

ORDINANCE 2021 - 19

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, CORRECTING SCRIVENER'S ERRORS IN EXHIBIT "C" OF ORDINANCE 2021-16, WHICH AMENDED ORDINANCE NOS. 2006-68 AND 2019-03, KNOWN AS THE TRIBUTARY PLANNED UNIT DEVELOPMENT (PUD); SPECIFICALLY CORRECTING SECTION 5.2, DESIGN STANDARDS, FOR MULTI-FAMILY A AND MULTI-FAMILY B; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Nassau County, Florida, adopted Ordinance No. 2021-16 on August 23, 2021; and

WHEREAS, Ordinance No. 2021-16 amended Ordinance No. 2006-68, as amended, which is known as the Tributary PUD (f/k/a the Three Rivers PUD); and

WHEREAS, Ordinance No. 2021-16 included several modifications to the Tributary PUD, including changes to Exhibit "C" - the Preliminary Development Plan (the "PDP"); and

WHEREAS, Section 5.2 of the PDP (pages 15 through 30), entitled "Design Standards," sets forth the design standards for different types of development within the Tributary PUD; and

WHEREAS, it has been determined that page 24 of the PDP contained a scrivener's error with regard to the Multi-Family A design standards in that the introductory paragraph sets a minimum number of units per building as 1 and a maximum as 14, but the chart setting out the standards incorrectly shows a maximum of 8 units per building; and

WHEREAS, it has further been determined that page 25 of the PDP contained a scrivener's error with regard to the Multi-Family B design standards in that the introductory paragraph was modified to delete any reference to a maximum number of units per building, but the chart setting out the standards incorrectly shows a maximum of 12 units per building; and

WHEREAS, the errors and inconsistencies on pages 24 and 25 of the PDP (Section 5.2 Design Standards for Multi-Family A and for Multi-Family B) are apparent on the face of the document and do not reflect the intentions of the Board; and

WHEREAS, the Board acknowledges the need to address the scrivener's error and make the necessary modifications; and

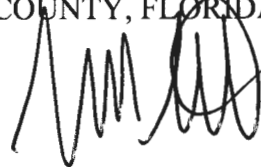
WHEREAS, all other provisions of Ordinance No. 2021-16 are correct and remain in full force and effect.

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

1. Finding that pages 24 and 25 of the PDP, attached as Exhibit "C" to Ordinance No. 2021-16, includes scrivener's errors with regard to the design standards for Multi-Family A and Multi-Family B types of development and that such pages should be modified and replaced with revised pages 24 and 25, dated September 2, 2021, as attached hereto as **Exhibit 1**.
2. All other provisions of Ordinance 2021-16 are correct and remain in full force and effect.
3. This ordinance shall become effective upon its being filed with the office of the Department of State.

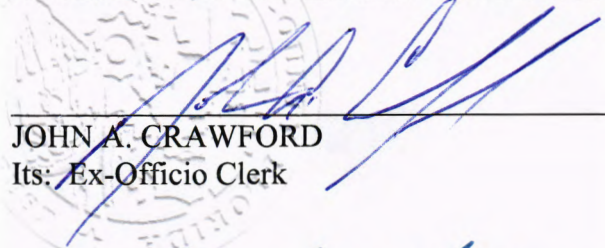
DULY ADOPTED this 27th day of September, 2021.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



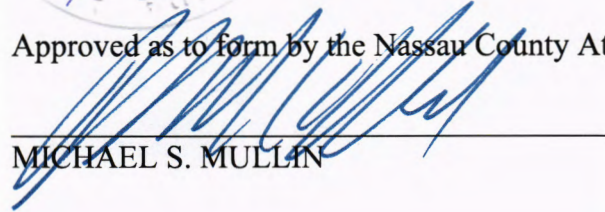
THOMAS R. FORD
Its: Chairman

ATTEST AS TO CHAIRMAN'S SIGNATURE:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT "1"
REVISED PAGES 24 AND 25 TO EXHIBIT "C" TO ORDINANCE 2021- 16

Multi-Family A

"Multi-Family A" lots contain small multi-family buildings containing a minimum of one and a maximum of fourteen dwelling units. Units in such buildings may be sold as condominiums or may be rental apartments. Because of the smaller scale of the multi-family structure, "Multi-Family A" lots are appropriate for neighborhoods that also contain single-family homes. Lots may be accessed from a driveway off of the primary street or an alley. Two- and three-unit structures may provide opportunities for homeowners who wish to live in one unit and rent the remaining units. In the event that several "Multi-Family A" structures are located on a single parcel, "Side Yards" refer to the distance from an exterior building wall to the property line, an approved private road or an approved public road. "Multi-Family A" lots are permissible within the Village Center, Residential, and Neighborhood Commercial districts.

