

**ORDINANCE 2014 -24**

**AN ORDINANCE AMENDING ORDINANCE NO. 99-38, WHICH REZONED AND RECLASSIFIED PROPERTY TO A ZONING CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS "THE HIDEAWAY", AS AMENDED BY ORDINANCES NOS. 2002-48, 2003-24, AND 2006-73; SPECIFICALLY MODIFYING THE PUD CONDITIONS; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners adopted Ordinance 99-38 on October 25, 1999, creating the The Hideaway PUD; and

**WHEREAS**, the Board of County Commissioners adopted Ordinances 2002-48, 2003-24, and 2006-73 amending The Hideaway PUD; and

**WHEREAS**, Decatur Properties Inc. has authorized McCranie & Associates, Inc. to file Application R14-007 to amend the The Hideaway PUD conditions; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on November 4, 2014 and voted to recommend approval of R14-007 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 December 8, 2014; 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 amendment to The Hideaway PUD conditions is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan in particular Policies FL.01.02(B) and FL.08.04.

**SECTION 2. PUD AMENDED:** The real property described in Section 3, known as the The Hideaway PUD, is amended as follows:

- A) The conditions of the PUD, adopted in Ordinance 2006-73(Exhibit C) are amended as shown in the attached Exhibit "C"; to reduce the minimum front yard for from 25 feet to 17.5 feet for lots that front on "Tee" dead-end lots (i.e. cul-de-sacs), defined as any lot whose boundary shares one or more corners with a "Tee" dead end as shown on the Preliminary Development Plan. All other conditions adopted for this PUD in Ordinance 2006-73 (Exhibit C) shall remain in force.

**SECTION 3. OWNER AND DESCRIPTION:** The land reclassified by this Ordinance is owned by Decatur Properties, Inc. and is identified by the following legal description (attached as Exhibit "A"): and Preliminary Development Plan(attached as Exhibit "B").

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

**PASSED AND ADOPTED THIS 8TH DAY OF DECEMBER, 2014.**

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



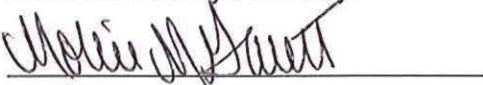
PAT EDWARDS,  
Its: Chairman

ATTEST as to Chairman's Signature:

  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

MES  
12-09-14

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



County Attorney

## EXHIBIT A

### Legal Description – Hideaway PUD

#### PARCEL 2 (HIDEAWAY ENTRANCE AND 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 DEGREES 46 MINUTES 10 SECONDS WEST, 414.88 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 486, PAGE 386, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 83 DEGREES 45 MINUTES 20 SECONDS WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 486, PAGE 386, OF THE PUBLIC RECORDS OF SAID COUNTY, 1293.31 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 07 DEGREES 56 MINUTES 00 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE 420.98 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 328, PAGE 346, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 84 DEGREES 26 MINUTES 33 SECONDS EAST ALONG THE NORTHERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 328, PAGE 346, OF THE PUBLIC RECORDS OF SAID COUNTY, 1325.38 FEET TO THE POINT OF BEGINNING.

