

**ORDINANCE 2021 - \_\_\_\_\_**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
REZONING APPROXIMATELY 53.88 ACRES OF REAL  
PROPERTY LOCATED ON THE NORTH SIDE OF ROSES  
BLUFF, BETWEEN BROOKER ROAD AND HAVEN ROAD,  
FROM OPEN RURAL (OR) TO A PLANNED UNIT  
DEVELOPMENT (PUD) TO BE KNOWN AS “SANDY  
BLUFF”. PROVIDING FOR FINDINGS; AND PROVIDING  
AN EFFECTIVE DATE.**

**WHEREAS**, WFS Family Trust, LLC. is the owner of one parcel comprising 53.88 acre(s) identified as Tax Parcel No. 38-3N-27-0000-0002-0010 by virtue of Deed recorded at O.R. 2325, page 825 of the Public Records of Nassau County, Florida; and

**WHEREAS**, WFS Family Trust, LLC has authorized Sandy Bluff Development Corporation to file Application PUD21-002 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on July 20, 2021 and voted to recommend approval of PUD21-002 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 Planned Unit Development (PUD) zoning complies with the underlying Future Land Use Map (FLUM) designation of Low Density Residential (MDR); and

**WHEREAS**, the Board of County Commissioners held a public hearing on August 9, 2021; 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 rezoning to Planned Unit Development (PUD) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular Policies FL.01.02(B), FL.08.01, and FL.10.06.

## **SECTION 2. PROPERTY REZONED**

The real property described in Section 3 is rezoned and reclassified to Planned Unit Development (PUD), to be known as “Sandy Bluff” upon the effective date of the ordinance; the Planning and Economic Opportunity Department is authorized to amend the Official Zoning Map to reflect this change.

- A) The Legal Description for the PUD is adopted as shown in Exhibit “A” attached herein.
- B) The Preliminary Development Plan (PDP) for the PUD is adopted as shown in Exhibit “B” attached herein.
- C) The conditions of the PUD, and associated exhibits are adopted as shown in Exhibit “C” attached herein.

### **SECTION 3. OWNER AND DESCRIPTION.**

The land reclassified by this Ordinance is owned by WFS Family Trust, LLC and is identified by the following tax identification number, graphic illustration, and legal description as shown in Exhibit "A":

Parcel # 38-3N-27-0000-0002-0010



**SECTION 4. EFFECTIVE DATE.**

This Ordinance shall be effective upon filing with the Secretary of State.

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

\_\_\_\_\_  
THOMAS FORD,  
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