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Return to *
Joyce Bradley

INSTR # 200510146
OR BK 01303 PGS 0291-0299
RECORDED 03/21/2005 09:19:09 AM
JOHN A. CRAWFORD
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
RECORDING FEES 78.00

ORDINANCE NO. 2003-28

REC 78.00

AN ORDINANCE AMENDING ORDINANCE NO. 2001-21, WHICH AMENDED ORDINANCE NO. 83-19, AS AMENDED. THIS ORDINANCE REZONED AND RECLASSIFIED 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 "CREEKSIDE PUD"; SPECIFICALLY ADDING TWENTY-ONE (21) ADDITIONAL LOTS; AND ADDING EXHIBIT "C", CONDITIONS; AMENDING 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 Board of County Commissioners adopted Ordinance No. 2001-21 on June 25, 2001; and

WHEREAS, the "owner" of the subject property has requested that Ordinance No. 2001-21 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 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 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 9th day of June, 2003, by the Board of county Commissioners of Nassau County, Florida that Ordinance No. 2001-21 be further amended as follows and shall be 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.

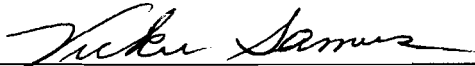
SECTION 2. Owner and Description. The land rezoned by this ordinance is owned by Holland Zell Partnership, owner.

SECTION 3. Conditions. The conditions set forth in the Land Development Regulations and 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 9th day of June, 2003.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


VICKIE SAMUS
Its: Chairman

ATTEST:


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

Approved as to form by the
Nassau County Attorney:

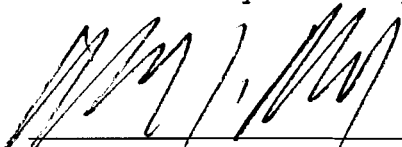
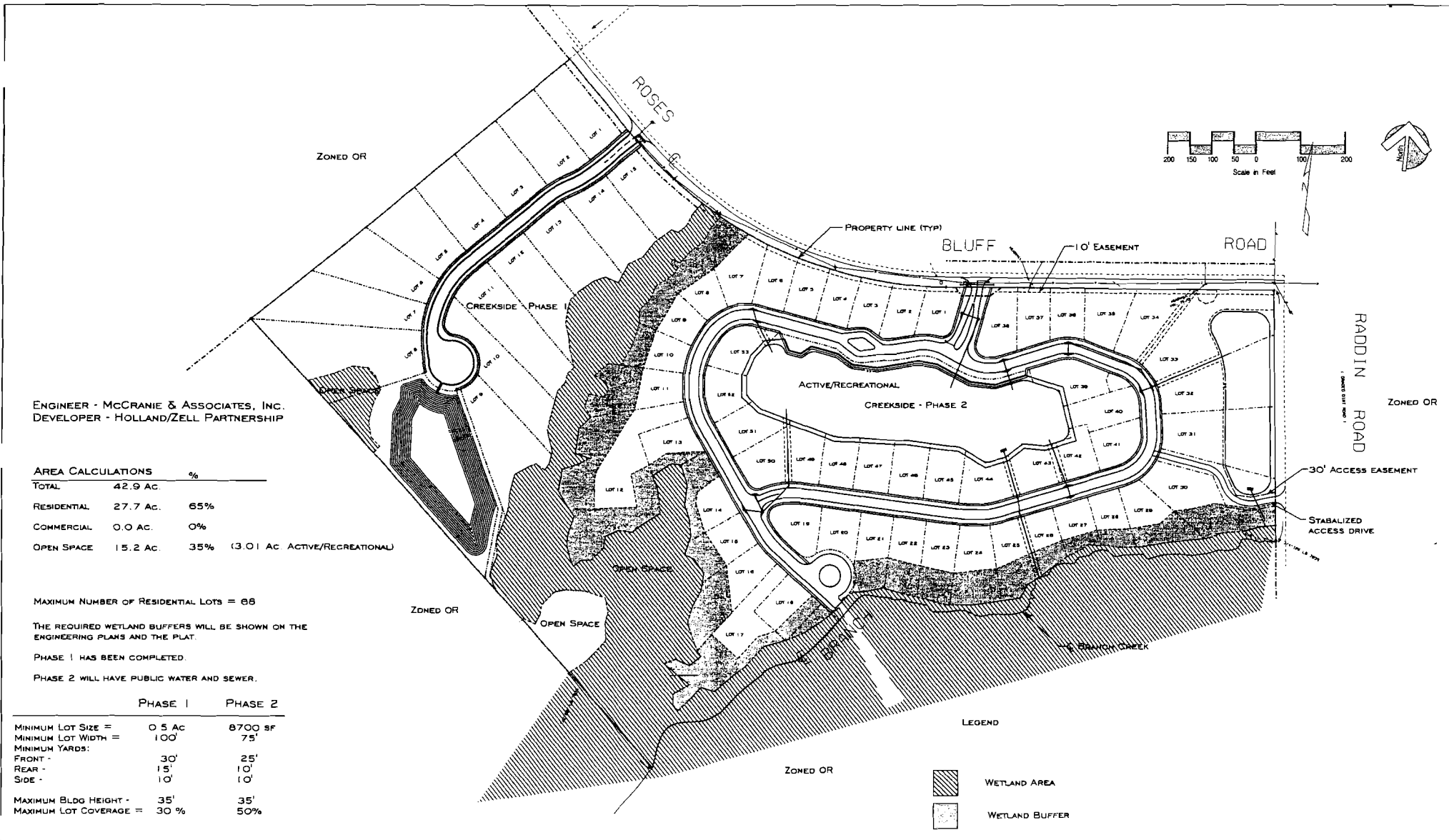