#### PARCEL 3 (HIDEAWAY PHASE I AND II)

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

COMMENCE AT THE NORTHEAST CORNER OF YULEE SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 224, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 12 DEGREES 54 MINUTES 40 SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF SAID PLAT BOOK 5, PAGE 224, 90.71 FEET TO THE POINT OF BEGINNING; THENCE NORTH 81 DEGREES 55 MINUTES 09 SECONDS EAST, 564.23 FEET; THENCE NORTH 49 DEGREES 31 MINUTES 01 SECONDS EAST, 62.95 FEET; THENCE NORTH 08 DEGREES 32 MINUTES 03 SECONDS WEST, 49.88 FEET; THENCE NORTH 52 DEGREES 07 MINUTES 12 SECONDS EAST, 43.86 FEET; THENCE NORTH 63 DEGREES 48 MINUTES 58 SECONDS EAST, 54.00 FEET; THENCE NORTH 75 DEGREES 34 MINUTES 50 SECONDS EAST, 57.04 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 16 SECONDS EAST, 56.25 FEET; THENCE SOUTH 81 DEGREES 13 MINUTES 56 SECONDS EAST, 39.06 FEET; THENCE NORTH 87 DEGREES 59 MINUTES 50 SECONDS EAST, 60.54 FEET; THENCE SOUTH 81 DEGREES 19 MINUTES 20 SECONDS EAST, 44.06 FEET; THENCE SOUTH 69 DEGREES 46 MINUTES 09 SECONDS EAST, 38.23 FEET; THENCE SOUTH 53 DEGREES 06 MINUTES 24 SECONDS EAST, 95.12 FEET; THENCE SOUTH 81 DEGREES 51 MINUTES 35 SECONDS EAST, 7.53 FEET; THENCE NORTH 03 DEGREES 18 MINUTES 00 SECONDS WEST, 41.48 FEET; THENCE NORTH 54 DEGREES 53 MINUTES 43 SECONDS EAST, 34.31 FEET; THENCE NORTH 23 DEGREES 00 MINUTES 20 SECONDS WEST, 20.34 FEET; THENCE NORTH 13 DEGREES 37 MINUTES 00 SECONDS EAST, 22.01 FEET; THENCE NORTH 55 DEGREES 47 MINUTES 26 SECONDS EAST, 27.10 FEET; THENCE NORTH 64 DEGREES 43 MINUTES 47 SECONDS EAST, 32.83 FEET; THENCE NORTH 62 DEGREES 43 MINUTES 31 SECONDS EAST, 25.00 FEET; THENCE NORTH 75 DEGREES 37 MINUTES 09 SECONDS EAST, 34.06 FEET; THENCE NORTH 85 DEGREES 19 MINUTES 33 SECONDS EAST, 27.17 FEET; THENCE NORTH 63 DEGREES 27 MINUTES 41 SECONDS EAST, 18.68 FEET; THENCE NORTH 69 DEGREES 31 MINUTES 24 SECONDS EAST, 24.33 FEET; THENCE NORTH 85 DEGREES 49 MINUTES 42 SECONDS EAST, 25.18 FEET; THENCE NORTH 49 DEGREES 55 MINUTES 51 SECONDS EAST, 10.30 FEET; THENCE NORTH 80 DEGREES 46 MINUTES 32 SECONDS EAST, 64.03 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 39 SECONDS EAST, 46.87 FEET; THENCE NORTH 78 DEGREES 59 MINUTES 08 SECONDS EAST, 51.00 FEET; THENCE SOUTH 87 DEGREES 00 MINUTES 53 SECONDS EAST, 57.14 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 04 SECONDS EAST, 24.33 FEET; THENCE SOUTH 84 DEGREES 44 MINUTES 03 SECONDS EAST, 57.14 FEET; THENCE