

accordance with a master plan; and

WHEREAS, the "owner" of that certain property in the attached Exhibit "A" has applied for a PUD modification to convert the future use of this property from commercial to a multi-family residential site as shown on Exhibit "C"; 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 has considered the findings and recommendations of the Planning and Zoning Board and has 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 use proposed in said application according to the criterion as set forth in Ordinance No. 97-19, as amended, Article 25, Planned Unit Development.

NOW THEREFORE, BE IT ORDAINED this 25th day of September, 2006, by the Board of County Commissioners of Nassau County, Florida, that the application for the Planned Unit Development Modification is hereby approved and the land shall be subject to the conditions, requirements, and findings described below:

SECTION 1. The Planned Unit Development concept shall be as

indicated in the PUD Conditions attached hereto as Exhibit "B" and as shown on the Preliminary Development Plan attached hereto as Exhibit "C". The Planned Unit Development is further subject to the requirements of Ordinance No. 97-19, as amended, in effect on the date hereof except as otherwise provided herein.

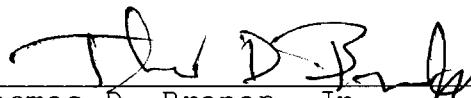
SECTION 2. Owner and Description. Nassau Hideaway, LLC currently owns the property modified by this Ordinance and the applicant/agent is Greg Kupperman.

SECTION 3. Conditions: The conditions set forth as Exhibit "B" (the "PUD Conditions") shall be made a part of this Planned Unit Development, and the property shall be subject to said PUD Conditions. Further, the conditions of the Nassau County Zoning Ordinance Code established pursuant to Ordinance 97-19, as amended, established for the final development plan review are applicable, as are Goals and Objectives of the Nassau County Comprehensive Plan as is currently in effect in Nassau County, Florida.

SECTION 4. This Ordinance shall take effect upon its being filed in the Office of the Secretary of State.

ADOPTED this 25th day of September, 2006.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



Thomas D. Branan, Jr.
Its: Chairman

ATTEST:


John A. Crawford
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:

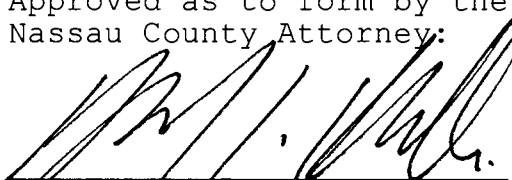

MICHAEL S. MULLIN

EXHIBIT "A"

COMMERCIAL PARCEL

A PART OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 10, UNIT 4, YULEE FARMS AS RECORDED IN PLAT BOOK 3, PAGE 32, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 06 DEGREES 03 MINUTES 00 SECONDS EAST, 800.00 FEET; THENCE SOUTH 83 DEGREES 45 MINUTES 20 SECONDS EAST, 1335.65 FEET; THENCE NORTH 12 DEGREES 46 MINUTES 10 SECONDS WEST, 817.32 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 328, PAGE 346, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; THENCE CONTINUE North 12° 59' 29" West a distance of 351.65 feet to a point on a circular curve concave to the Northeast and having a radius of 530.00 feet and a chord bearing of North 86° 48' 08" West; thence run along the arc of said circular curve through a central angle of 35° 08' 30" for a distance of 325.07 feet to a point on a circular curve concave to the Southwest and having a radius of 470.00 feet and a chord bearing of North 76° 36' 34" West; thence run along the arc of said circular curve through a central angle of 14° 45' 22" for a distance of 121.05 feet; thence North 83° 59' 15" West a distance of 728.86 feet to a point on a circular curve concave to the Southeast and having a radius of 295.00 feet and a chord bearing of South 88° 58' 26" West; thence run along the arc of said circular curve through a central angle of 14° 04' 38" for a distance of 72.48 feet; thence South 81° 56' 08" West a distance of 44.25 feet; thence South 38° 47' 29" West a distance of 13.69 feet TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 (A 75.00 FOOT RIGHT OF WAY); thence South 8° 08' 22" East, ALONG SAID EASTERLY RIGHT OF WAY LINE, a distance of 326.95 feet, to the Northwest corner of lands described in Official Record Book 328, Page 346, of the Public Records of Said County; thence South 84° 40' 28" East along the Northern Boundary of said Official Records Book 328, Page 346, a distance of 1,324.95 feet to the Point of Beginning

Containing 10.04 acres, more or less

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McCranie & Associates, Inc.

