

ORDINANCE NO. 2010-09

AN ORDINANCE AMENDING THE AMELIA ISLAND PLANTATION PLANNED UNIT DEVELOPMENT DISTRICT; PROVIDING FOR THE AMENDMENT OF EXHIBITS "B" AND "C" BY PROVIDING FOR A NEW ROUNDABOUT ON A1A APPROXIMATELY 210 FEET NORTH OF RACQUET PARK DRIVE; PROVIDING FOR ONE NEW AND ONE RELOCATED ACCESS ROADS BETWEEN A1A AND SEA MARSH ROAD AND BEACHWOOD ROAD, RESPECTIVELY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on the 18th day of December, 1984, the Board of County Commissioners of Nassau County, Florida approved Ordinance No. 85-02 creating the Amelia Island Plantation Planned Unit Development (PUD); and

WHEREAS, the Board of County Commissioners subsequently approved Ordinances No. 88-32, 96-02, 98-10, 2001-29, 2004-43 and 2007-02 amending and modifying the Amelia Island Plantation PUD; and

WHEREAS, the Amelia Island Plantation Community Association, Inc. has duly filed Application R10-003 to amend and modify the Amelia Island Plantation PUD as provided herein; and

WHEREAS, the Planning and Zoning Board of Nassau County considered said application and held a public hearing on the same after due notice on August 3, 2010 and made findings and voted to recommend approval to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners has considered the findings and recommendation of the Planning and Zoning Board and finds that the amendment meets the criteria as set forth in Ordinance 97-19, as amended, Article 25, Planned Unit Development; and

WHEREAS, public notice has been provided in accordance with Chapter 125, F.S. and the provisions of the Nassau County Land Development Code.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:

SECTION 1. FINDINGS

That this rezoning is:

- A. Consistent with the goals, policies and objectives of the Nassau County Comprehensive Plan;
- B. Consistent with applicable State of Florida law; and
- C. Meets the review criteria of Section 25.05C of the Nassau County Zoning Ordinance

SECTION 2. PUD AMENDMENT

The PUD Preliminary Development Plan, Exhibit "B" to Ordinance 85-02 as amended by Ordinances 88-32, 96-02, 98-10, 2001-29, 2004-43 and 2007-02, is hereby amended and re-adopted as the plan of development for the Amelia Island Plantation PUD. Development of the property shall proceed in accordance with the procedures and standards of the PUD district regulations and shall generally conform to the Preliminary Development Plan appended as Exhibit B to this Ordinance.

SECTION 3. PUD AMENDMENT

Section 3(d)(1) of the PUD Development Conditions set forth as EXHIBIT C to Ordinance 85-02 as amended by Ordinances 88-32, 96-02, 98-10, 2001-29, 2004-43 and 2007-02, is hereby amended to read as follows and re-adopted as a part of the Amelia Island Plantation PUD. Development and redevelopment of the subject property shall be subject to the Conditions as amended.

- d. Access, Circulation and Traffic: The PUD is a portion of a larger development as well as other related developments that are commonly referred to as "Amelia Island Plantation". As such, some of the accesses to the PUD traverse portions of the Plantation that are not encompassed by the PUD. The following access standards, including such joint accesses, apply:

- 1) Primary Access: Access to the site from SR-A1A is ~~and will continue to be provided at four locations:~~ provided by three (3) roundabouts on State road A1A. Two are existing [as of September 2010] and one is proposed. Additionally, limited ingress and/or egress is provided at two (2) locations that work in tandem with the roundabout movements
 - a. At the southern roundabout on State Road A1A: Public access to the east for general access to resort check-in facilities and to the Village shops; Controlled access to the

- west that is limited to residents, and employees and registered contractors/vendors.
- b. At the ~~northern~~ middle roundabout on State Road A1A: Public access to the east ~~to~~ for the Village Spa and Shops as well as for general access to resort check-in facilities.
 - c. ~~At Racquet Park: General public access to parking which provides access to the restaurant at Racquet Park only; Controlled access that is limited to residents and employees. Upon completion of construction on the northern roundabout on State Road A1A: Controlled access to the east and west limited to residents, employees, registered contractors/vendors and emergency responders.~~
 - d. South of the northern roundabout [existing Racquet Park]: General public access to parking for the Verandah Restaurant at Racquet Park.
 - e. South of the southern roundabout: Controlled access ~~to~~ from the east ~~that is limited employees and delivery services to exiting traffic.~~

SECTION 4. FINAL DEVELOPMENT PLAN

The Final Development Plan (Engineering Plans) for the *Amelia Island Plantation Roundabout for Amelia Island Plantation Property Association* prepared by Gillette & Associates, Inc. consisting of 8 sheets and a cover sheet, received by the Growth Management Dept. on July 6, 2010, is hereby approved for construction. The approval of the Board of County Commissioners does not obviate the Applicant from the need to obtain an FDOT permit.

SECTION 5. SEVERABILITY

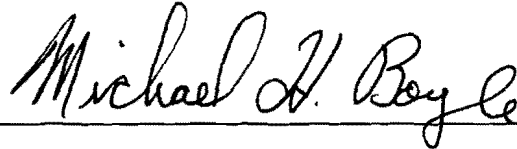
It is the intent of the Board of County Commissioners of Nassau County, Florida, and is hereby provided, that if any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

SECTION 6. EFFECTIVE DATE:

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

PASSED AND ADOPTED this 13th day of September, 2010.