SOUTH 75 DEGREES 51 MINUTES 20 SECONDS EAST, 47.17 FEET; THENCE NORTH 78 DEGREES 01 MINUTES 46 SECONDS EAST, 19.31 FEET; THENCE SOUTH 78 DEGREES 54 MINUTES 06 SECONDS EAST, 63.03 FEET; THENCE SOUTH 78 DEGREES 07 MINUTES 03 SECONDS EAST, 22.02 FEET; THENCE SOUTH 54 DEGREES 11 MINUTES 10 SECONDS EAST, 37.55 FEET; THENCE SOUTH 66 DEGREES 29 MINUTES 45 SECONDS EAST, 57.28 FEET; THENCE SOUTH 66 DEGREES 44 MINUTES 08 SECONDS EAST, 45.88 FEET; THENCE SOUTH 68 DEGREES 42 MINUTES 38 SECONDS EAST, 44.27 FEET; THENCE SOUTH 19 DEGREES 31 MINUTES 57 SECONDS EAST, 45.01 FEET; THENCE SOUTH 39 DEGREES 01 MINUTES 42 SECONDS WEST, 44.42 FEET; THENCE SOUTH 07 DEGREES 33 MINUTES 48 SECONDS WEST, 32.65 FEET; THENCE SOUTH 47 DEGREES 57 MINUTES 55 SECONDS EAST, 31.76 FEET; THENCE SOUTH 35 DEGREES 43 MINUTES 55 SECONDS EAST, 36.40 FEET; THENCE SOUTH 28 DEGREES 40 MINUTES 02 SECONDS EAST, 32.39 FEET; THENCE NORTH 84 DEGREES 50 MINUTES 03 SECONDS EAST, 23.77 FEET; THENCE SOUTH 43 DEGREES 53 MINUTES 20 SECONDS EAST, 41.63 FEET; THENCE SOUTH 06 DEGREES 09 MINUTES 35 SECONDS EAST, 33.96 FEET; THENCE SOUTH 17 DEGREES 59 MINUTES 48 SECONDS EAST, 32.02 FEET; THENCE SOUTH 38 DEGREES 59 MINUTES 42 SECONDS WEST, 38.59 FEET; THENCE SOUTH 57 DEGREES 50 MINUTES 01 SECONDS EAST, 29.21 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 50 SECONDS WEST, 52.71 FEET; THENCE SOUTH 09 DEGREES 46 MINUTES 17 SECONDS WEST, 38.83 FEET; THENCE SOUTH 83 DEGREES 29 MINUTES 14 SECONDS WEST, 49.04 FEET; THENCE SOUTH 60 DEGREES 03 MINUTES 39 SECONDS WEST, 47.80 FEET; THENCE SOUTH 08 DEGREES 18 MINUTES 02 SECONDS WEST, 88.41 FEET; THENCE NORTH 86 DEGREES 02 MINUTES 40 SECONDS WEST, 75.30 FEET; THENCE SOUTH 18 DEGREES 18 MINUTES 18 SECONDS EAST, 73.98 FEET; THENCE NORTH 80 DEGREES 45 MINUTES 01 SECONDS WEST, 89.25 FEET; THENCE SOUTH 19 DEGREES 13 MINUTES 36 SECONDS EAST, 81.49 FEET; THENCE SOUTH 04 DEGREES 26 MINUTES 32 SECONDS WEST, 24.33 FEET; THENCE SOUTH 38 DEGREES 42 MINUTES 36 SECONDS EAST, 64.90 FEET; THENCE SOUTH 04 DEGREES 45 MINUTES 54 SECONDS EAST, 73.80 FEET; THENCE SOUTH 04 DEGREES 18 MINUTES 06 SECONDS WEST, 49.04 FEET; THENCE SOUTH 01 DEGREES 40 MINUTES 17 SECONDS WEST, 45.33 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 21 SECONDS WEST, 67.69 FEET; THENCE SOUTH 11 DEGREES 34 MINUTES 54 SECONDS WEST, 23.69 FEET; THENCE SOUTH 38 DEGREES 35 MINUTES 24 SECONDS WEST, 49.77 FEET; THENCE SOUTH 38 DEGREES 09 MINUTES 21 SECONDS WEST, 25.72 FEET; THENCE NORTH 49 DEGREES 10 MINUTES 30