MICHAEL S. MULLIN

EXHIBIT "A"

Being Lots 5 and 6 and a portion of Lot 4 of the F. Griffin Lands, being a subdivision of the northeast portion of said Section 51, Township 3 North, Range 27 East, and Section 44, Township 3 North, Range 28 East, said Nassau County, Florida, According to plat recorded in the public records of said County in Deed Book 39, Page 357.

And a portion of Lot 4, H.M. Thigpen Estate, Section 37, Township 3 North, Range 27 East, said Nassau County, Florida, According to plat recorded in Deed Book 39, Page 356, in the public records of said County.

EXHIBIT "B"
PRELIMINARY DEVELOPMENT PLAN



ENGINEER - McCRANIE & ASSOCIATES, INC.
 DEVELOPER - HOLLAND/ZELL PARTNERSHIP

AREA CALCULATIONS	%
TOTAL	42.9 AC.
RESIDENTIAL	27.7 AC. 65%
COMMERCIAL	0.0 AC. 0%
OPEN SPACE	15.2 AC. 35% (3.01 AC ACTIVE/RECREATIONAL)

MAXIMUM NUMBER OF RESIDENTIAL LOTS = 66

THE REQUIRED WETLAND BUFFERS WILL BE SHOWN ON THE ENGINEERING PLANS AND THE PLAT.

PHASE 1 HAS BEEN COMPLETED.

PHASE 2 WILL HAVE PUBLIC WATER AND SEWER.

	PHASE 1	PHASE 2
MINIMUM LOT SIZE =	0.5 AC	8700 SF
MINIMUM LOT WIDTH =	100'	75'
MINIMUM YARDS:		
FRONT -	30'	25'
REAR -	15'	10'
SIDE -	10'	10'
MAXIMUM BLDG HEIGHT -	35'	35'
MAXIMUM LOT COVERAGE =	30 %	50%

LEGEND

- WETLAND AREA
- WETLAND BUFFER

1	DATE	DESCRIPTION
2		
3		
4		
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6		
7		
8		
9		
10		

PROJECT NO. 0
 DESIGNED BY: D. McCRANIE
 DRAWN BY: A. DEANEY
 CHECKED BY: D. McCRANIE



McCrane & Associates, Inc.
 2680 CHRISTIAN WAY, SUITE 101 - YULEE, FLORIDA 32097
 LAND DEVELOPMENT - ROADWAY DESIGN - PERMITTING