88002 Christian Way, Suite 101, Yulee, FL 32097

THE HIDEAWAY
COMMERCIAL PARCEL
LEGAL DESCRIPTION

FIGURE _

EXHIBIT "B"

PUD CONDITIONS

The following conditions shall limit development of the portion of the The Hideaway Planned Unit Development (PUD) as identified in Exhibit "A". This property contains approximately 10.04 acres and is located at the southwest corner of US 17 and Nevada Avenue

PROJECT DESCRIPTION

This property is converted from one (1) Neighborhood Commercial site to a sixty-five (65) unit Multi-family residential site. (Exhibit "C"). A Final Certificate of Concurrency with Conditions dated September 3, 2003 has been issued for 483 single-family dwelling units, 25,000 square feet of office space and 30,000 square feet of retail space. The Developer shall apply for a modification to the Final Certificate of Concurrency for the conversion of the approved commercial spaces to townhome units.

PLANNED UNIT DEVELOPMENT PERMITTED USES AND STRUCTURES

A. Permitted Uses and Structures.

1. Townhouse residential dwellings for units/lots.

PLANNED UNIT DEVELOPMENT LOT AND BUILDING REQUIREMENTS

A. The minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.

1. Minimum lot requirements (width and area).
 - a) Width: Eighteen (18) feet interior lot.
Twenty six (26) feet exterior lot.
 - b) Depth: Eighty (80) feet.
2. Maximum lot coverage by all structures:
Seventy five (75%) percent per lot.
3. Minimum Yard Requirements.

- a) Front: Five (5) feet.
 - b) Side: Five (5) feet exterior lots and zero (0) feet interior lots.
 - c) Rear: Eighteen (18) feet.
4. Maximum height of all structures: Thirty-Five (35) feet.

B. Parking Requirements

The parking requirements for this development shall be as described herein.

- A minimum of two (2) parking spaces for each dwelling unit. Parking spaces may be included within a two (2) parking space garage attached or detached. Parking may also be included within a one (1) parking space garage attached or detached with a tandem parking space provided on the same lot.

C. Vehicular Access

Vehicular access to the subject property will be via two (2) driveways/alleyways intersecting with the boulevard entrance to the Hideaway Community. The same is depicted on the provided site plan.

D. Signage

One (1) sign not exceeding twenty-four (24) feet in area and not to exceed eight (8) feet in height.

E. Design Concept - Traditional Neighborhood

These standards define the streetscape and the building locations creating a traditional neighborhood design. A variety of pedestrian and vehicular thoroughfares serve the needs of the traditional neighborhood design. The 12 foot driveways/alleyways depicted on the site plan will serve as dwelling unit access for all vehicles.

F. Plan Design

The PUD rezoning site plan is conceptual and preliminary for the purpose of rezoning to the PUD zoning district. Final design is subject to change through final site planning, engineering, architectural design and market demands. All improvements are subject to the appropriate permitting

agencies.

ADDITIONAL DEVELOPMENT CRITERIA

A. RETENTION

Storm water treatment will be in accordance with surface water run off requirement of the Nassau County as well as other agencies with jurisdiction over the same.

B. PHASING

The subdivision will be developed as one phase and each dwelling unit will be developed as the market demands.

C. UTILITIES

All utilities and improvements, as well as any other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the Nassau County, Public Works Department.