## EXHIBIT A

SECONDS WEST, 50.08 FEET; THENCE SOUTH 32 DEGREES 05 MINUTES 34 SECONDS WEST, 97.13 FEET; THENCE NORTH 38 DEGREES 03 MINUTES 27 SECONDS WEST, 50.64 FEET; THENCE NORTH 83 DEGREES 01 MINUTES 30 SECONDS WEST, 49.41 FEET; THENCE SOUTH 42 DEGREES 53 MINUTES 33 SECONDS WEST, 98.00 FEET; THENCE SOUTH 25 DEGREES 40 MINUTES 58 SECONDS EAST, 51.24 FEET; THENCE NORTH 79 DEGREES 11 MINUTES 15 SECONDS EAST, 26.50 FEET; THENCE SOUTH 01 DEGREES 53 MINUTES 18 SECONDS EAST, 29.07 FEET; THENCE SOUTH 64 DEGREES 15 MINUTES 46 SECONDS WEST, 30.84 FEET; THENCE SOUTH 12 DEGREES 54 MINUTES 59 SECONDS WEST, 23.02 FEET; THENCE NORTH 81 DEGREES 15 MINUTES 21 SECONDS EAST, 59.08 FEET; THENCE NORTH 61 DEGREES 52 MINUTES 15 SECONDS EAST, 51.66 FEET; THENCE SOUTH 54 DEGREES 28 MINUTES 18 SECONDS EAST, 24.52 FEET; THENCE SOUTH 68 DEGREES 20 MINUTES 40 SECONDS EAST, 55.46 FEET; THENCE SOUTH 11 DEGREES 16 MINUTES 09 SECONDS WEST, 54.41 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 57 SECONDS WEST, 87.73 FEET; THENCE NORTH 83 DEGREES 08 MINUTES 04 SECONDS EAST, 44.41 FEET; THENCE SOUTH 09 DEGREES 28 MINUTES 18 SECONDS EAST, 69.34 FEET; THENCE SOUTH 78 DEGREES 51 MINUTES 41 SECONDS EAST, 64.40 FEET; THENCE SOUTH 16 DEGREES 24 MINUTES 08 SECONDS EAST, 97.05 FEET; THENCE SOUTH 63 DEGREES 57 MINUTES 14 SECONDS EAST, 38.63 FEET; THENCE NORTH 63 DEGREES 41 MINUTES 10 SECONDS EAST, 53.16 FEET; THENCE SOUTH 37 DEGREES 17 MINUTES 29 SECONDS EAST, 95.43 FEET; THENCE SOUTH 22 DEGREES 50 MINUTES 53 SECONDS EAST, 38.28 FEET; THENCE SOUTH 19 DEGREES 00 MINUTES 35 SECONDS WEST, 34.28 FEET; THENCE NORTH 63 DEGREES 13 MINUTES 42 SECONDS WEST, 64.40 FEET; THENCE SOUTH 65 DEGREES 36 MINUTES 52 SECONDS WEST, 65.31 FEET; THENCE SOUTH 56 DEGREES 43 MINUTES 14 SECONDS WEST, 75.34 FEET; THENCE NORTH 64 DEGREES 16 MINUTES 33 SECONDS WEST, 75.66 FEET; THENCE NORTH 69 DEGREES 37 MINUTES 39 SECONDS WEST, 89.27 FEET; THENCE SOUTH 07 DEGREES 37 MINUTES 39 SECONDS EAST, 90.03 FEET; THENCE SOUTH 42 DEGREES 17 MINUTES 29 SECONDS WEST, 57.71 FEET; THENCE SOUTH 14 DEGREES 19 MINUTES 33 SECONDS EAST, 85.61 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 54 SECONDS EAST, 53.16 FEET; THENCE SOUTH 19 DEGREES 34 