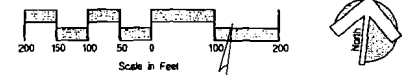
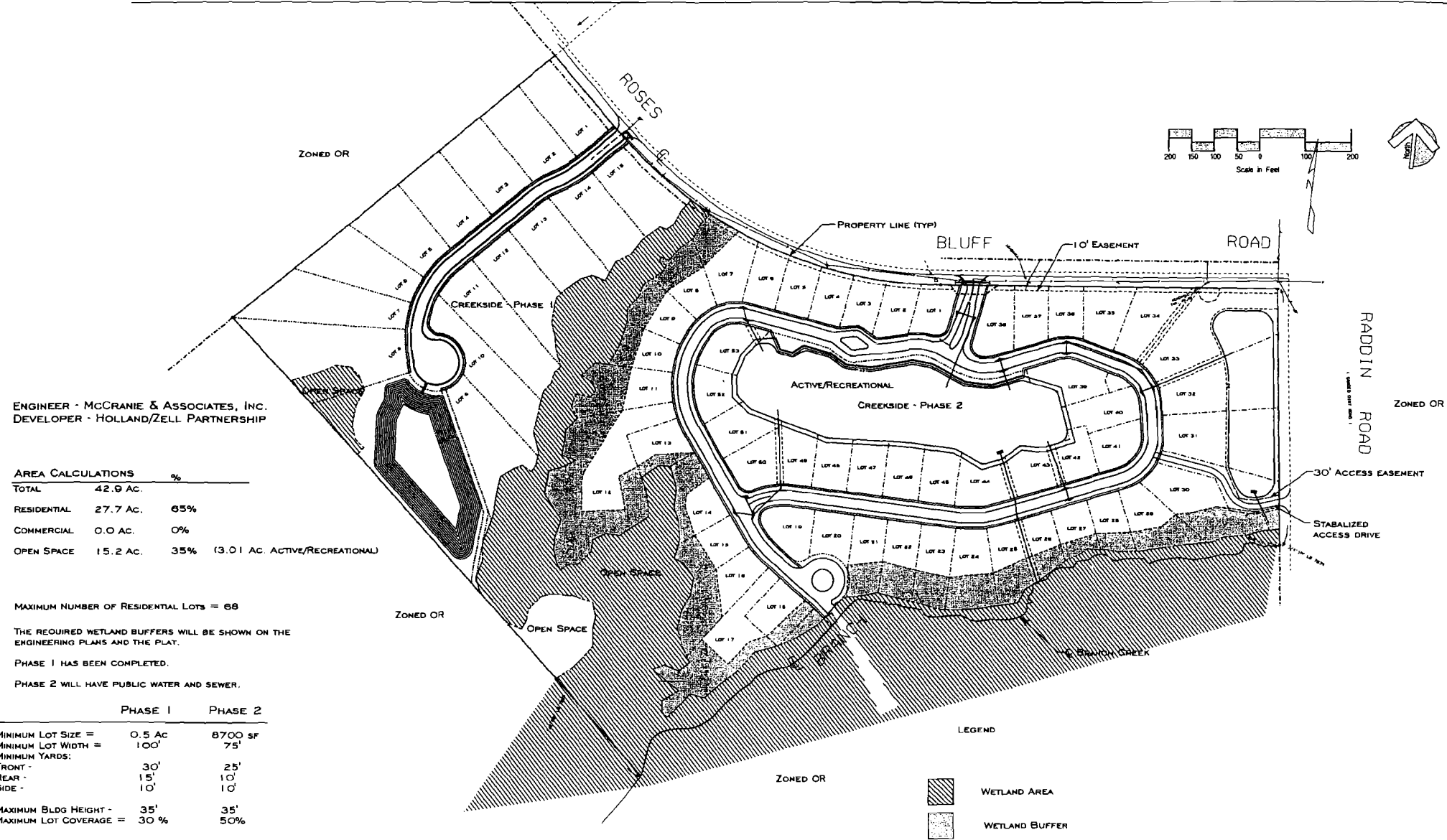
HOLLAND/ZELL PARTNERSHIP

