

9

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Joyce Bradley

ORDINANCE NO. 2002- 48

AN ORDINANCE AMENDING ORDINANCE NO. 99-38, 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 "THE HIDEAWAY"; SPECIFICALLY AMENDING CONDITIONS, EXHIBIT "C"; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on the 28th day of September, 1983, the Board of County Commissioners of Nassau County, Florida 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. 99-38 on October 25, 1999; and

WHEREAS, the owner of the subject property has requested that Ordinance No. 99-38 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

00-87
REC 238

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 30th day of September, 2002 by the Board of County Commissioners of Nassau County, Florida, that Ordinance No. 99-38 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 "C".

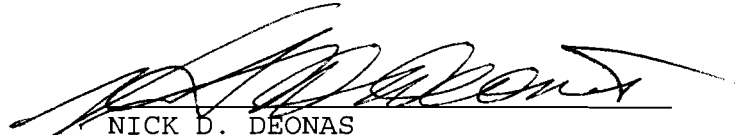
SECTION 2. Owner and Description. The land rezoned by this Ordinance is owned by Nassau Hideaway, LLC.

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 amendment 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 30th day of September, 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. MULLIN

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "B"
PRELIMINARY DEVELOPMENT PLAN

EXHIBIT "C"
CONDITIONS
R99-018
"THE HIDEAWAY" PLANNED UNIT DEVELOPMENT

1. The applicant must conform with all applicable county regulations (including Concurrency Management) in the development of this project.
2. The applicant will provide adequate, safe, and accessible recreational facilities for this development in accordance with the requirements of the Concurrency management Ordinance and any other applicable county regulations. Stormwater drainage facilities are not to be considered recreational facilities.
3. A master drainage plan for all phases of this development must be submitted and approved by the Public Works Director prior to the commencement of any construction of the property.
4. Stormwater facilities shall not be located in the required recreational open space areas.
5. Traffic calming features should be included in the layout of roadways to eliminate long straightaways.
6. The requirements of section 25.04 of Ordinance No. 97-19 are applicable.
7. The preliminary development plan shall be submitted pursuant to Section 25.05 of Ordinance No. 97-19 within 90 days of the date of this ordinance. All of the

procedures and requirements of Section 25.04 of Ordinance No. 97-19 shall be applicable.

8. Upon approval of the Planned Unit Development the preliminary development plan shall be attached as an exhibit to this ordinance.
9. No development shall progress until the approval of the preliminary development plan and the final development plan.
10. Permitted Uses and Structures: Single family dwellings, Mobile and Modular Home parks (minimum of 10 acres required), Mobile and Modular home subdivisions.
11. Permitted Accessory Uses & Structures: See Article 14, Section 14.02 (Zoning Code).
12. Conditional Uses: See Article 28, Section 28.14 (Zoning Code).
13. Minimum Lot Requirements:
Minimum lot width: Seventy (70) feet. This is measured as an average on irregular shaped lots.
Minimum lot area: Seven thousand (7,000) square feet.
14. Minimum Yard Requirements:
Front Yard: Twenty (20) feet.
Side Yard: Seven and one-half (7 ½) feet.
Rear Yard: Fifteen (15) feet.
15. Building Restrictions:
Maximum building height: twenty-six (26) feet.
Maximum lot coverage: forty (40) percent.