MINUTES 16 SECONDS EAST, 27.02 FEET; THENCE SOUTH 59 DEGREES 29 MINUTES 10 SECONDS EAST, 62.01 FEET; THENCE SOUTH 80 DEGREES 12 MINUTES 55 SECONDS EAST, 57.45 FEET; THENCE SOUTH 02 DEGREES 04 MINUTES 30 SECONDS WEST, 119.10 FEET; THENCE SOUTH 43 DEGREES 45 MINUTES 36 SECONDS EAST, 79.85 FEET; THENCE SOUTH 19 DEGREES 07 MINUTES 23 SECONDS EAST, 105.85 FEET; THENCE SOUTH 18 DEGREES 25 MINUTES 58 SECONDS WEST, 94.83 FEET; THENCE SOUTH 07 DEGREES 41 MINUTES 53 SECONDS EAST, 114.54 FEET; THENCE SOUTH 23 DEGREES 46 MINUTES 15 SECONDS WEST, 96.46 FEET; THENCE SOUTH 11 DEGREES 23 MINUTES 25 SECONDS EAST, 100.36 FEET; THENCE SOUTH 09 DEGREES 05 MINUTES 23 SECONDS EAST, 64.38 FEET; THENCE SOUTH 25 DEGREES 02 MINUTES 17 SECONDS EAST, 82.08 FEET; THENCE SOUTH 06 DEGREES 29 MINUTES 14 SECONDS WEST, 73.98 FEET; THENCE SOUTH 36 DEGREES 57 MINUTES 28 SECONDS WEST, 62.48 FEET; THENCE SOUTH 02 DEGREES 50 MINUTES 52 SECONDS EAST, 80.00 FEET; THENCE SOUTH 09 DEGREES 55 MINUTES 55 SECONDS EAST, 159.15 FEET; THENCE SOUTH 21 DEGREES 47 MINUTES 17 SECONDS EAST, 95.51 FEET; THENCE SOUTH 17 DEGREES 47 MINUTES 11 SECONDS EAST, 77.33 FEET; THENCE SOUTH 06 DEGREES 07 MINUTES 05 SECONDS WEST, 122.72 FEET; THENCE SOUTH 23 DEGREES 31 MINUTES 44 SECONDS EAST, 102.18 FEET; THENCE SOUTH 36 DEGREES 13 MINUTES 20 SECONDS EAST, 81.88 FEET; THENCE SOUTH 13 DEGREES 15 MINUTES 37 SECONDS EAST, 107.91 FEET; THENCE SOUTH 08 DEGREES 12 MINUTES 36 SECONDS EAST, 127.01 FEET; THENCE SOUTH 33 DEGREES 01 MINUTES 09 SECONDS EAST, 75.93 FEET; THENCE SOUTH 42 DEGREES 30 MINUTES 32 SECONDS EAST, 49.34 FEET; THENCE SOUTH 17 DEGREES 48 MINUTES 09 SECONDS WEST, 62.63 FEET; THENCE SOUTH 32 DEGREES 34 MINUTES 17 SECONDS WEST, 73.60 FEET; THENCE SOUTH 28 DEGREES 45 MINUTES 26 SECONDS WEST, 130.68 FEET; THENCE SOUTH 05 DEGREES 56 MINUTES 27 SECONDS WEST, 82.66 FEET; THENCE SOUTH 32 DEGREES 00 MINUTES 44 SECONDS WEST, 51.07 FEET; THENCE SOUTH 22 DEGREES 40 MINUTES 30 SECONDS WEST, 72.45 FEET; THENCE SOUTH 48 DEGREES 34 MINUTES 24 SECONDS WEST, 88.46 FEET; THENCE SOUTH 44 DEGREES 55 MINUTES 16 SECONDS WEST, 107.54 FEET; THENCE NORTH 75 DEGREES 21 MINUTES 44 SECONDS WEST, 78.70 FEET; THENCE SOUTH 80 DEGREES 49 MINUTES 04 SECONDS