

**ORDINANCE 2015 - 09**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 36.71 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF SOUTH 14TH STREET, NORTH OF SIMMONS ROAD FROM RESIDENTIAL SINGLE-FAMILY 2 (RS-2) TO PLANNED UNIT DEVELOPMENT (PUD), CREATING A NEW PUD TO BE KNOWN AS "OCEAN BREEZE"; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Ocean Breeze of Amelia, LLC, Advantage Homebuilders, Inc., DS Ware Homes, LLC, and Riverside Homes of North Florida, Inc. have authorized Gillette and Associates to file Application R15-004; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on July 7, 2015 and voted to recommend approval of R15-004 to the Commission; and

**WHEREAS**, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County; and

**WHEREAS**, the proposed PUD amendment complies with the underlying Future Land Use Map (FLUM) designation of Medium Density Residential (MDR) and

**WHEREAS**, the Board of County Commissioners held a public hearing on July 27, 2015; and

**WHEREAS**, public notice of all hearings has been provided in accordance with Chapters 125 Florida Statutes and the Nassau County Land Development Code.

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

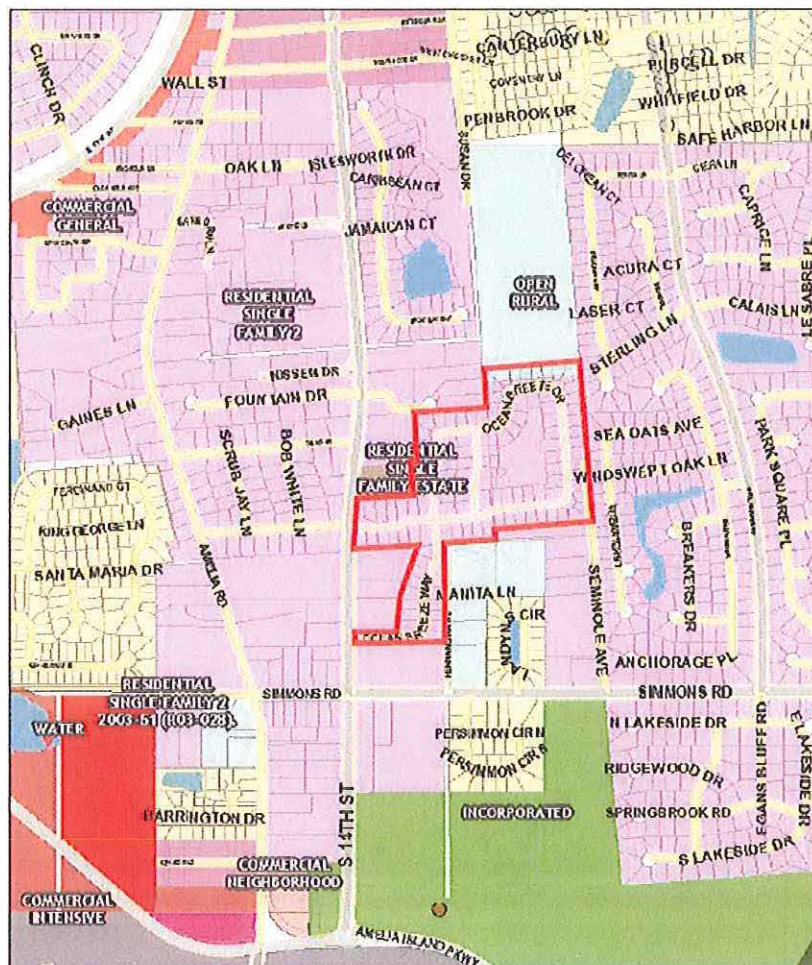
**SECTION 1. FINDINGS:** That the proposed rezoning to PUD is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan in particular Policies FL.01.02(B), FL.08.04, and FL.10.06.

