

ORDINANCE 2002 - 28

AN ORDINANCE AMENDING ORDINANCE 99-18, AS AMENDED, KNOWN AS THE "NASSAU COUNTY DEVELOPMENT REVIEW REGULATIONS ORDINANCE"; SPECIFICALLY AMENDING SECTION 5.2, PROCEDURE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners has found it necessary to further amend Ordinance 99-18, as amended.

NOW, THEREFORE, BE IT ORDAINED this 20th day of May, 2002, by the Board of County Commissioners of Nassau County, Florida, that Ordinance 99-18, as amended, be further amended as follows:

1. **5.2 PROCEDURE**

The following procedures shall be used when submitting a site development for review:

Class I Site Development

~~Review and approval of Class I Site Plans shall be performed by the Planning Director or his/her designee, in conjunction with the building permit review and approval process.~~ Development Review Committee review of Class I Site Plans is not required.

Class II & III Site Development

1. A pre-application conference between the developer and the Development Review Committee shall be held to discuss basic site development requirements, site features and the proposed development.

2. A conceptual plan drawn to scale shall be submitted to the Planning Director or his/her designee, and that person shall submit the plan to the Development Review Committee for consideration. This plan should contain at a minimum: proposed buildings, parking areas, access points,

impervious surfaces, location of open space, amenities and accessory uses.

3. For *Class II* developments, each member of the Development Review Committee, based upon the authority of their Department, may recommend modification of the site plan. Any recommended modification shall be submitted in writing to the Public Works Director for review, with a copy provided to the applicant. The Public Works Director shall have the authority to accept any recommended modification or deny any recommended modification proposed by any member of the Development Review Committee.

4. Seven (7) copies of the proposed site development plan shall be submitted to the Planning office for review and distribution to other governmental departments involved in the review process.

5. Prior to distribution of the proposed site development, the Public Works Director or his designee shall conduct a sufficient review to determine if the developer addressed the site development requirements stated in this Ordinance and the Nassau County Road and Drainage Standards. If all requirements have been addressed, the Public Works Director or his designee shall proceed with the distribution of the site plan. If all the requirements have not been addressed, the site plan should be returned to the developer to make the necessary additions in order to comply with the requirements of this Ordinance.

Each department or regulatory agency represented on the Development Review Committee shall conduct its review and submit signed, written recommendations to the Planning Director within fifteen (15) working days after receipt of the site plan by that department.

Class IV Site Developments

If the proposed site plan is a class IV development, it will be required to follow the procedures described above for a Class III development and ~~the~~ to complete the following additional procedures:

a. The Public Works Director or his designee shall submit the proposed site plan, as approved or modified by the Development Review Committee, along with a written analysis and recommendations to the Planning Board

for consideration at its next meeting. A copy shall also be provided to the applicant prior to the Planning Board's consideration. The site plan analysis and recommendations shall reflect the review and comments of all governmental departments involved in the site plan review process. The Planning Board shall review the proposed site plan at a regularly scheduled meeting. The applicant may address the Planning Board at its meeting to discuss the site plan.

b. Following the aforementioned review, the Planning Board shall recommend approval, approval with conditions, or denial of the proposed site plan.

c. Following the recommendation(s) by the Planning Board, the proposed site plan must be considered and approved by the Board of County Commissioners at the last regularly scheduled meeting of the month.

d. Following said review, the Board of County Commissioners shall approve, approve with additional conditions, or deny the proposed site plan.

e. Upon approval of the proposed site plan by the Board of County Commissioners, a building permit shall be issued.

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



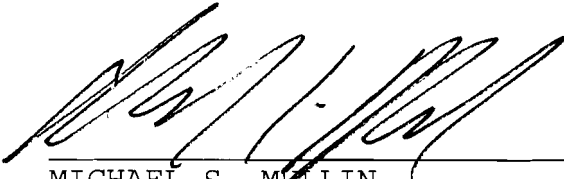
NICK D. DEONAS
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney



MICHAEL S. MULLIN

h/anne/ords/dev-review-amd