WEST, 85.80 FEET; THENCE SOUTH 29 DEGREES 21 MINUTES 24 SECONDS WEST, 90.97 FEET; THENCE SOUTH 25 DEGREES 31 MINUTES 06 SECONDS WEST, 30.34 FEET; THENCE SOUTH 47 DEGREES 08 MINUTES 41 SECONDS WEST, 203.94 FEET; THENCE SOUTH 07 DEGREES 11 MINUTES 42 SECONDS WEST, 111.83 FEET; THENCE SOUTH 65 DEGREES 12 MINUTES 44 SECONDS WEST, 31.38 FEET; THENCE NORTH 67 DEGREES 15 MINUTES 01 SECONDS WEST, 87.79 FEET; THENCE SOUTH 26 DEGREES 51 MINUTES 26 SECONDS EAST, 68.82 FEET; THENCE SOUTH 21 DEGREES 16 MINUTES 23 SECONDS WEST, 84.86 FEET; THENCE SOUTH 13 DEGREES 11 MINUTES 06 SECONDS EAST, 65.30 FEET; THENCE SOUTH 45 DEGREES 07 MINUTES 54 SECONDS EAST, 50.42 FEET; THENCE SOUTH 38 DEGREES 08 MINUTES 08 SECONDS EAST, 78.53 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 47 SECONDS EAST, 114.13 FEET; THENCE SOUTH 08 DEGREES 19 MINUTES 28 SECONDS WEST, 54.67 FEET; THENCE SOUTH 10 DEGREES 28 MINUTES 49 SECONDS EAST, 80.75 FEET; THENCE SOUTH 15 DEGREES 20 MINUTES 56 SECONDS EAST, 107.04 FEET; THENCE SOUTH 46 DEGREES 04 MINUTES 41 SECONDS WEST, 82.73 FEET; THENCE SOUTH 49 DEGREES 37 MINUTES 24 SECONDS EAST, 52.86 FEET; THENCE SOUTH 54 DEGREES 04 MINUTES 26 SECONDS EAST, 72.40 FEET; THENCE SOUTH 34 DEGREES 23 MINUTES 15 SECONDS WEST, 32.34 FEET; THENCE SOUTH 27 DEGREES 48 MINUTES 39 SECONDS EAST, 91.49 FEET; THENCE SOUTH 12 DEGREES 09 MINUTES 33 SECONDS WEST, 50.19 FEET; THENCE SOUTH 14 DEGREES 47 MINUTES 21 SECONDS WEST, 128.47 FEET; THENCE SOUTH 13 DEGREES 23 MINUTES 53 SECONDS WEST, 122.16 FEET; THENCE SOUTH 14 DEGREES 01 MINUTES 01 SECONDS WEST, 178.35 FEET TO THE EASTERLY BOUNDARY OF ABANDONED TELEPHONE AND TELEGRAPH RIGHT OF WAY; THENCE NORTH 12 DEGREES 59 MINUTES 08 SECONDS WEST, ALONG SAID EASTERLY BOUNDARY, 2486.87 FEET; THENCE NORTH 12 DEGREES 59 MINUTES 29 SECONDS WEST, CONTINUING ALONG SAID EASTERLY BOUNDARY OF ABANDONED TELEPHONE AND TELEGRAPH RIGHT OF WAY, 2639.40 FEET TO A POINT ON THE EASTERLY BOUNDARY OF YULEE SOUTH AS RECORDED IN PLAT BOOK 5, PAGE 224, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 12 DEGREES 54 MINUTES 40 SECONDS WEST, ALONG SAID EASTERLY BOUNDARY OF YULEE SOUTH, 894.84 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT (JEA EXCEPTION)