**SECTION 2. PROPERTY REZONED:** The real property described in Section 3 is rezoned and reclassified to Planned Unit Development (PUD), to be known as Ocean Breeze upon the effective date of the ordinance; the Planning & Economic Opportunity Department is authorized to amend the Official Zoning Map to reflect this change.

- A) The Legal Description for the Ocean Breeze PUD is adopted as shown in Exhibit "A" attached herein.
- B) The Preliminary Development Plan (PDP) for the Ocean Breeze PUD is adopted as shown in Exhibit "B" attached herein.
- C) The conditions of the Ocean Breeze PUD, are adopted as shown in Exhibit "C" attached herein.

**SECTION 3. OWNER AND DESCRIPTION:** The land reclassified by this Ordinance is owned by Ocean Breeze of Amelia, LLC, Advantage Homebuilders, Inc., DS Ware Homes, LLC, and Riverside Homes of North Florida, Inc., and is identified by the following map, the legal description attached as Exhibit "A", and the Preliminary Development Plan (PDP) attached as Exhibit "B".

R15-004



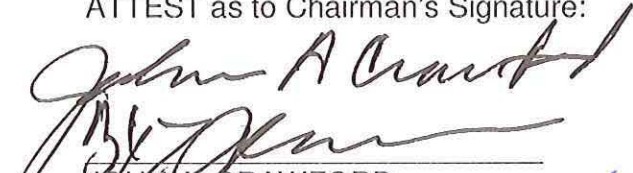
**SECTION 4. EFFECTIVE DATE:** This Ordinance shall become effective after filing with the Secretary of State.

PASSED AND ADOPTED THIS 27th DAY OF July, 2015.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
PAT EDWARDS  
Its: Chairman

ATTEST as to Chairman's Signature:

  
\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

MES  
07.29.15

Approved as to form and legality by the  
Nassau County Attorney:

  
\_\_\_\_\_  
MICHAEL S. MULLIN  
County Attorney

## EXHIBIT A

A PARCEL OF LAND LYING IN AND BEING PART OF LOTS 70, 71, 84, 85, 86, ALL OF LOT 87, AND A PORTION OF A CLOSED ALLEY, CASHEN'S SUBDIVISION OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 28 EAST, AS RECORDED IN PLAT BOOK "O", PAGE 59, AND PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF FOREST OAKS, AS RECORDED IN PLAT BOOK 5, PAGE 64, OF SAID PUBLIC RECORDS; THENCE NORTH 86 DEGREES 24 MINUTES 53 SECONDS EAST, 430.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86 DEGREES 24 MINUTES 53 SECONDS EAST, 512.82 FEET TO THE EAST LINE OF SAID SECTION 4; THENCE, ON SAID EAST LINE, SOUTH 04 DEGREES 45 MINUTES 28 SECONDS EAST, 913.11 FEET TO THE SOUTH LINE OF SAID SECTION 4; THENCE ON SAID SOUTH LINE, SOUTH 88 DEGREES 09 MINUTES 38 SECONDS WEST, 1012.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH FOURTEENTH STREET EXTENSION, AN 80-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND A POINT ON A CURVE, SAID POINT HAVING A RADIAL BEARING OF NORTH 89 DEGREES 50 MINUTES 22 SECONDS EAST; THENCE NORTHEASTERLY, BY AND ALONG SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 4683.82 FEET AND A DELTA OF 06 DEGREES 59 MINUTES 57 SECONDS AN ARC DISTANCE OF 572.16 FEET (NORTH 03 DEGREES 20 MINUTES 20 SECONDS EAST, 571.81 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE, SAID POINT HAVING A RADIAL BEARING OF SOUTH 83 DEGREES 09 MINUTES 42 SECONDS EAST; THENCE NORTH 86 DEGREES 25 MINUTES 11 SECONDS EAST, 411.82 FEET; THENCE NORTH 03 DEGREES 37 MINUTES 16 SECONDS WEST, 349.81 FEET TO THE POINT- OF BEGINNING.