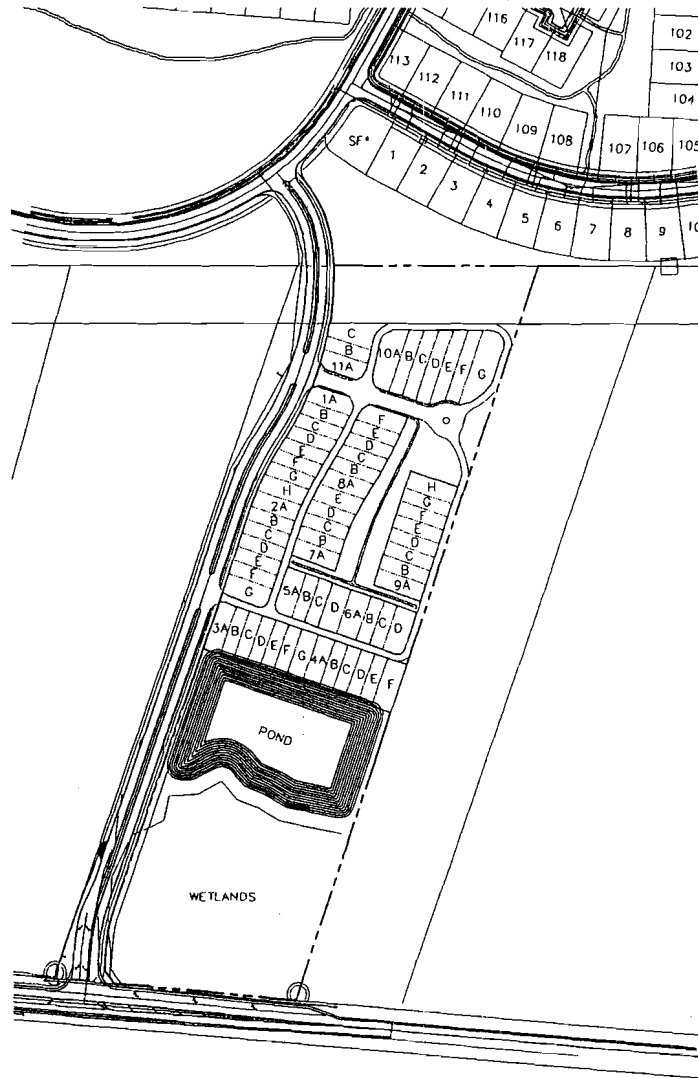
D. WETLANDS/ENVIRONMENTAL/CONSERVATION

Wetland boundaries will be determined in accordance with St. Johns River Water Management District and Corp of Engineers Regulations, and any impacts will be addressed in accordance with the rules of the appropriate agencies. Areas of the site will be set aside for conservation.

EXHIBIT "C"

THE HIDEAWAY TOWNHOME COMMUNITY

PRELIMINARY PUD REZONING SITE PLAN



DEVELOPMENT SUMMARY	
1 - 3 UNIT BUILDING	3 UNITS
2 - 4 UNIT BUILDINGS	8 UNITS
1 - 5 UNIT BUILDINGS	5 UNITS
2 - 6 UNIT BUILDING	12 UNITS
3 - 7 UNIT BUILDINGS	21 UNITS
2 - 8 UNIT BUILDINGS	16 UNITS
TOTAL	65 UNITS

THIS IS A CONCEPTUAL PUD REZONING SITE PLAN FOR THE PURPOSE OF REZONING TO THE PUD ZONING DISTRICT. FINAL DESIGN IS SUBJECT TO CHANGES THROUGH FINAL SITE PLANNING, ENGINEERING AND ARCHITECTURAL DESIGN. ALL DEVELOPMENT IMPROVEMENTS ARE SUBJECT TO APPROPRIATE LOCAL, STATE AND FEDERAL PERMITTING AGENCIES.

REVISIONS	BY

THE HIDEAWAY TOWNHOME COMMUNITY

GREEN & KUPPERMAN, INC.
 LAND DEVELOPMENT & PLANNING CONSULTANTS
 200 FIRST STREET, SUITE B
 NEWARK, MICHIGAN 48124
 PHONE: 313-742-1811 FAX: 313-742-1890

DESIGN	MB
CHECKED	OSK
DATE	06-28-06
SCALE	1"=100'
JOB NO	05-1040
SHEET	1
OF 1 SHEETS	