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

COMMENCE AT THE NORTHEAST CORNER OF YULEE SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 224, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 12 DEGREES 54 MINUTES 40

## EXHIBIT A

SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF SAID PLAT BOOK 5, PAGE 224, 189.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 12 DEGREES 54 MINUTES 40 SECONDS EAST, ALONG SAID EASTERLY BOUNDARY, 378.35 FEET; THENCE NORTH 50 DEGREES 50 MINUTES 57 SECONDS EAST, 15.88 FEET; THENCE NORTH 11 DEGREES 42 MINUTES 28 SECONDS EAST, 33.13 FEET; THENCE NORTH 46 DEGREES 43 MINUTES 58 SECONDS EAST, 21.02 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 08 SECONDS EAST, 29.14 FEET; THENCE NORTH 62 DEGREES 04 MINUTES 43 SECONDS EAST, 98.18 FEET; THENCE NORTH 80 DEGREES 58 MINUTES 38 SECONDS EAST, 64.06 FEET; THENCE NORTH 47 DEGREES 50 MINUTES 44 SECONDS EAST, 45.95 FEET; THENCE NORTH 33 DEGREES 41 MINUTES 09 SECONDS EAST, 58.31 FEET; THENCE NORTH 29 DEGREES 11 MINUTES 49 SECONDS EAST, 66.19 FEET; THENCE NORTH 14 DEGREES 46 MINUTES 51 SECONDS EAST, 45.02 FEET; THENCE NORTH 10 DEGREES 07 MINUTES 46 SECONDS WEST, 68.20 FEET; THENCE NORTH 37 DEGREES 33 MINUTES 59 SECONDS EAST, 79.33 FEET; THENCE NORTH 11 DEGREES 40 MINUTES 19 SECONDS EAST, 18.06 FEET; THENCE NORTH 10 DEGREES 43 MINUTES 30 SECONDS EAST, 28.14 FEET; THENCE SOUTH 22 DEGREES 59 MINUTES 52 SECONDS EAST, 18.60 FEET; THENCE NORTH 67 DEGREES 40 MINUTES 47 SECONDS EAST, 35.40 FEET; THENCE NORTH 61 DEGREES 39 MINUTES 33 SECONDS EAST, 42.04 FEET; THENCE NORTH 49 DEGREES 31 MINUTES 01 SECONDS EAST, 46.21 FEET; THENCE SOUTH 81 DEGREES 55 MINUTES 09 SECONDS WEST, 369.24 FEET; THENCE SOUTH 17 DEGREES 43 MINUTES 50 SECONDS WEST, 26.67 FEET; THENCE SOUTH 41 DEGREES 34 MINUTES 52 SECONDS EAST, 35.10 FEET; THENCE SOUTH 79 DEGREES 30 MINUTES 10 SECONDS WEST, 40.87 FEET; THENCE SOUTH 28 DEGREES 40 MINUTES 14 SECONDS EAST, 35.81 FEET; THENCE NORTH 85 DEGREES 04 MINUTES 14 SECONDS WEST, 34.87 FEET; THENCE SOUTH 79 DEGREES 19 MINUTES 04 SECONDS WEST, 77.62 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 14 SECONDS WEST, 56.50 FEET TO THE POINT OF BEGINNING.

PARCEL 4 (HIDEAWAY PHASE III)

HIDEAWAY PHASE III AS RECORDED IN NASSAU COUNTY PUBLIC RECORDS, PLAT BOOK 7, PAGES 313 THROUGH 317, JULY 24, 2007

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## EXHIBIT C

### AMENDED CONDITIONS FOR "THE HIDEAWAY" PLANNED UNIT DEVELOPMENT 11/04/2014

1. The applicant shall conform to all applicable County regulations (including Concurrency Management) in the development of this project.
2. The applicant shall provide adequate, safe, and accessible recreational facilities for this development in accordance with the requirements of the Concurrency Management Ordinance and any other applicable county regulations. Stormwater drainage facilities shall not be considered recreational facilities.
3. A master drainage plan for all phases of this development must be submitted and approved by the County Engineer prior to the commencement of any construction of the property.
4. Storm water facilities shall not be located in the required recreational open space areas.
5. Traffic calming features shall be included in the layout of roadways to eliminate long straight-aways.
6. The requirements of Section 25. 04 of Ordinance No. 97-19(Nassau County Zoning Code) shall be applicable.
- ~~7. The final development plan shall be submitted pursuant to Section 25.05 of Ordinance No. 97-19 (Nassau County Zoning Code) within one (1) year of the date of the approved PUD modification~~
8. All of the procedures and requirements of Section 25.04 of Ordinance No. 97-19 (Nassau County Zoning Code) shall be applicable.
9. ~~Upon approval of the Planned Unit Development-~~ The preliminary development plan ~~shall be~~ is attached as an exhibit to this ordinance.
10. No site improvements shall progress until the approval of the final development plan.
11. Permitted Accessory Uses and Structures shall follow Article 28. The permitted uses and structures in the modification shall be single family residential dwellings.
12. Permitted Accessory Uses & Structures: See Article 28, Section 28.15 of Ordinance No. 97-19, as amended (Nassau County Zoning Code).
13. Conditional Uses shall follow Article 28, Section 28.14 of Ordinance No. 97-19, as amended (Nassau County Zoning Code).
14. Minimum Lot Requirements:  
Minimum Lot Width: Sixty (60) feet. This is measured as an average on irregular shaped lots.  
Minimum Lot Area: Six Thousand (6,000) square feet.
15. Minimum Yard Requirements: (all lots except "Tee" dead end lots as defined below)

## EXHIBIT C

Front Yard: Twenty five (25) feet.  
Side Yard: Five (5) feet.  
Rear Yard: Ten (10) feet.