Less and Except the following:

A PORTION OF CASHENS LOTS 84 AND 85, SECTION 4, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

According to Plats recorded in the Public Records of said County, in Plat Book "O", Page 59 and Plat Book 1, Page 5.

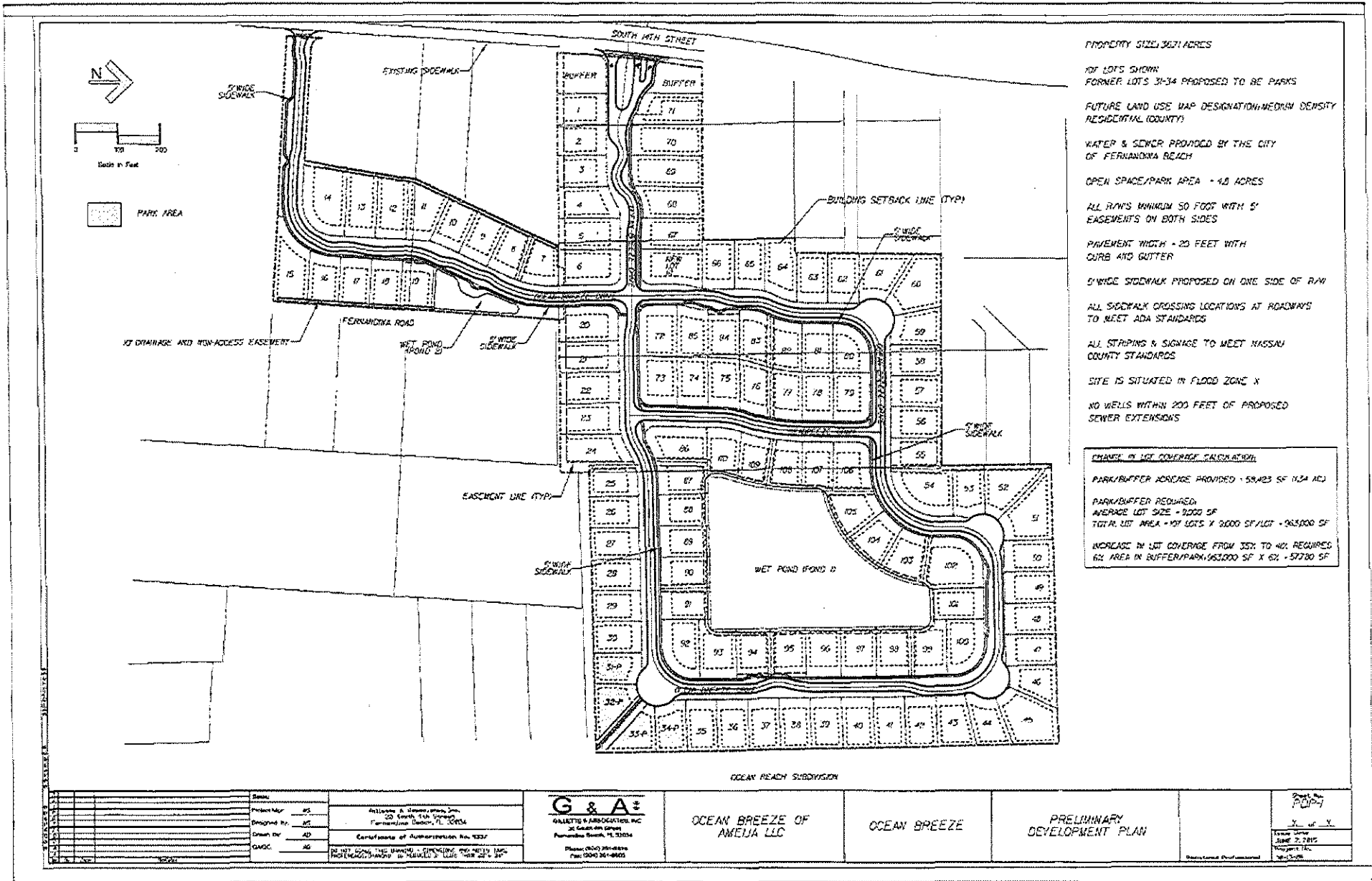
Said portion being more particularly described as follows: For a point of reference commence at the Southeast corner of Forest Oaks Subdivision, according to Plat recorded in the Public Records of said County, in Plat Book 5, Page 64, and run North 86°-25'-11" East along the Westerly prolongation of and along the Northernly line of lands of Jesus Christ of Latter Day Saints, a distance of 430.75 feet to the Northeast corner of said lands; run thence South 3°-34'-49" East, along the Easterly line of said lands, a distance of 350.0 feet to the Southeast corner of said lands; run thence South 86°-25'-11" West along the Southerly line of said lands, a distance of 35.82 feet to a set 5/8" iron pin with cap stamped PLS No. 1558 for the POINT OF BEGINNING.