CREEKSIDE - UNIT TWO

PRELIMINARY DEVELOPMENT PLAN

REGISTERED PROFESSIONAL

PROJECT NO. 00004
 SHEET NO. 5 OF 9
 DRAWN DATE: APRIL 30, 2003
 PDP-1



ENGINEER - McCRANIE & ASSOCIATES, INC.
 DEVELOPER - HOLLAND/ZELL PARTNERSHIP

AREA CALCULATIONS

	Ac.	%
TOTAL	42.9	
RESIDENTIAL	27.7	65%
COMMERCIAL	0.0	0%
OPEN SPACE	15.2	35% (3.01 AC. ACTIVE/RECREATIONAL)

MAXIMUM NUMBER OF RESIDENTIAL LOTS = 68

THE REQUIRED WETLAND BUFFERS WILL BE SHOWN ON THE ENGINEERING PLANS AND THE PLAT.

PHASE 1 HAS BEEN COMPLETED.

PHASE 2 WILL HAVE PUBLIC WATER AND SEWER.

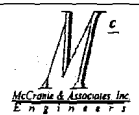
	PHASE 1	PHASE 2
MINIMUM LOT SIZE =	0.5 AC	8700 SF
MINIMUM LOT WIDTH =	100'	75'
MINIMUM YARDS:		
FRONT -	30'	25'
REAR -	15'	10'
SIDE -	10'	10'
MAXIMUM BLDG HEIGHT -	35'	35'
MAXIMUM LOT COVERAGE =	30 %	50%

LEGEND

- WETLAND AREA
- WETLAND BUFFER

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT NO. D. McCRANIE
 DESIGNED BY D. McCRANIE
 DRAWN BY A. DERLET
 CHECKED BY D. McCRANIE



McCranie & Associates, Inc.
 2680 CHRISTIAN WAY, SUITE 101 - TALLAHASSEE, FLORIDA 32307
 LAND DEVELOPMENT - ROADWAY DESIGN - PERMITTING
 DIMENSIONS AND NOTES TAKE PRECEDENCE

HOLLAND/ZELL PARTNERSHIP

CREEKSIDE - UNIT TWO

PRELIMINARY DEVELOPMENT PLAN

INCHES NO. 5 OF 8
 DATE DRAWN APRIL 30, 2003
 PROJECT NO. 00004
 REGISTERED PROFESSIONAL

EXHIBIT "C"
CONDITIONS

1. Permitted Uses and Structures: Single Family Dwellings
2. Permitted Accessory Uses and Structures: Article 28, Section 28.15 of the Nassau County Zoning Code.
3. Conditional Uses: Article 28, Section 28.14 of the Nassau County Zoning Code.
4. Minimum Lot Requirements:
 - a. Lot Width: 75 feet. Measured as an average on irregular shaped lots.
 - b. Lot Area: 8,700 square feet.
5. Minimum Lot Requirements:
 - a. Front Yard: 25 feet
 - b. Side Yard: 10 feet
 - c. Rear Yard: 10 feet
6. Building Restrictions:
 - a. Maximum Building Height: 35 feet
 - b. Maximum Lot Coverage: 50 percent
7. Sidewalks shall be provided on both sides of the interior roadway system. Sidewalks shall be required along Roses Bluff Road.
8. Provide a ten foot easement on Roses Bluff Road frontage.
9. Improve Roses Bluff Road to Collector Road Standards for curb and gutter along the frontage of Phase II.
10. Add a 20 foot corner clip to the entrance along Roses Bluff Road, as specified in Ordinance 99-17, Section 11.2.4.
11. Add turn lanes to the entrance on Roses Bluff Road as specified in Ordinance 99-17, Section 9.8.1.1.
12. It shall be understood that further development to the south may connect to this project. The plans and the plat will note the future expansion point of the roadway system.
13. Within the Covenants and Restrictions the property owners will be notified that they live within a PUD.

14. The applicant will place an arrow on the Preliminary Development Plan indicating future development.