Minimum Yard Requirements: ("Tee" dead end lots as defined below)

Front Yard: Seventeen and one half (17.5) feet.

Side Yard: Five (5) feet.

Rear Yard: Ten (10) feet.

16. Building Restrictions:  
Maximum Building Height: Thirty five (35) feet.  
Maximum Lot Coverage: Fifty (50) percent.
17. No mobile homes/manufactured homes shall be permitted within the Planned Unit Development (PUD).
18. The "Tee" dead ends shall be allowed, as shown on the Preliminary Development Plan. "Tee" dead ends are shown in Figure 1 below. "Tee" dead end lots are defined as any lot whose boundary shares one or more corners with a "Tee" dead end. There are four corners in a "Tee" dead end (all labeled in Figure 1).

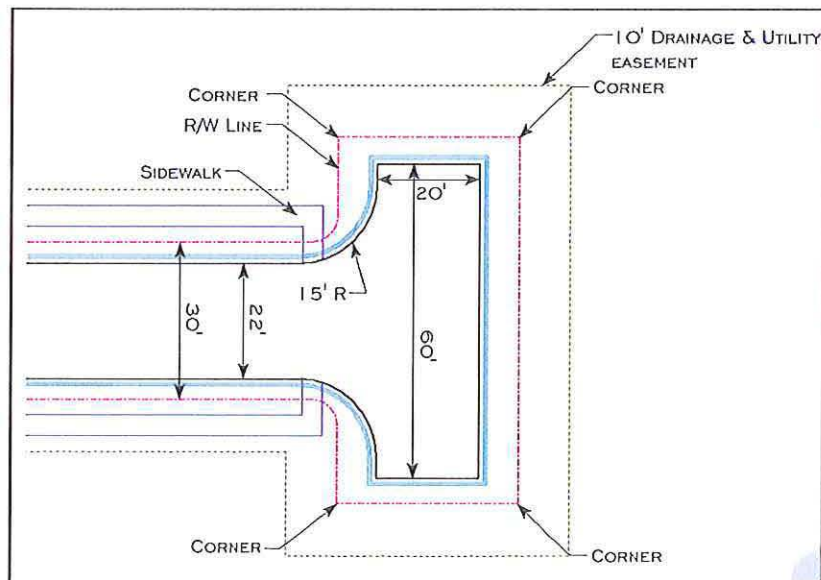


Figure 1

19. The roadways shall remain private. A thirty (30) foot right-of-way, with ten (10) foot easements on either side, will be the minimum requirement. The secondary access shall be on Pine Wood Drive. This shall be a fully paved back access at final build-out. A stabilized roadway will be provided to earlier phases from Pine Wood Drive, to the constructed phase. Improvements will be made to Pine Wood Drive as required by the County.
20. Sidewalks shall be required on both sides of the road along dead-end roadways and on one side of the main roadway system. The sidewalks shall terminate at the "Tee" as depicted in Figure 1 above.



## EXHIBIT C

21. Walking Paths/Nature Trails shall be provided except for those areas that are restricted by jurisdictional wetlands.
22. A six (6) foot opaque fence shall be provided between the cemetery and the proposed development.
23. A direct roadway connection between Phase II and Phase III on the preliminary development plan will be required (as shown in Exhibit A attached to the staff report).
24. The applicant shall incorporate into the covenants and restrictions a restriction that any fencing along any recreational area, open space, or greenway shall not exceed four (4) feet in height and shall be no more than thirty (30) percent opaque.
25. The spine road system through the PUD shall have twelve (12) foot lanes with curb and gutter. Corner lots shall have driveway access from the side street and not the spine road.
26. Acceleration/deceleration lanes shall be required at all access points to this development located on US 17.