From the Point of Beginning thus described continue South 86°-25'-11" West along said Southerly line, a distance of 376.0 feet to a found concrete monument with cap stamped PLS No. 3129 at the Southwest corner of said lands on the Easterly right-of-way line of South Fourteenth Street Extension ( an 80.0 foot R/W); run thence in a Southerly direction along said right-of-way and along the arc of a curve concave to the Easterly, having a radius of 4,683.82 feet, passing through a central angle of 2°-43'-16.5" an arc distance of 222.46 feet to a set iron pin with cap stamped PLS No. 1558, (the aforesaid arc has a chord distance of 222.44 feet that bears South 5°-26'-20" West); run thence North 86°-25'-11" East, departing said right-of-way, a distance of 415.39 feet to a set iron pin with cap stamped PLS No. 1558 on the Easterly line of Lot 85 aforementioned; run thence North 4°-45'-28" West along said Easterly line, a distance of 219.72 feet to the POINT OF BEGINNING.

Also Excepting from the above described caption the lands described in Quit Claim Deed recorded in Official Records Book 70, Page 536.

Also Less and Except any part of caption lying North of the South 200 feet of said Lots 70 and 71

# EXHIBIT B



PROPERTY SIZE: 36.71 ACRES

107 LOTS SHOWN  
FORMER LOTS 31-34 PROPOSED TO BE PARKS

FUTURE LAND USE MAP DESIGNATION: MEDIUM DENSITY RESIDENTIAL (DENSITY)

WATER & SEWER PROVIDED BY THE CITY OF FERNANDINA BEACH

OPEN SPACE/PARK AREA - 4.0 ACRES

ALL ROW'S MINIMUM 50 FOOT WITH 5' EASEMENTS ON BOTH SIDES

PAVEMENT WIDTH - 20 FEET WITH CURB AND GUTTER

5' WIDE SIDEWALK PROPOSED ON ONE SIDE OF ROW

ALL SIDEWALK CROSSING LOCATIONS AT ROADWAYS TO MEET ADA STANDARDS

ALL STRIPING & SIGNAGE TO MEET NASSAU COUNTY STANDARDS

SITE IS SITUATED IN FLOOD ZONE X

NO WELLS WITHIN 200 FEET OF PROPOSED SEWER EXTENSIONS

**INCREASE IN LOT COVERAGE CALCULATION**

PARK/BUFFER ACREAGE PROVIDED - 58,423 SF (1.34 AC)

