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Return: Joyce Bradley *

ORDINANCE NO. 98-03

AN ORDINANCE AMENDING ORDINANCE NO. 83-19, AS AMENDED. THIS ORDINANCE RE-ZONES AND RE-CLASSIFIES THE PROPERTY HEREIN AFTER DESCRIBED IN NASSAU COUNTY, FLORIDA, FROM A PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO THAT OF A PLANNED UNIT DEVELOPMENT (PUD); THE NAME OF THE PUD IS "BUCKHEAD SUBDIVISION"; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on the 28th day of September, 1983, the Board of County Commissioners did adopt Ordinance No. 83-19, an Ordinance enacting and establishing a comprehensive Zoning Code for the unincorporated portion of Nassau County, Florida; and

WHEREAS, the "Owners" of that certain property described in the attached Exhibit "A" intend to develop the described property in accordance with a master plan; and

WHEREAS, the "Owners" of that certain property described in the attached Exhibit "A" have applied for a re-zoning and re-classification of that property from OPEN RURAL (OR) to that of a PLANNED UNIT DEVELOPMENT (PUD); and

WHEREAS, the Planning and Zoning Board of Nassau County has considered said application and held public hearings on the same after due notice, and made its findings and recommendations thereon; and

WHEREAS, the County Commission of Nassau County has considered the findings and recommendations of the Planning Board and held its own public hearings on the application after due notice and also considered the Comprehensive Land Use Plan, and finds that the property described in the attached Exhibit "A" is suitable in location and character for the uses proposed in said application according to the criterion as set forth in Article 24 of Ordinance 83-19, as amended, of the County of Nassau.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Nassau County that the application for the Planned

RC 35.50 33Y

FILE 200513575 OR BOOK 01310 PGS 0520-0523 RECORDED 04/18/2005 09:05:06 NASSAU COUNTY, JOHN A. CRAWFORD, CLERK

Unit Development is hereby approved and the land shall be re-zoned as a Planned Unit Development (PUD) in accordance with and subject to the provisions of Article 24 of Ordinance No. 83-19, as amended, of the County of Nassau and further subject to the additional conditions and requirements:

SECTION 1. The Planned Unit Development concept shall be as indicated on a land use plan to be provided to the County and subject to the review process set forth in Ordinance No. 83-19, as amended.

SECTION 2. Owner and Description: The land re-zoned by this Ordinance is owned by Tom Ford (Buckhead Land and Timbering).

SECTION 3. Conditions: The conditions set forth as Exhibit "B" shall be made a part of this PUD, and the property shall be subject to said conditions. The conditions set forth for site plan review are applicable.

SECTION 4. This Ordinance shall take effect upon adoption by the Board of County Commissioners and filing in the Secretary of State's Office.

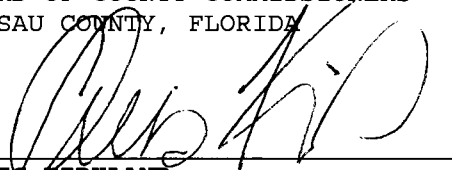
ADOPTED this 26th day of January, 1998, by the Board of County Commissioners.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

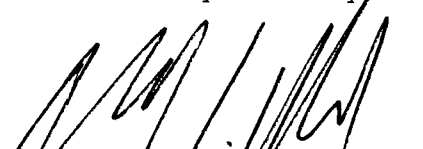


J.M. "CHIP" OXLEY, JR.
Its: Ex-Officio Clerk



CHRIS KIRKLAND
Its: Chairman

Approved as to form by the
Nassau County Attorney



MICHAEL S. MULLIN

EXHIBIT "A"

LEGAL DESCRIPTION

PART OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE EAST LINE OF SUNOWA SPRINGS, AS RECORDED IN THE PLAT BOOK 4, PAGES 75 AND 76 OF THE PUBLIC RECORDS OF NASSAU COUNTY WITH THE NORTH LINE OF FORD ROAD (A 66.0 FOOT RIGHT-OF-WAY, AT THIS POINT); THENCE NORTH 00°-09'-09" WEST, 2208.62 FEET ALONG THE EAST LINE OF SAID SUWONA SPRINGS, BEING ALSO THE WEST LINE OF SAID SECTION 1; THENCE SOUTH 61°-09'-44" EAST 1701.48 FEET, TO THE DIVIDING LINE BETWEEN NASSAU AND DUVAL COUNTIES; THENCE SOUTH 44°-30'-46" WEST, 1944.28 FEET, ALONG SAID COUNTY LINE, TO THE NORTH LINE OF SAID FORD ROAD; THENCE SOUTH 89°-18'-10" WEST, 121.53 FEET, ALONG THE NORTH LINE OF SAID FORD ROAD, TO THE POINT OF BEGINNING.

CONTAINING 17226759.59 SQUARE FEET AND/OR 39.6409 ACRES

EXHIBIT "B"

CONDITIONS:

Applicant shall complete all necessary plat review requirements.