following temporary uses are permitted:

1. A temporary sales office for the sale of lots, & houses, will be permitted at or near each entrance to the site until all of the residential lots are sold.
 2. Temporary construction trailers as needed to support the construction process for the various uses. All trailers shall be removed within thirty days of the completion of the permanent structures and facilities.
 3. These temporary facilities may utilize septic tanks and/or pump-out sewerage storage tanks as approved by the County Health Department, and temporary overhead electrical service.
- D. Silvicultural Uses: The property may continue to be used for silviculture activity until such time as construction commences on specific portions of the site and any portions not subject to construction or other encumbrances may continue to be used for silviculture subject to application of "best management practices" including controlled burning as approved by the Florida Forest Division.
- E. Access and Circulation: There shall be two primary entrances to the project as depicted on the Preliminary Development Plan. The initial entrance will be from Harts Road with a second entrance to be provided from the extension of William Burgess Road. A maintenance/service access will be provided from the William Burgess Road access point along the power line. The future alignment of William Burgess Road may also be utilized as a temporary access road to support construction. An emergency access drive may be provided from this extension as shown on the Preliminary Development Plan.
- F. Development Standards: The development shall be subject to the following standards:
1. Minimum Lot Requirements
 - a.) Minimum lot width: seventy-five (75) feet for single-family units.
 - b.) Minimum lot area: Eight thousand seven hundred (8,700) square feet for single-family units.
 2. Minimum Yard Requirements:
 - a.) Front yard: Twenty-five (25) feet.
 - b.) Side yards: Seven and one-half (7.5) feet for single-family houses.
 - c.) Rear yard: Ten (10) feet.
 - d.) All yards shall be measured from the finished face of the exterior foundation wall.
 3. Building Restrictions:
 - a.) Maximum building height: Thirty-five (35) feet as measure to the cornice line.
 - b.) Maximum lot coverage: Forty (40) percent for single-family houses.
 4. Signage: Project identification signs, not to exceed 150 square feet on each face may be installed at the Harts and William Burgess Road project entrances or at William Burgess Road and SR 200. A service entry sign not to exceed 50 square feet on each face may be installed at the service entrance on SR 200.