PARK/BUFFER REQUIRED:  
AVERAGE LOT SIZE - 3,000 SF  
TOTAL LOT AREA - 107 LOTS X 3,000 SF/LOT = 321,000 SF

INCREASE IN LOT COVERAGE FROM 35% TO 40% REQUIRED  
6% AREA IN BUFFER/PARK: 195,000 SF X 6% = 11,700 SF

OCEAN READY SUBDIVISION

SHEET NO. 102501 DATE: 06/27/2015	Title: _____ Project No.: 05 Drawing No.: 05 Drawn By: AD Check: AG	Author: Williams & Jones, Inc. 200 South 14th Street Fernandina Beach, FL 32034	<b>G &amp; A</b> GRUBBS & ASSOCIATES, INC. 200 South 14th Street Fernandina Beach, FL 32034 Phone: (904) 281-8888 Fax: (904) 281-8883	OCEAN BREEZE OF AMELIA LLC	OCEAN BREEZE	PRELIMINARY DEVELOPMENT PLAN	Sheet No. 102501 Date: 06/27/2015 Project No. 05
	City of Fernandina Beach, Florida Certificate of Incorporation No. 1337	107 LOTS SHOWN, THIS DRAWING IS PRELIMINARY AND NOT FOR CONSTRUCTION. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.					
	City of Fernandina Beach, Florida Certificate of Incorporation No. 1337	107 LOTS SHOWN, THIS DRAWING IS PRELIMINARY AND NOT FOR CONSTRUCTION. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.					
	City of Fernandina Beach, Florida Certificate of Incorporation No. 1337	107 LOTS SHOWN, THIS DRAWING IS PRELIMINARY AND NOT FOR CONSTRUCTION. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.					

## EXHIBIT "C"

## ("OCEAN BREEZE")

**I. General Conditions:**

The Ocean Breeze PUD consists of approximately 36.7 acres located on the east side of South 14<sup>th</sup> Street in the unincorporated portion of Fernandina Beach, Florida. The Ocean Breeze PUD will consist of one hundred and seven (107) single family lots and open space. This is a reduction from the 110 single family lots that are platted at the time of the filing of this application.

- A. The Ocean Breeze PUD will be developed as delineated on the preliminary development plan (attached hereto as Exhibit "B"). The Ocean Breeze PUD Preliminary Development Plan incorporates by reference the terms of these PUD Conditions and the Developer's statements made in the related rezoning application, which collectively set forth the Developer's written plan of development for the Ocean Breeze PUD, and which are intended to clearly demonstrate that approval of the Ocean Breeze PUD will benefit the community as a whole and fulfill the applicable policies of the Nassau County Comprehensive Plan, and intent of Article 25 of Ordinance 97-19, as amended, the Nassau County Zoning Code (the "Zoning Code").
- B. The Developer may, at their discretion, develop the Ocean Breeze PUD in phases, but the proposed Preliminary Development Plan contemplates one phase.
- C. The "Ocean Breeze Subdivision", as referenced in this document, consists of the existing Phase I, the plat for which is recorded in Plat Book 1951/447 of the Public Records of Nassau County, Florida, as amended from time to time.
- D. Since the project is developed and platted at the time of this application, the application will also be considered the final development plan for the Project.
- E. The Developer may, at their discretion, simultaneously submit engineering plans for the Project as a whole for approval by the Development Review Committee, pursuant to the provisions of Ordinance 2000-40, as amended, and Article 25, Planned Unit Development, of the Zoning Code, Ordinance 97-19, as amended. The Board of County Commissioners, upon request from the Developer and for good cause shown, may extend the one (1) year time period for submitting the

final development plan. Such extension shall not exceed one (1) year.

- F. The location and size of all lots, roads, project entrances, recreation/open space and other areas shown on the Ocean Breeze PUD Preliminary Development Plan is conceptual such that the final location of any roads, project entrances, recreation/open space and other areas will be depicted on the final development plan and the final engineering plans so long as the changes do not constitute a Major Amendment to the PUD, subject to Section 25.08 of the Zoning Code. However, a significant change to the location/size of the proposed open space or significant change to the location of roadways or transportation improvements will be considered a substantial deviation and will require approval from the planning and zoning board.

