

**ORDINANCE 2017 - \_\_\_\_\_**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
REZONING APPROXIMATELY 50.1 ACRES OF REAL  
PROPERTY LOCATED IN THE SOUTHWEST QUADRANT  
OF THE INTERSECTION OF SR200/A1A AND I-95 ALONG  
SEMPER FI DRIVE FROM OPEN RURAL (OR) AND  
COMMERCIAL HIGHWAY TOURIST (CHT) TO PLANNED  
UNIT DEVELOPMENT (PUD), CREATING A NEW PUD TO  
BE KNOWN AS "MILLS CREEK PRESERVE"; PROVIDING  
FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, CBC National Bank is the owner of two parcels comprising +/-44.08 acres identified as Tax Parcel #s 12-2N-26-0000-0001-0080 and 12-2N-26-0000-0001-0150 by virtue of Deed recorded at O.R.1917, page 1381 and O.R.1848, page 109, respectively, of the Public Records of Nassau County, Florida; and

**WHEREAS**, Donald Plunkett is the owner of one parcel comprising +/-6.02 acres identified as Tax Parcel # 12-2N-26-0000-0001-0050 by virtue of Deed recorded at O.R.422, page 559 of the Public Records of Nassau County, Florida; and

**WHEREAS**, CBC National Bank and Donald Plunkett have authorized CHW, Inc. to file Application R17-008; 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 R17-008 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 High Density Residential (HDR) 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 FL.01.02 (B,C,G), FL.03.02, FL.08.04, and CS.02.10.

## **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 Preliminary Development Plan (PDP) for the PUD is adopted as shown in Exhibit “B” attached herein.
- C) The conditions of the PUD, are adopted as shown in Exhibit “C” attached herein.

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

The land reclassified by this Ordinance is owned by CBC National Bank and Donald Plunkett, and is identified by the following map, the legal description attached as Exhibit “A”, and the Preliminary Development Plan (PDP) attached as Exhibit “B”.

Tax Parcel #'s 12-2N-26-0000-0001-0080, 12-2N-26-0000-0001-0150, and 12-2N-26-0000-0001-0050



**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