

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 this 28th day of October, 2002, by the Board of County Commissioners of Nassau County that the application for the Planned 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 25 of Ordinance No. 97-19, of the County of Nassau and further subject to the additional conditions, requirements, and findings described below:

SECTION 1. The Planned Unit Development concept shall be as indicated on the Preliminary Development Plan attached hereto as Exhibit "B". The Planned Unit Development is further subject to the requirements of Ordinance No. 97-19.


SECTION 2. Owner and Description. The land re-zoned by this Ordinance is owned by Nassau Land & Timber, Inc., owner.

SECTION 3. Conditions. The conditions set forth as Exhibit "C" shall be made a part of this PUD, as recommended by staff, 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 in existence at the date of the ordinance or as amended pursuant to the E.A.R. based amendments as approved by the Florida Department of Community Affairs and the requirements of Ordinance No. 99-17, as amended, known as the Nassau County Roadway and Drainage Standards, and Ordinance No. 99-18, as amended, known as the Nassau County Development Review Regulations.

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 28th day of October, 2002.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



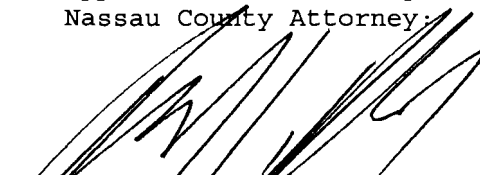
NICK D. DEONAS
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION

PART OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 24 EAST,
NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT AT THE INTERSECTION OF
THE EAST LINE OF SUNOWA SPRINGS, AS RECORDED IN 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, 5240.60 FEET ALONG THE EAST LINE OF SAID SUNOWA
SPRINGS, BEING ALSO THE WEST LINE OF SECTION 1, TO THE
NORTH LINE OF SAID SECTION 1; THENCE NORTH 89°-13'-55"
EAST, 4028.36 FEET, ALONG THE NORTH LINE OF SAID SECTION
1, TO THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF THE
NORTHEAST ¼ OF SAID SECTION 1; THENCE SOUTH 00°-05'-11"
EAST, 1331.67 FEET ALONG THE WEST LINE OF THE NORTHEAST
¼ OF THE NORTHEAST ¼ AND THE SOUTHEAST ¼ OF THE
NORTHEAST ¼ TO ITS INTERSECTION WITH THE LINE DIVIDING
NASSAU AND DUVAL COUNTIES; THENCE SOUTH 44°-30'-46"
WEST, 5555.16 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.

LESS AND EXCEPT ANY PART LYING WITHIN THE PLAT OF
BUCKHEAD AS RECORDED IN PLAT BOOK 6 PAGES 135 AND 136
OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