## II. Specific Conditions:

### A. Open Space and Common Areas.

1. Open space and common areas shall be provided for the project. The location of these areas is indicated on the Ocean Breeze Preliminary Development Plan. All common area open space for the applicable phase of the project shall be included in the final development plan of the Project.
2. Any active recreational facilities and accessory structures in the Project shall be subject to site plan approval by the Development Review Committee and shall be constructed within the upland portion of the open space provided in the Preliminary Development Plan.
3. The Developer, or the homeowners association or property owners association after acquiring title to the common areas and recreational amenities within the Ocean Breeze Subdivision, may adopt rules and regulations governing the use of the same by the residents of the Ocean Breeze Subdivision. The Developer will have no obligations to maintain or improve the open space or common areas after conveyance to the homeowners association or property owners association, subject to fulfillment of the recreation and open space requirements set forth herein. However, the developer shall not convey any common areas to any homeowners' association until all improvements are constructed and approved by

Nassau County.

4. The open space areas and related maintenance and use restrictions shall be evidenced by recorded deed restrictions or recorded Declaration(s) of Covenants and Restrictions (collectively, the "Covenants and Restrictions"). All privately owned open space shall continue to conform to its intended use as shown in the final development plan and final engineering plans for the project.
  5. As shown on the Site Data Table in the Ocean Breeze Preliminary Development Plan, the Developer has committed approximately 4.8 acres of the Ocean Breeze PUD for use as active recreation and/or open space, and such calculation has been made in accordance with the requirements of the Zoning Code, Article 25, § 25.04(F).
  6. The Ocean Breeze PUD shall be subject to the Recreation Impact Fees for Regional Parks, pursuant to Ordinance 2003-25 as amended, unless cash and land or a combination thereof contributions are given to Nassau County to satisfy concurrency requirements.
- B. Administration of Community Space and Facilities:
1. The Developer will administer common open space through the existing Ocean Breeze Property Owner's Association that shall conform to the following requirements:
    - a. The Developer shall establish the applicable association or nonprofit corporation prior to the sale of any lots or units by the Developer to any third party within the Ocean Breeze PUD.
    - b. Membership in the association or nonprofit corporation shall be mandatory for all property owners within the Ocean Breeze PUD and the Ocean Breeze Subdivision governed by such entity.
    - c. The Developer may elect to form separate and/or multiple property owners and/or homeowners association within the Ocean Breeze PUD and Subdivision. If so, the Developer shall establish a master property owners and/or homeowners



association for the Ocean Breeze Subdivision that shall be responsible for the maintenance of roads, master drainage, the Amenity area, etc., subject to the conditions set forth herein. All improvements including roads, master drainage facilities, storm sewers, etc. shall be completed and approved by Nassau County before being transferred to any homeowners' organization.

- d. The applicable association or nonprofit corporation shall manage all common areas, recreational and open space and recreational facilities that are not otherwise dedicated to the public and that are within the lands that are subject to the jurisdiction of such association or nonprofit corporation; shall provide for the maintenance, administration and operation of such portions of the Ocean Breeze PUD and any other lands located within the Ocean Breeze PUD that is not publicly or privately owned; and shall secure adequate liability insurance governing such areas owned or operated by such association or nonprofit corporation.

C. Stormwater Facilities:

1. The Ocean Breeze PUD shall be served by a stormwater system, which shall adhere to the applicable standards of the St. Johns River Water Management District and Nassau County for residential stormwater systems, and said system shall be conveyed to the homeowners association and/or property owners association by deed and/or easement for maintenance and operation by the homeowners association and/or property owners association.
2. All St. Johns River Water Management and Nassau County permits for stormwater facilities shall be obtained by the Developer prior to Final Development Plan approval, pursuant to Ordinance 2000-40, as amended. The developer shall obtain an operating permit for these facilities before transferring them to any homeowners' organization.

