

**ORDINANCE 2020 - \_\_\_\_\_**

**AN ORDINANCE AMENDING ORDINANCE NO. 2018-45, WHICH REZONED AND RECLASSIFIED PROPERTY TO A ZONING CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS “NASSAU CROSSING”; 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 2017-42 on December 11, 2017 creating the “Nassau Crossing PUD”; and

**WHEREAS**, the Board of County Commissioners adopted Ordinance 2018-45 on November 26, 2018 amending the “Nassau Crossing PUD”; and

**WHEREAS**, Island Education, Inc. is the owner of one parcel comprising approximately 9.0 acres identified as Tax Parcel # 42-2N-27-0000-0003-0100 by virtue of Deed recorded at O.R. 2312, page 1537 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Island Education, Inc. has authorized Gregory E. Matovina to file Application PUD20-002; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on September 15, 2020 and voted to recommend approval of PUD20-002 to the Commission; and

**WHEREAS**, taking into consideration the above recommendations, the Commission finds that such modification 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 September 28, 2020; 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 Crossing 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.08.05.

## **SECTION 2. PUD AMENDED**

The Nassau Crossing PUD, as described above, is amended as follows:

- A) The conditions of the PUD are amended as shown in Exhibit "A" attached here and as shown in the revised PUD document attached here as Exhibit "B".
- B) The Preliminary Development Plan (PDP) for the PUD is amended as shown in the revised PUD document attached here as Exhibit "B".
- C) All other conditions adopted for this PUD shall remain in force.

## **SECTION 3. EFFECTIVE DATE**

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

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

\_\_\_\_\_  
DANIEL B. LEEPER,  
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