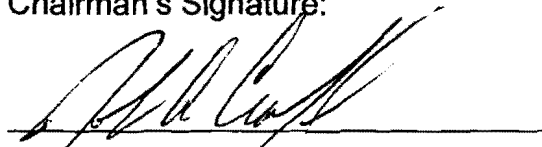
**BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA**



MICHAEL H. BOYLE,

Its: Chair

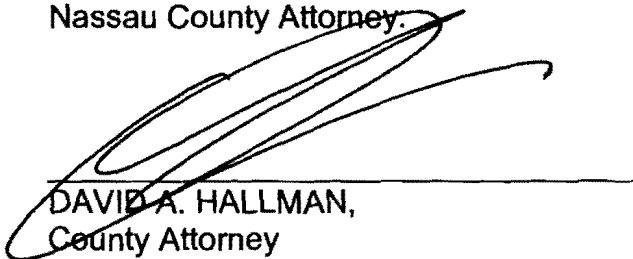
**ATTESTATION: Only to Authenticity as to
Chairman's Signature:**



JOHN A. CRAWFORD

Its: Ex-Officio Clerk

**Approved as to form by the
Nassau County Attorney:**



**DAVID A. HALLMAN,
County Attorney**

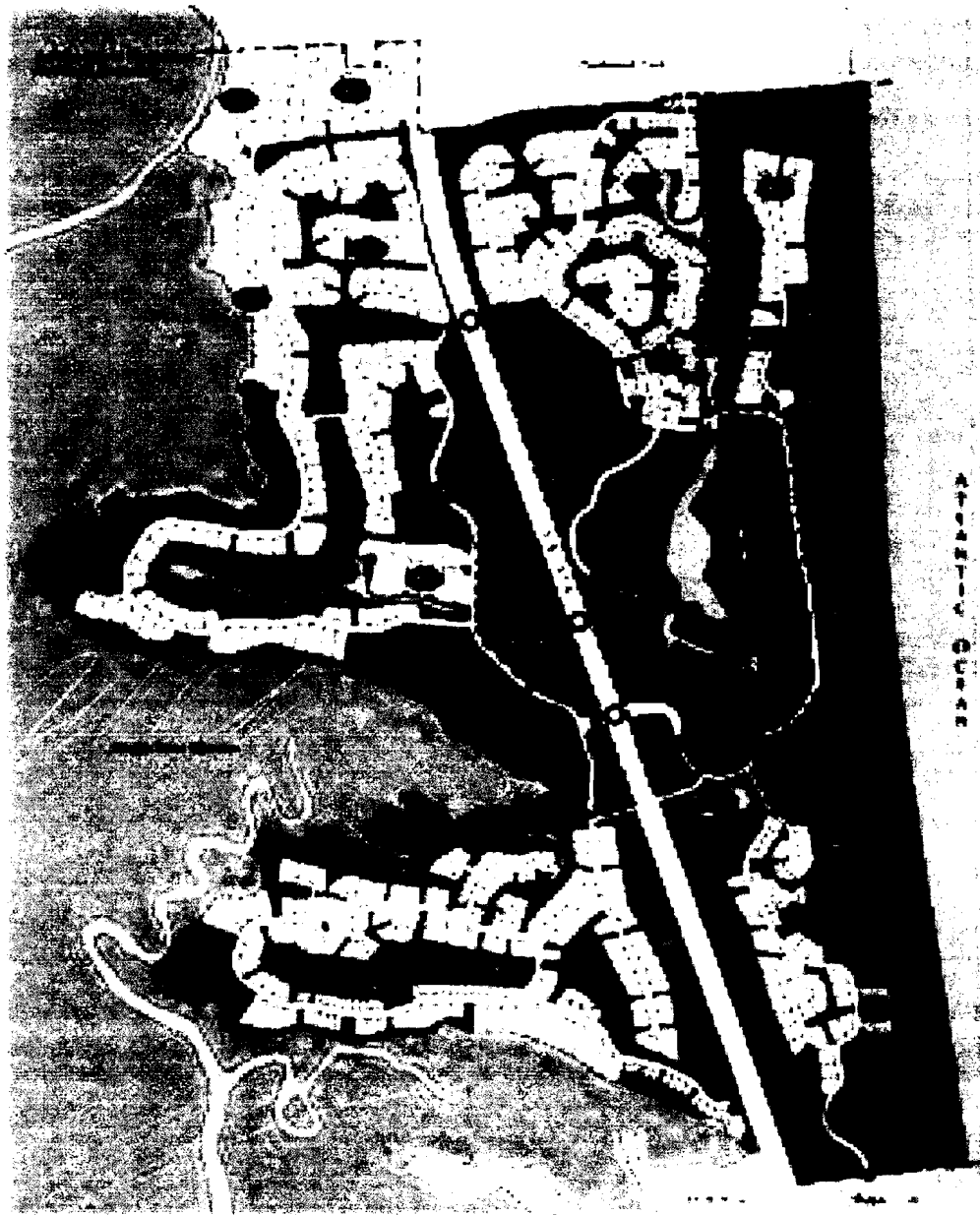


EXHIBIT B
PRELIMINARY PLANNING AND DEVELOPMENT PLAN
 REVISIONS 08/24/2017

LEGEND

- 1.0 - Existing
- 2.0 - New Construction
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Howard M. James Consulting LLC