D. Residential Development Standards:

1. The Ocean Breeze PUD shall include not more than one hundred and seven (107) single family dwelling units. Below are the site development standards:

a. Single Family Standards: Single-family lots shall adhere to the requirements as set forth below:

(1) Minimum Lot Requirements:

- (a) Minimum lot width: Seventy-Five (75) feet
- (b) Minimum lot area: Eight Thousand Six Hundred (8,600) SF
- (c) Maximum height: Thirty-five (35) feet
- (d) Maximum lot coverage: Forty-One Percent (41%)

(2) Minimum Required Yard Setbacks:

- (a) Front: Twenty-Five (25) feet
- (b) Side yard: Five (10) feet
- (c) Rear yard: Ten (10) feet

2. All screened pool enclosures, whether attached, semi-attached or detached from the principal building, shall adhere to a minimum yard setback requirement of five (5) feet and shall not be located in the front yard.

E. Home Occupations: Home occupations shall be permitted as a conditional use within any residential dwelling, in accordance with the provisions of Section 28.14 of the Zoning Code.

F. Off-Street Parking & Loading: Residential development within the Ocean Breeze PUD shall be subject to the applicable off-street parking and loading required for such use, pursuant to Article 31 of the Zoning Code.

G. Signage:

1. All signage shall comply with the applicable signage regulations in place for Amelia Island at the time of this application or any subsequent changes that occur thereafter.
2. Each open area within the Ocean Breeze PUD shall also be entitled to identification signage. Open space area identification signage shall not exceed ten (10) square feet on each sign face.

3. The location of signage shall be delineated on the site plan submitted to the Development Review Committee for approval.
4. Traffic and street name signage may include aesthetic framing. However, any applicable FDOT/Nassau County standards for sign face, elevations, etc. shall be maintained, by the Developer and/or homeowners' association as appropriate, for such traffic and street name signage consistent with the provisions set forth in this paragraph.
5. There is no other specific reserved signage approvals requested for the Ocean Breeze PUD, provided home occupations, approved as a conditional use as detailed herein, shall be allowed signage in accordance with Section 28.14(A)(3) of the Zoning Code.

H. Sidewalks and Street Lights:

1. Four (4) foot wide sidewalks with a minimum accessible passing zone every two hundred (200) feet shall be provided on one side of the road, as previously approved for the development. Driveways may act as passing zones if they do not exceed a two percent (2%) cross slope.
2. Streetlights shall be provided along all streets. The Developer shall submit a lighting plan, demonstrating the location of streetlights, with final engineering plans for approval by the Development Review Committee.

I. Amenities:

1. Developer may construct amenities within the project. These amenities will be located within common or recreational areas.

J. Construction Standards:

1. Except as specifically provided herein, all development in the Ocean Breeze PUD shall be in accordance with Nassau County's subdivision and land development standards, and any applicable State standards, in effect at the time of submittal of the Final Development Plans

and Plat of record and any applicable utility providers standards with respect to any water, sewer, or electrical utilities for the Ocean Breeze PUD served by the City of Fernandina Beach or any other utility provider.

2. All utilities shall be located underground.
- K. Alterations: Changes in the location of the road(s), project entrances, stormwater system improvements, and to the boundaries, size and configuration of lots and Recreation/Open Space areas, as depicted on the Ocean Breeze PUD Preliminary Development Plan to accommodate environmental, permitting and design factors, conditions and requirements of the Developer is allowed, so long as the change does not constitute a Major Amendment to the PUD, pursuant to the provisions of Section 25.08 of the Nassau County Zoning Code, provided the integrity of the original application is maintained and provided the same shall be finalized by the Developer during final engineering plan approval for the applicable phase of development. Section 25.08 of the Nassau County Land Development Code will govern all applicable procedures for changes to the PUD.
- L. Ownership and Maintenance:
1. The Ocean Breeze PUD and related uses/facilities associated therewith (other than individual lots), will be owned, maintained and or operated as follows:
    - a. Any areas associated with the development (i.e., recreation/open space areas, signage, landscape, stormwater systems, etc.) will be managed through a homeowners association(s) and/or a property owners association(s).
    - b. To ensure that all of the recreation and open space areas described in these PUD Conditions and depicted in the approved Ocean Breeze Preliminary Development Plan for any phase of the project will be used as intended, the Covenants and Restrictions described above will contain provisions consistent with terms of these PUD Conditions and any deed from the Developer to third party purchasers in the project will incorporate such Covenants and Restrictions by reference to the Covenants and Restrictions in each deed.

