

ORDINANCE 2019 - _____

**AN ORDINANCE AMENDING ORDINANCE NO. 2018-43,
WHICH REZONED AND RECLASSIFIED PROPERTY TO A
ZONING CLASSIFICATION OF PLANNED UNIT
DEVELOPMENT (PUD) KNOWN AS “NASSAU STATION”;
MODIFYING THE PRELIMINARY DEVELOPMENT PLAN;
MODIFYING THE PUD CONDITIONS; PROVIDING FOR
FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Board of County Commissioners adopted Ordinance 2018-43 on November 26, 2018 creating the “Nassau Station Planned Unit Development (PUD)”;

WHEREAS, Patriot Ridge LLP is the owner of one parcel comprising +/-36.39 acres identified as Tax Parcel # and 08-2N-27-0000-0002-0040 by virtue of Deed recorded at O.R. 2246, page 39 of the Public Records of Nassau County, Florida; and

WHEREAS, Patriot Ridge LLP has authorized Gregory E. Matovina to file Application PUD19-007; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on November 19, 2019 and voted to recommend approval of PUD19-007 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) designations of Medium Density Residential (MDR), High Density Residential (HDR) and Conservation (CSV I); and

WHEREAS, the Board of County Commissioners held a public hearing on December 9, 2019; 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 Nassau Station PUD is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan in particular Policies FL.01.02 (B,G), FL.02.05, FL.08.04, FL.08.05, FL.08.06, FL.09.05, FL.10.01 and FL.10.06.

SECTION 2. PUD AMENDED

The Nassau Station PUD is amended as follows:

- A) The Preliminary Development Plan (PDP) for the Nassau Station PUD are amended as shown in the revised Exhibits “B-1 through “B-9” attached herein.
- B) The conditions of the Nassau Station PUD are amended as shown in the revised Exhibit “C” attached herein.
- C) All other conditions adopted for this PUD shall remain in force as adopted in Ordinance 2018-43.

SECTION 4. EFFECTIVE DATE

This Ordinance shall become effective after filing with the Secretary of State.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2019.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

JUSTIN M. TAYLOR,
Its: Chairman

ATTEST as to Chairman's Signature:

JOHN A. CRAWFORD
Its: Ex-Officio Clerk

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

MICHAEL S. MULLIN,
County Attorney