

**ORDINANCE 2018 - \_\_\_\_\_**

**AN ORDINANCE AMENDING ORDINANCE NO. 2017-42, WHICH REZONED AND RECLASSIFIED PROPERTY TO A ZONING CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS “NASSAU CROSSING”; MODIFYING THE PRELIMINARY DEVELOPMENT PLAN; MODIFYING THE PUD CONDITIONS; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners adopted Ordinance 2017-42 on December 11, 2017 creating the “Nassau Crossing PUD”; and

**WHEREAS**, Patriot Ridge LLP 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. 2183, page 228 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Patriot Ridge LLP has authorized Gregory E. Matovina to file Application R18-016; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on November 8, 2018 and voted to recommend approval of R17-009 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 November 26, 2018; 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 Nassau Crossing 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.02.05, FL.08.04, FL.08.05, FL.08.06, FL.09.05, FL.10.01 and FL.10.06.

## **SECTION 2. PUD AMENDED**

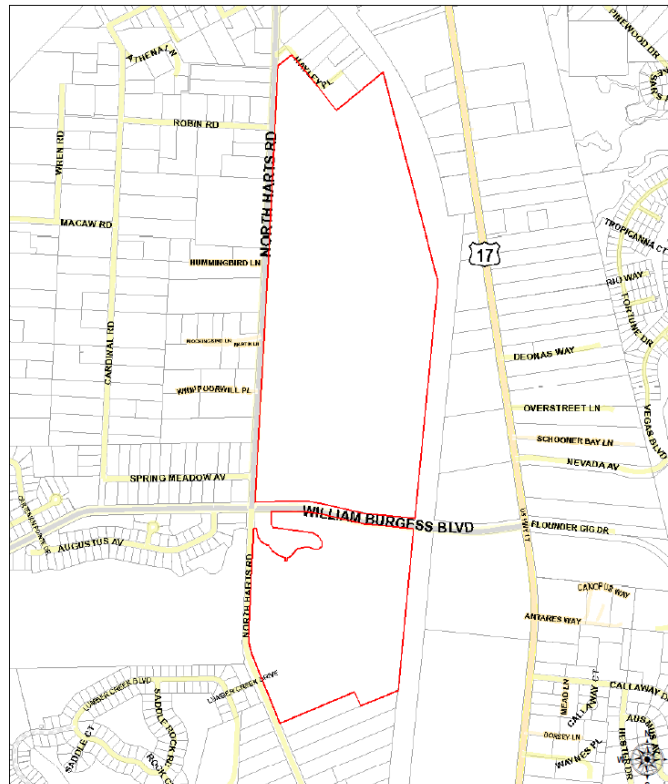
The real property described in Section 3, the Nassau Crossing PUD, is amended as follows:

- A) The conditions of the PUD and the Preliminary Development Plan (PDP) for the PUD are adopted as shown in Exhibit “B” attached herein.
- B) 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 Patriot Ridge LLP, and is identified by the following map, the legal description attached as Exhibit “A”, and the PUD Conditions and Preliminary Development Plan (PDP) attached as Exhibit “B”.

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