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Joyce Bradley

ORDINANCE NO. 2000-03

AN ORDINANCE AMENDING ORDINANCE NO. 83-19, AS AMENDED. THIS ORDINANCE REZONES AND RECLASSIFIES THE PROPERTY HEREINAFTER DESCRIBED IN NASSAU COUNTY, FLORIDA, FROM A PRESENT ZONING CLASSIFICATION OF OPEN RURAL TO THAT OF A PLANNED UNIT DEVELOPMENT (PUD); THE NAME OF THE PUD IS "SOUTHLAKE"; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on the 28<sup>th</sup> 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 which Ordinance has been subsequently amended including Ordinance No. 97-19, adopted on the 28<sup>th</sup> day of July, 1997; 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 rezoning and reclassification of that property from OPEN RURAL (OR) to that of 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 25 of Ordinance No. 97-19 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 Unit Development (PUD) is hereby approved and the land shall be rezoned as a Planned Unit development (PUD) in accordance with and subject to the provisions of Article 25 of Ordinance No. 97-19, of the County of Nassau County and further subject to the additional conditions, requirements and findings described below:

**SECTION 1.** The Planned Unit Development (PUD) concept shall be as indicated on a Preliminary Development Plan to be attached as Exhibit "B" pursuant to Section 25.05 of the Nassau County Zoning Code. The Planned Unit Development is further subject to the requirements of Ordinance No. 97-19.

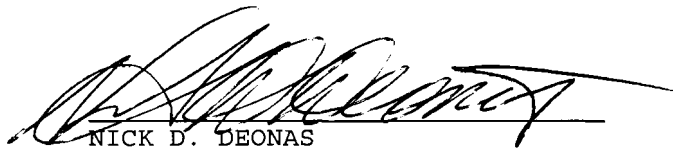
**SECTION 2.** Owner and Description. The land rezoned by this Ordinance is owned by John E. and Peggy Davis, Trustees, owners.

**SECTION 3.** Conditions. The conditions set forth as Exhibit "C" shall be made a part of this PUD, and the property shall be subject to said conditions. Further, the conditions set forth for site plan review are applicable as are Goals and Objectives of the Comprehensive Plan.

**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 24<sup>th</sup> day of January, 2000.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



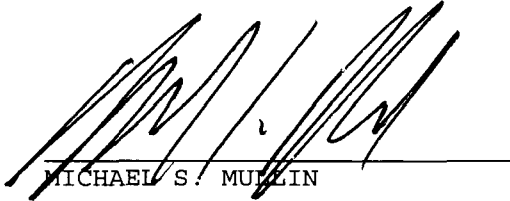
NICK D. DEONAS  
Its: Chairman

ATTEST:



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

Approved as to form by the  
Nassau County Attorney:



MICHAEL S. MULLIN

03

Exhibit A

PARCEL 1:

A PORTION OF SECTIONS 27, 29, 40, 41, AND 42, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, being more particularly described as follows:

Begin at the Southwest corner of said Section 42; thence North 15° 30' 48" West along the Westerly line of said Section 42, a distance of 264.92 feet to a point; thence South 88° 58' 34" West 14.90 feet to a point; thence North 15° 10' 26" West, a distance of 561.79 feet to a point; thence South 89° 00' 01" West, a distance of 919.82 feet to a point lying on the Easterly right-of-way line of State Road No. 107 (an 80 foot right-of-way as now established); thence North 03° 54' 32" West along said Easterly right-of-way line, a distance of 13.18 feet to an angle point in said right-of-way; thence North 04° 39' 32" West continuing along said Easterly right-of-way line, a distance of 3,420.45 feet to a point; thence North 89° 32' 08" East departing said Easterly right-of-way line, a distance of 263.85 feet to a point located on the Westerly line of Section 40, aforementioned; thence North 15° 30' 11" West along said Westerly line of Section 40, a distance of 1,398.84 feet to its intersection with the Easterly right-of-way line of State Road No. 107, aforementioned; thence North 04° 39' 32" West along said Easterly right-of-way line, a distance of 214.49 feet to the intersection of said Easterly right-of-way line with the Southerly right-of-way line of Hardy Allen Road; thence North 89° 22' 05" East along said Southerly right-of-way line, a distance of 1,201.46 to an angle in said right-of-way line; thence North 89° 31' 00" East continuing along said Southerly right-of-way line, a distance of 471.07 feet to a point; thence South 04° 39' 32" East, a distance of 5,847.07 feet to a point located on the Southerly line of said Section 42; thence North 85° 48' 04" West along said Southerly line, a distance of 590.27 feet to the Point Of Beginning.

PARCEL 2:

All those parts of Government Lots 2 and 3, lying East of State Road 107, Section 27, Township 2 North, Range 28 East, Nassau County, Florida.

WORKS.CO PUBLIC

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EXHIBIT C  
CONDITIONS  
SOUTHLAKE PUD

1. An acceptable preliminary plan as required by Section 25.05(A)(1) of the Zoning Code be submitted and approved by the Planning and Zoning Board and the Board of County Commissioners within ninety (90) days of the approval of the rezoning application by the Board of County Commissioners.
2. There can be no development of the property at a density greater than two dwelling units per acre in residential areas with a maximum of 408 total dwelling units allowed by the Future Land Use Map (FLUM) designation of Residential, Low Density. Any increase in density would require a FLUM amendment to be filed with the county and approved.
3. A Concurrency Certification application must be filed and approved in order for the final plans for this development to be approved.