

ORDINANCE 2021 - _____

AN ORDINANCE TO MODIFY THE PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS THREE RIVERS (ADOPTED IN ORD. 2006-68, AMENDED IN ORD. 2019-03), AMENDING THE PRELIMINARY DEVELOPMENT PLAN; AMENDING THE PUD CONDITIONS SECTIONS 1.0-8.0; RE-NAMING THIS PUD AS "TRIBUTARY"; AMENDING THE LAND USE SUMMARY AND PHASING TABLE, AMENDING THE PERMISSIBLE USES TABLE, AMENDING COMMUNITY DEVELOPMENT STANDARDS; ADDING A NEW SECTION 5.9- BOAT / WATERCRAFT / RECREATIONAL VEHICLE STORAGE; AND AMENDING ENVIRONMENTAL QUALITY STANDARDS; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners adopted Ordinance 2006-68 on August 28, 2018 creating the "Three Rivers PUD"; and

WHEREAS, the Board of County Commissioners adopted Ordinance 2019-03 on February 11, 2019 creating the "Three Rivers PUD"; and

WHEREAS, Three Rivers Timber LLC has authorized Prosser, Inc. to file Application PUD21-001; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on August 17, 2021 and voted to recommend approval of PUD21-001 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 Multi-Use (MU) and Conservation (CSV I); and

WHEREAS, the Board of County Commissioners held a public hearing on _____; 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 Three Rivers PUD is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan in particular Policies FL.01.02 (H), FL.08.06, FL.09.05, and FL.10.06.

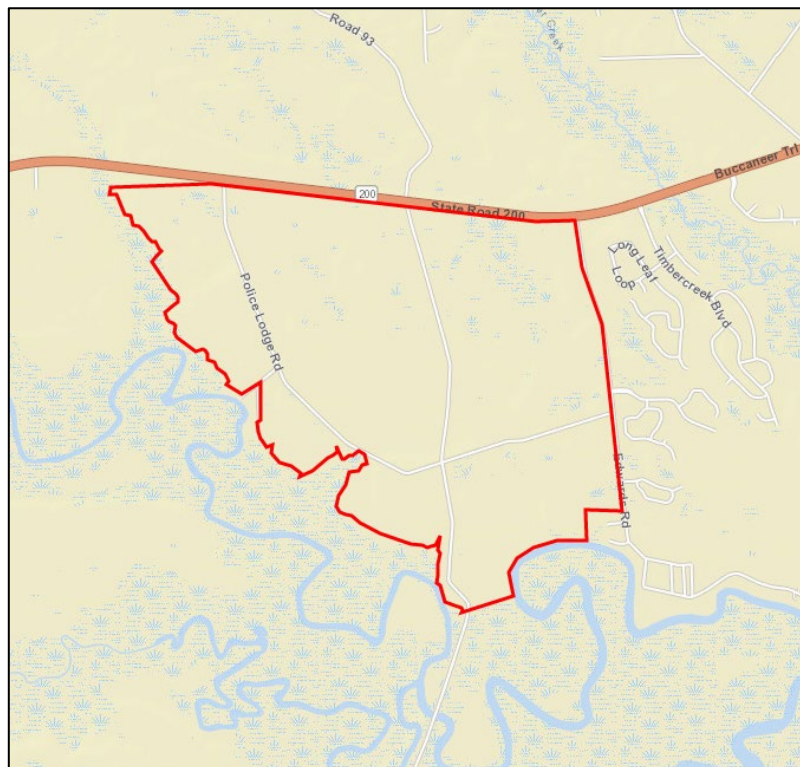
SECTION 2. PROPERTY REZONED AND PUD AMENDED

The real property described in Section 3, the Three Rivers PUD, is amended as follows:

- A) The Preliminary Development Plan (PDP) for the PUD is amended as shown in Exhibit “B” attached herein.
- B) The PUD Conditions are amended as shown in Exhibit “C” attached herein
- C) All other conditions adopted for this PUD shall remain in force.

SECTION 3. OWNER AND DESCRIPTION

The land reclassified by this Ordinance is owned by Three Rivers Timber LLC (and others), and is identified by the following map, and the legal description attached as Exhibit “A”.



SECTION 4. EFFECTIVE DATE

This Ordinance shall become effective after 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