

ORDINANCE 2017 - _____

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 196.79 ACRES OF REAL
PROPERTY LOCATED ON THE NORTH AND SOUTH
SIDES OF WILLIAM BURGESS BLVD. BETWEEN HARTS
ROAD AND U.S.17 FROM INDUSTRIAL WAREHOUSE
(IW) TO PLANNED UNIT DEVELOPMENT (PUD),
CREATING A NEW PUD TO BE KNOWN AS “NASSAU
CROSSING”; PROVIDING FOR FINDINGS; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Beacon Street LLC is the owner of one parcel comprising +/-196.79 acres identified as Tax Parcel # 42-2N-27-000-0003-0060 by virtue of Deed recorded at O.R. 1798, page 352 of the Public Records of Nassau County, Florida; and

WHEREAS, Beacon Street LLC has authorized Gregory E. Matovina to file Application R17-011; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on December 5, 2017 and voted to recommend approval of R17-011 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), Commercial (COM) and Conservation (CSV I); and

WHEREAS, the Board of County Commissioners held a public hearing on December 11, 2017; 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 PUD is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan in particular Policies.

SECTION 2. PROPERTY REZONED

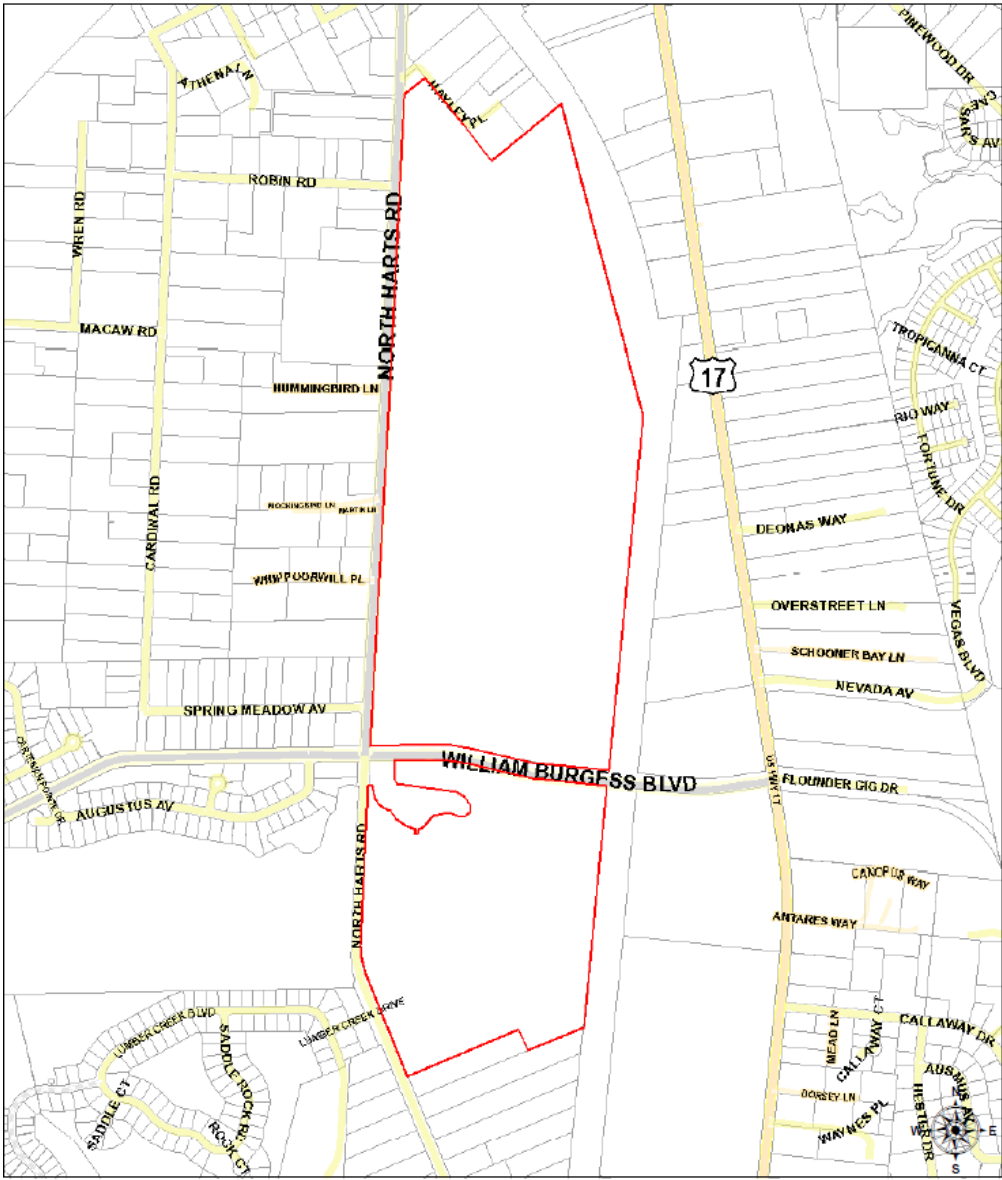
The real property described in Section 3 is rezoned and reclassified to Planned Unit Development (PUD), to be known as upon the effective date of the ordinance; the Growth Management Department is authorized to amend the Official Zoning Map to reflect this change.

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

SECTION 3. OWNER AND DESCRIPTION

The land reclassified by this Ordinance is owned by Beacon Street LLC, and is identified by the following map, the legal description attached as Exhibit "A", and the Preliminary Development Plan (PDP) attached as Exhibit "B"(pp. 29-30).

Tax Parcel # 42-2N-27-000-0003-0060



SECTION 4. EFFECTIVE DATE

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2017.

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