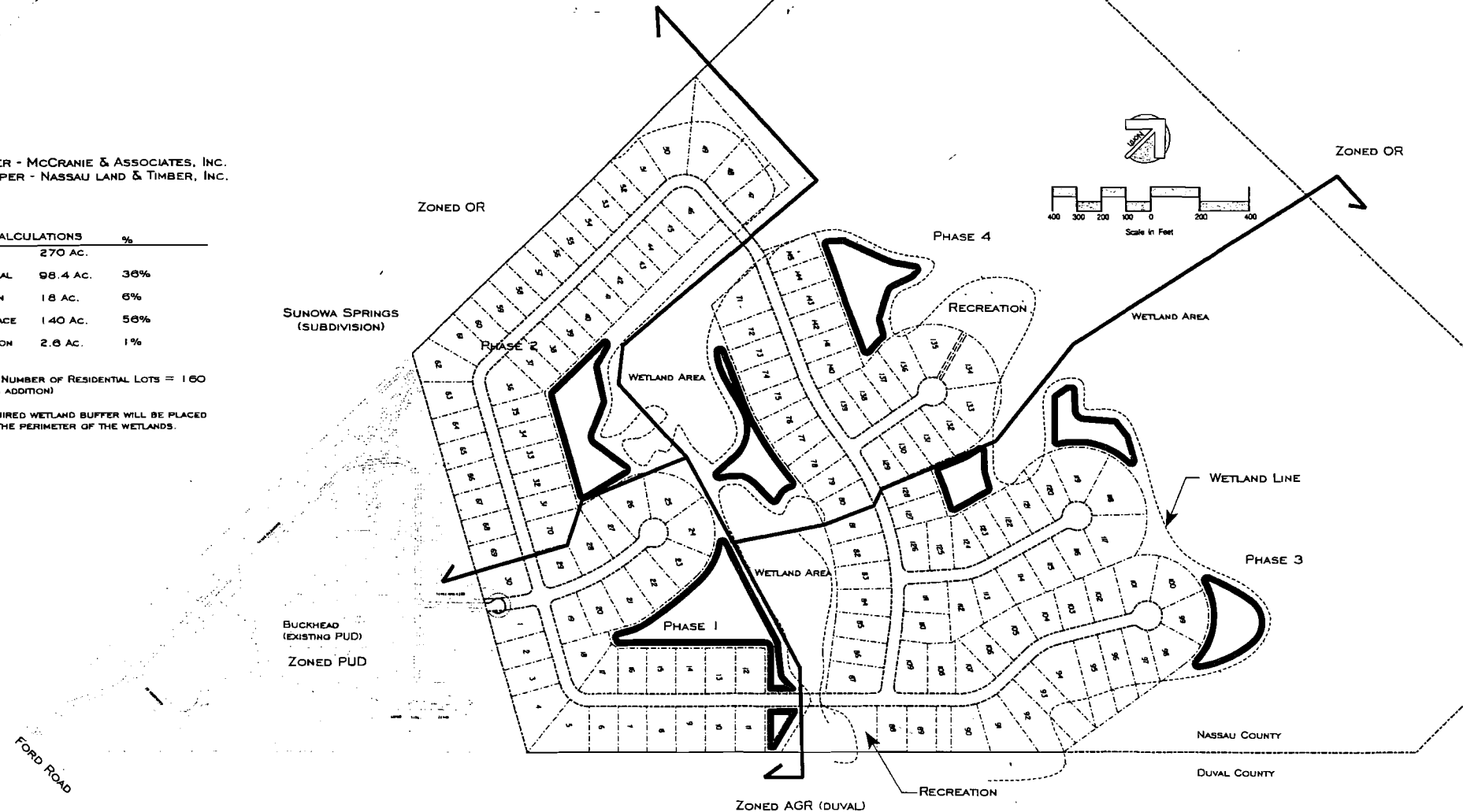
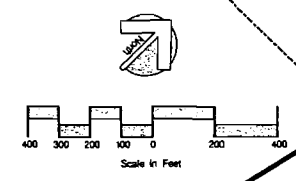
EXHIBIT "B"
PRELIMINARY DEVELOPMENT PLAN

ENGINEER - McCRANIE & ASSOCIATES, INC.
 DEVELOPER - NASSAU LAND & TIMBER, INC.

AREA CALCULATIONS		%
TOTAL	270 AC.	
RESIDENTIAL	98.4 AC.	36%
RETENTION	18 AC.	6%
OPEN SPACE	140 AC.	56%
RECREATION	2.6 AC.	1%

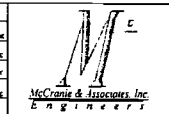
MAXIMUM NUMBER OF RESIDENTIAL LOTS = 160
 (FOR THIS ADDITION)

THE REQUIRED WETLAND BUFFER WILL BE PLACED
 AROUND THE PERIMETER OF THE WETLANDS.



NO.	DATE	REVISION

PROJECT MAN. D. McCRANIE
 DESIGNER BY: D. McCRANIE
 DRAWN BY: A. DEARLEY
 DATE: D. McCRANIE



McCranie & Associates, Inc.
 2080 CHRISTIAN WAY - SUITE 101 - YULEE, FLORIDA 32097
 LAND DEVELOPMENT - ROADWAY DESIGN - PERMITTING
 DIMENSIONS AND NOTES TAKE PRECEDENCE.

NASSAU LAND & TIMBER, INC.

BUCKHEAD PUD - PHASE 2

PRELIMINARY DEVELOPMENT PLAN

Sheet No. **PDP-1**
 1 of 1
 Issue Date: **SEPTEMBER 1, 2002**
 PROJECT NO. **02016**
 REGISTERED PROFESSIONAL

EXHIBIT "C"
Conditions for R02-024

BUCKHEAD II PUD CONDITIONS

1. The requirement for sidewalks, pursuant to Section 11.7.1, Ordinance No. 99-17, is waived.
2. The Board of County Commissioners has under consideration a recreation impact fee and if a recreation impact fee is adopted prior to approval of a final development plan for this PUD, said impact fee requirement shall be applicable.
3. The current 2.6 acres of recreational area for the PUD as indicated on the preliminary site plan is approved for the total recreational area for the PUD, subject to the requirements of Paragraph 2.
4. The second point of access required for the PUD is hereby waived and the access shall be as shown on the preliminary development plan.
5. The left turn lane requirement is waived if the project engineer's study, to be provided to the County, confirms that there is not a significant left turn volume.