Multi-Family A Development Standards

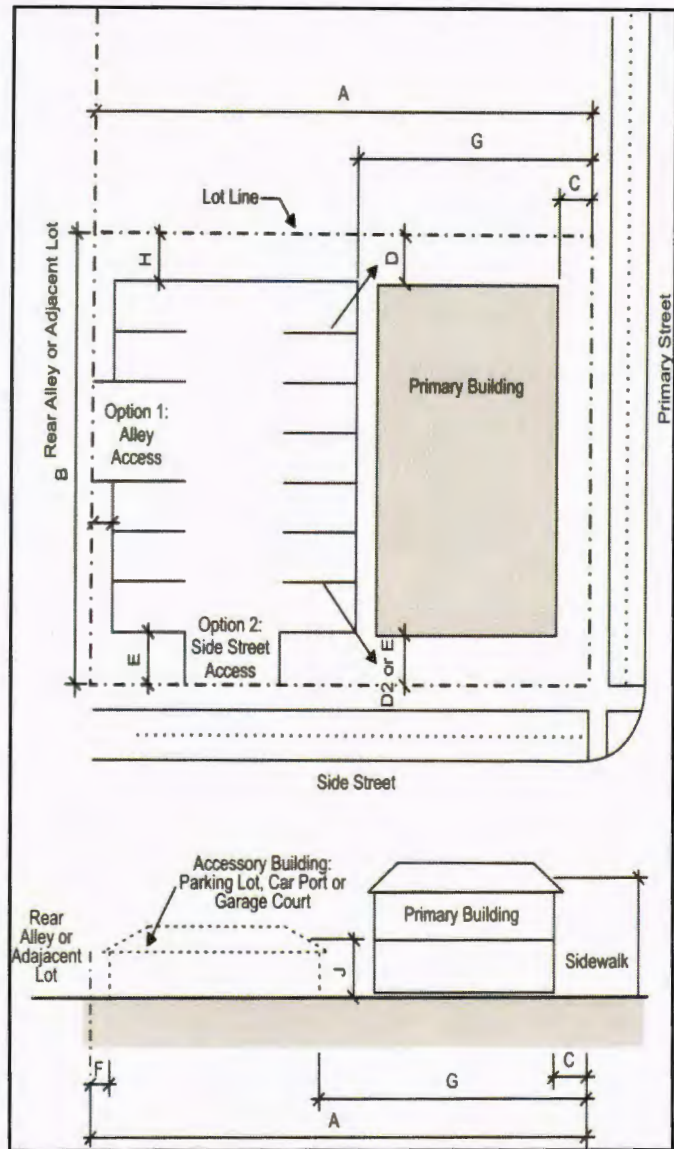
A. Minimum Lot Depth	100'
B. Minimum Lot Width	50'
C. Minimum Front Yard	10'
D. Minimum Side Yard	5'
E. Minimum Side Street Yard	10'
F. Minimum Rear Yard	5'
G. Minimum Accessory Bldg. Front Setback	45'
H. Minimum Accessory Bldg. Side Setback	5'
I. Maximum Primary Building Height	40'
J. Maximum Accessory Building Height	30'
Min. Lot Area	5,000 sf
Max. Lot Coverage	50%
Max. Impervious Surface	70%
Max. Units/Bldg.	814
Required On-site Parking Spaces/DU	2

Permissible Districts

- Village Center
- Residential
- Neighborhood Commercial

Specific Conditions

- Primary pedestrian entrance shall be located along a public street, common walkway or park.
- 5,000 sf is the minimum area for 2 dwelling units. Each additional dwelling unit will require an additional 750 sf of lot area.
- Swimming pools shall not count toward impervious surface area.
- Hard surfaces such as paver or stone patios shall not count toward impervious surface area.
- A minimum of 5' per side yard is required.
- There shall be a 20' separation between Multi-Family A structures.



The graphic depiction above is a conceptual illustration of the general character of development to be located within the Tributary PUD.

The development standards listed in the table above shall govern the placement of buildings on the property.

Revised September 2, 2021

Multi-Family B

"Multi-Family B" lots are intended for more conventional two- and three-story (mid-rise) multi-family housing. There may be multiple structures on an individual parcel either for rent or for sale (condominium). Lots may be accessed from a driveway or an alley, and accessory structures may be used for parking. In the event that several "Multi-Family B" structures are located on a single parcel, "Side Yards" refer to the distance from an exterior building wall to the property line, an approved private road or an approved public road. "Multi-Family B" lots are limited to Residential, Neighborhood Commercial, and Village Center districts.

