

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