

ORDINANCE NO. 2001- 21

AN ORDINANCE AMENDING ORDINANCE NO. 83-19, AS AMENDED. THIS ORDINANCE REZONES AND RECLASSIFIES THE 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"; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on the 28<sup>th</sup> 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 28<sup>th</sup> day of July, 1997; and

WHEREAS, the "owner" of that certain property in the attached Exhibit "A" intends to develop the described property in accordance with a master plan; and

WHEREAS, the "owner" of that certain property described in the attached Exhibit "A" has applied for a re-zoning and re-classification of that property from OPEN RURAL (OR) to that of a PLANNED UNIT DEVELOPMENT (PUD); 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

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Return to:  
Joyce Bradley

Rec 44.00

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 25th day of June, 2001, by the Board of county Commissioners of Nassau County, Florida that the application for the Planned Unit Development is hereby approved and the land shall be re-zoned as a Planned Unit Development (PUD) in accordance with and subject to the provisions of Article 25 of Ordinance No. 97-19, of the County of Nassau and further 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 25th day of June, 2001.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
MARIANNE MARSHALL  
Its: Chairman

ATTEST:

  
J. M. "CHIEF" OXLEY, JR.  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney:

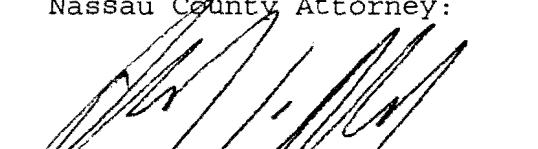
  
MICHAEL S. MOLLIN

EXHIBIT "A"  
LEGAL DESCRIPTION  
R00-029

LOTS 4 & 5 & S-2 OF LOT 6 IN OR 831 PG 1118 SUB OF F GRIFFIN LAND  
PB 39/357, PT OF LOT 4 IN DB 228/396 EX RW IN OR 344/703 SUB H M  
THIGPEN EST PB 39/356, S-1 OF LOT 6 PT OR 546 PG 60 SUB OF F  
GRIFFIN PB 39/357 AS RECORDED IN PUBLIC RECORDS OF NASSAU COUNTY,  
FLORIDA.

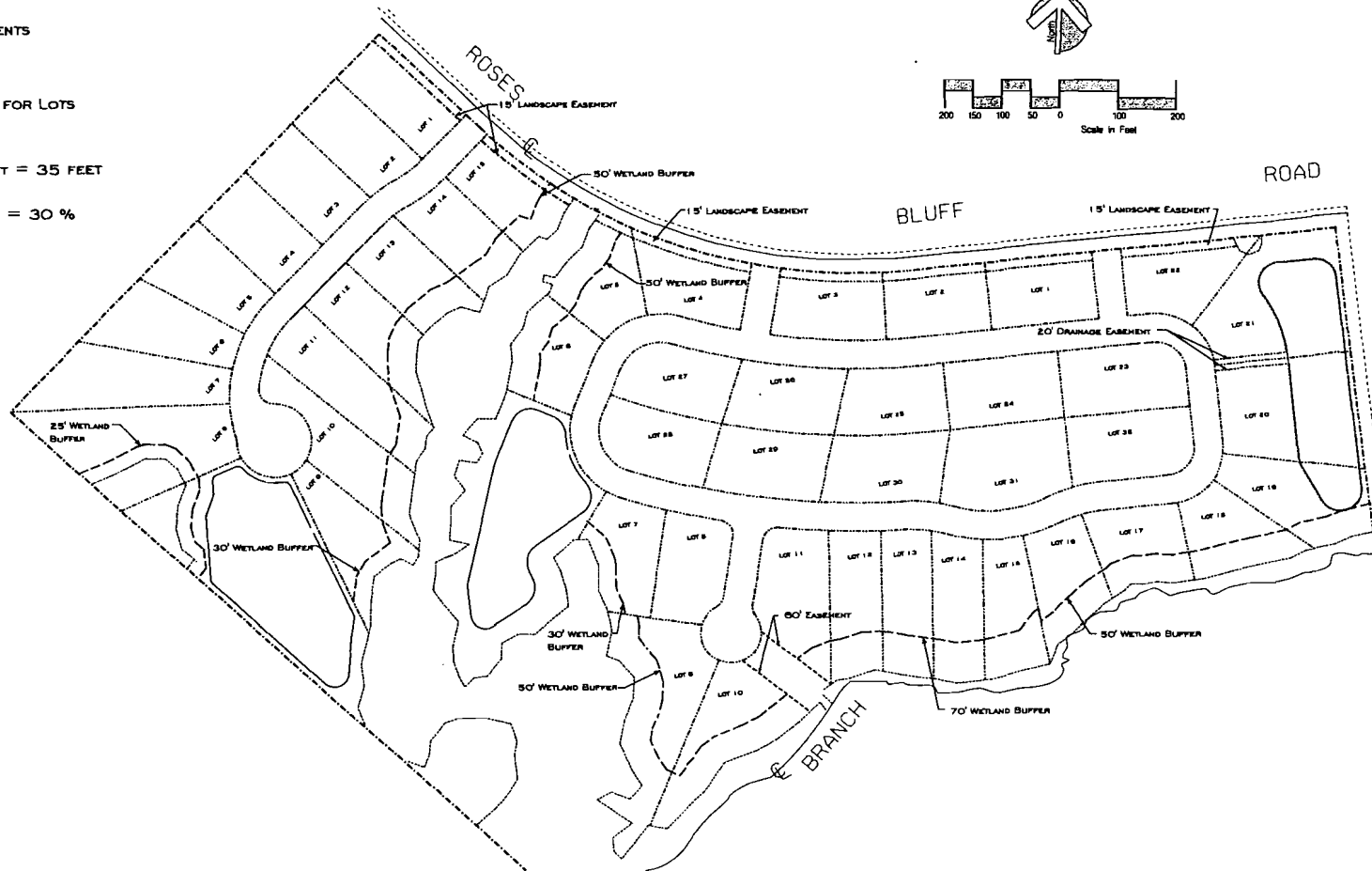
# EXHIBIT "B"

## MINIMUM YARD REQUIREMENTS

FRONT: 30 FEET  
 REAR: 15 FEET  
 SIDE: 10 FEET (15 FEET FOR LOTS  
 1 & 15 IN PHASE I)

MAXIMUM BUILDING HEIGHT = 35 FEET

MAXIMUM LOT COVERAGE = 30 %



REVISED: JUNE 22, 2001

PROJECT NO: 133324 PROJECT NAME: HOLLAND/ZELL PARTNERSHIP				<b>McCrane &amp; Associates, Inc.</b> 23 SOUTH 3RD STREET - ANSELIA ISLAND, FLORIDA 32034 LAND DEVELOPMENT - ROADWAY DESIGN - PERMITTING		HOLLAND/ZELL PARTNERSHIP		CREEKSIDE		LOT LAYOUT PLAN		RECEIVED APRIL 25, 2001 PROJECT NO. 00004 REGISTERED PROFESSIONAL		SHEET NO. LP-1 DATE: APRIL 25, 2001 PROJECT NO. 00004	
DESIGNED BY: H. GILLETTE DRAWN BY: A. DEBART CHECKED BY: D. MCCRANE		DIMENSIONS AND NOTES TAKE PRECEDENCE.													