Multi-Family B Development Standards

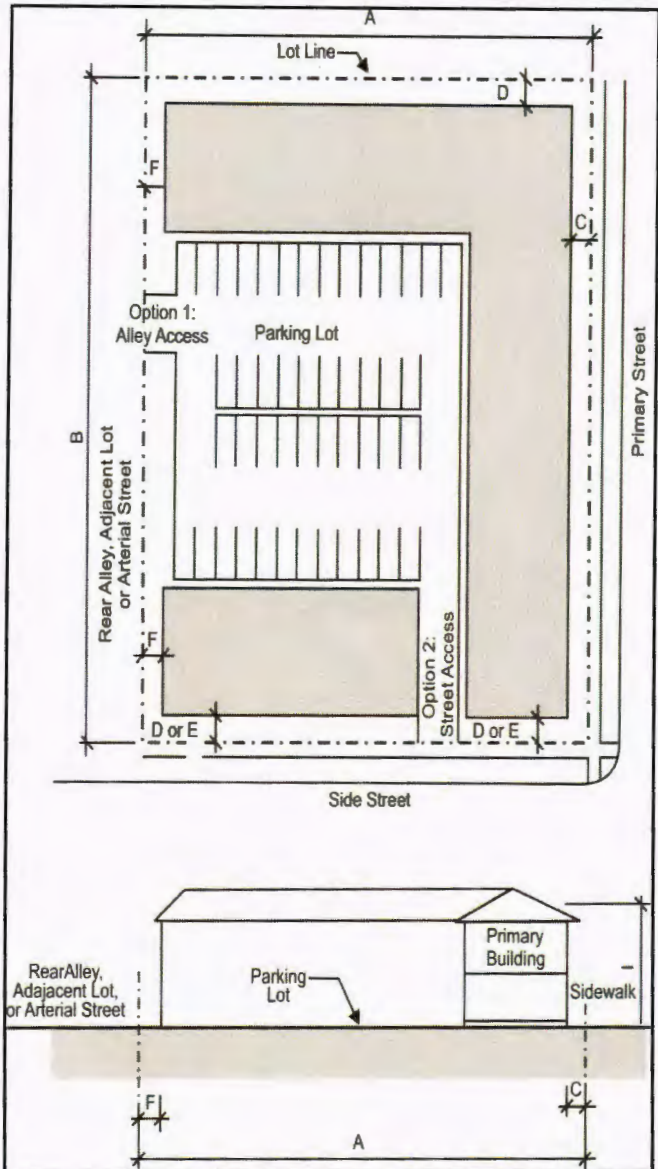
A. Minimum Lot Depth	100'
B. Minimum Lot Width	N/A
C. Minimum Front Yard	10'
D. Minimum Combined Side Yard	10'
E. Minimum Side Street Yard	10'
F. Minimum Rear Yard	5'
G. Minimum Accessory Bldg. Front Setback	45'
H. Minimum Accessory Bldg. Side Setback	5'
I. Maximum Primary Building Height	55'
J. Maximum Accessory Building Height	30'
Min. Lot Area	5,000 sf
Max. Lot Coverage	50%
Max. Impervious Surface	70%
Max. Units/Bldg.	12N/A
Required On-site Parking Spaces/DU	1.5

Permissible Districts

- Village Center
- Residential
- Neighborhood Commercial

Specific Conditions

- 5,000 sf is the minimum area for 2 dwelling units. Each additional dwelling unit will require an additional 750 sf of lot area
- Primary pedestrian entrance shall be located along a public street, common walkway or park
- The base number of required parking spaces is 1.5 spaces per bedroom. For each additional bedroom, 1 additional parking space is required.
- Swimming pools shall not count toward impervious surface area.
- Hard surfaces such as paver or stone patios shall not count toward impervious surface area.
- There shall be a 20' separation between Multi-Family B structures.



The graphic depiction above is a conceptual illustration of the general character of development to be located within the Tributary PUD.

The development standards listed in the table above shall govern the placement of buildings on the property.



RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

October 1, 2021

Honorable John A. Crawford
Clerk of the Circuit Court
Nassau County
76347 Veteran's Way, Suite 456
Yulee, Florida 32097

Attention: Jennifer Marlatt

Dear Mr. Crawford:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Nassau County Ordinance No. 2021-19, which was filed in this office on September 30, 2021.

Sincerely,

Anya Owens
Program Administrator

AO/lb