- c. Such deed restrictions created by the Covenants and Restrictions shall run with the land in order to protect both present and future property owners within the Ocean Breeze PUD. The deed restrictions created by the Covenants and Restrictions shall prohibit the partition of any open space areas. The water/sanitary sewer improvements will be the responsibility of the private utility company, which provides service for this area, which is currently the City of Fernandina Beach.

M. Access:

1. Access to and from the Ocean Breeze PUD will be provided as shown on the Ocean Breeze PUD Preliminary Development Plan.
2. The location of all external and internal project entrances, accesses and roadways may change based on environmental, permitting and design factors, conditions and requirements of the Developer, so long as the changes do not constitute a Major Amendment to the PUD pursuant to the provisions of Section 25.07 of the Nassau County Zoning Code. The Developer will finalize the location of all external project entrances, accesses and roadways during the final engineering approval for the applicable phase of development. Section 25.08 of the Nassau County Land Development Code will govern all applicable procedures for changes to the PUD.
3. Model home building permits will be issued upon installation of all necessary water mains and fire hydrants, and stabilization of all roadways internal to the development, and plat recording. Up to 10% of the total lots for each phase of the development may be issued as model lots; however, Certificates of Occupancy will not be issued for these models until all improvements for that phase are complete.
4. Each dwelling unit or other permitted use shall be provided access, either directly or indirectly, by a public right-of-way, private vehicular or pedestrian way or commonly owned easement.
5. County owned vehicles shall be permitted access on privately owned roads, easements and

common open spaces in order to perform basic County services such as fire and police protection, emergency service needs of PUD residents, and site inspection by Fire-Rescue, Growth Management, Engineering and Code Enforcement departments to monitor adherence to County regulations and the conditions contained herein. If any road is gated, the gate shall automatically open in response to a "yelp" electronic siren.

- N. Notification: The Applicant shall incorporate into the covenants and restrictions notification to all property owners that they are living in a Planned Unit Development (PUD).

**III. Justification for Planned Unit Development Classification for this Project and Approval of the Preliminary Development Plan:**

The proposed project allows for development of the Ocean Breeze PUD for single-family residential uses in a manner that warrants flexibility in the application of land use controls for Nassau County, Florida consistent with the intent of Article 25 of the Nassau County Zoning Code. The project design is in harmony with the general purpose and intent of the Nassau County Comprehensive Plan and the Zoning Code. The design and layout of the Ocean Breeze Planned Unit Development (PUD) requirements:

1. Is of less intensity than the underlying Future Land Use Map allows;
2. Accomplishes a more desirable environment with minimal impact to environmentally sensitive lands;
3. Provides for an efficient use of the Ocean Breeze PUD, resulting in small well designed networks of utilities and streets and thereby lowers development costs;
4. Enhances the appearance of the area through preservation of natural features, the provision of underground utilities, where possible, and the provision of open space areas in excess of existing Zoning Code and subdivision requirements;
5. Provides an opportunity for home ownership by a broad range of individuals;
6. Provides an environment of stable character compatible with the surrounding areas;

7. Retains property values over the years and makes a substantial improvement of the quality of development of the Ocean Breeze PUD after the date hereof; and
  
8. The Ocean Breeze PUD Preliminary Development Plan which incorporates by reference the terms of these PUD Conditions and the statements made by the Developer in the related rezoning application includes the criteria required for the Nassau County Planning and Zoning Board and the Nassau County Board of County Commissioners to review and approve the Ocean Breeze PUD Preliminary Development Plan.