

FILE 200518478 OR BOOK 01319 PGS 1550-1554 RECORDED 05/24/2005 13:53:10 NASSAU COUNTY, JOHN A. CRAWFORD, CLERK

* Return Joyce Bradley

ORDINANCE 95 - 7

AN ORDINANCE AMENDING ORDINANCE 88-2, WHICH AMENDED ORDINANCE 83-19, WHICH REZONED AND RECLASSIFIED A PORTION OF PROPERTY TO THAT OF A PLANNED UNIT DEVELOPMENT (PUD), WHICH IS KNOWN AS "LOFTON OAKS"; SPECIFICALLY AMENDING SECTIONS 1, 2, 3, AND THE EXHIBIT "A", THE LEGAL DESCRIPTION; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on the 28th day of September, 1983, the Board of County Commissioners did adopt Ordinance 83-19, an Ordinance enacting and establishing a comprehensive zoning code for the incorporated portion of Nassau County, Florida; and

WHEREAS, the ownership of the property contained within the PUD has since been changed; and

WHEREAS, the present owners of the PUD have applied for an amendment to Ordinance 88-2, which created the PUD; and

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

WHEREAS, the Board of County Commissioners 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 amendment is consistent with the Comprehensive Land Use Plan.

NOW, THEREFORE, BE IT ORDAINED this 27th day of March, 1995, by the Board of County Commissioners of Nassau County, Florida, that the application for the amendment to the Planned Unit Development (PUD) is hereby approved and Ordinance 88-2, shall be

44.00
REC

amended as follows:

1. Section I The amended Planned Unit Development concept attached hereto as Exhibit "B" 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 83-19.

2. Section II ~~Owner and Description: The land re-zoned by this Ordinance is owned by JOYCE E. JUSTICE. The PUD known as "Yulee Mobile Home Park" is hereby renamed "Lofton Oaks".~~

3. Section III Conditions: The specific conditions for Phase 2 of the PUD shall be provided and approved during the time that the final Development Plan is provided to the respective Boards, subject to the ~~conditions set forth in the attached Exhibit "B"~~ the following conditions, and such further conditions as may be required during the final development plan review.:

a. That the zoning requirements be met of twenty percent (20%) of the site be devoted to recreational use and that this requirement should be enforced.

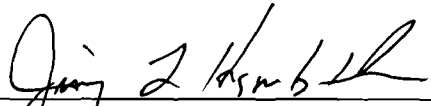
b. That during the site plan review process a site survey be submitted to determine whether or not wetlands or endangered plants or animal species are present on that portion of the site to be developed. Development must be contingent upon a further survey finding no adverse impacts on conservation issues.

c. That the density shall be 1.21 units per acre.

4. Section IV This Ordinance shall take effect upon adoption by the board of County Commissioners and filing in the Secretary of State's office.


Secretary of State's office.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



JIMMY L. HIGGINBOTHAM
Its: Chairman

ATTEST:



T. J. GREESON
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney



MICHAEL S. MULLIN

6/b:l-oaks.amd

EXHIBIT "A"

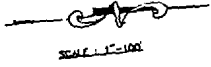
AMENDMENT TO THE LOFTON OAKS PUD
R-95-001

LEGAL DESCRIPTION

"PROPERTY LOCATED IN SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST:
PARCEL 1 OWNED BY R.E.D. LIMITED PARTNERSHIP, AS RECORDED IN
OFFICIAL RECORDS BOOK 720, PAGE 470 OF PUBLIC RECORDS OF NASSAU
COUNTY, FLORIDA;
PARCEL 2 OWNED BY YULEE CHURCH OF GOD, AS RECORDED IN OFFICIAL
RECORDS 724, PAGE 474 OF PUBLIC RECORDS OF NASSAU COUNTY,
FLORIDA; AND
PART OF PARCEL 3 OWNED BY WILLIAM I. GUESS AS RECORDED IN
OFFICIAL RECORDS 719, PAGE 1950 OF PUBLIC RECORDS OF NASSAU
COUNTY; AND
PART OF PARCEL 3 OWNED BY JEANNIE S. UNDERWOOD, AS RECORDED IN
OFFICIAL RECORDS 720, PAGE 327 OF PUBLIC RECORDS OF NASSAU
COUNTY, FLORIDA".

LOFTON CREEK P.U.D.

(FORMERLY LOFTON OAKS AT YULEE HOME PARK, PHASE 2)



PARCEL 1
 LAND USE - RESIDENTIAL
 SUBDIVISION AREA - 48.0 ACRES
 TOTAL NUMBER OF LOTS - 76 LOTS
 DENSITY - 1.21 DU/AC.
 MINIMUM LOT SIZE - 80'x110'

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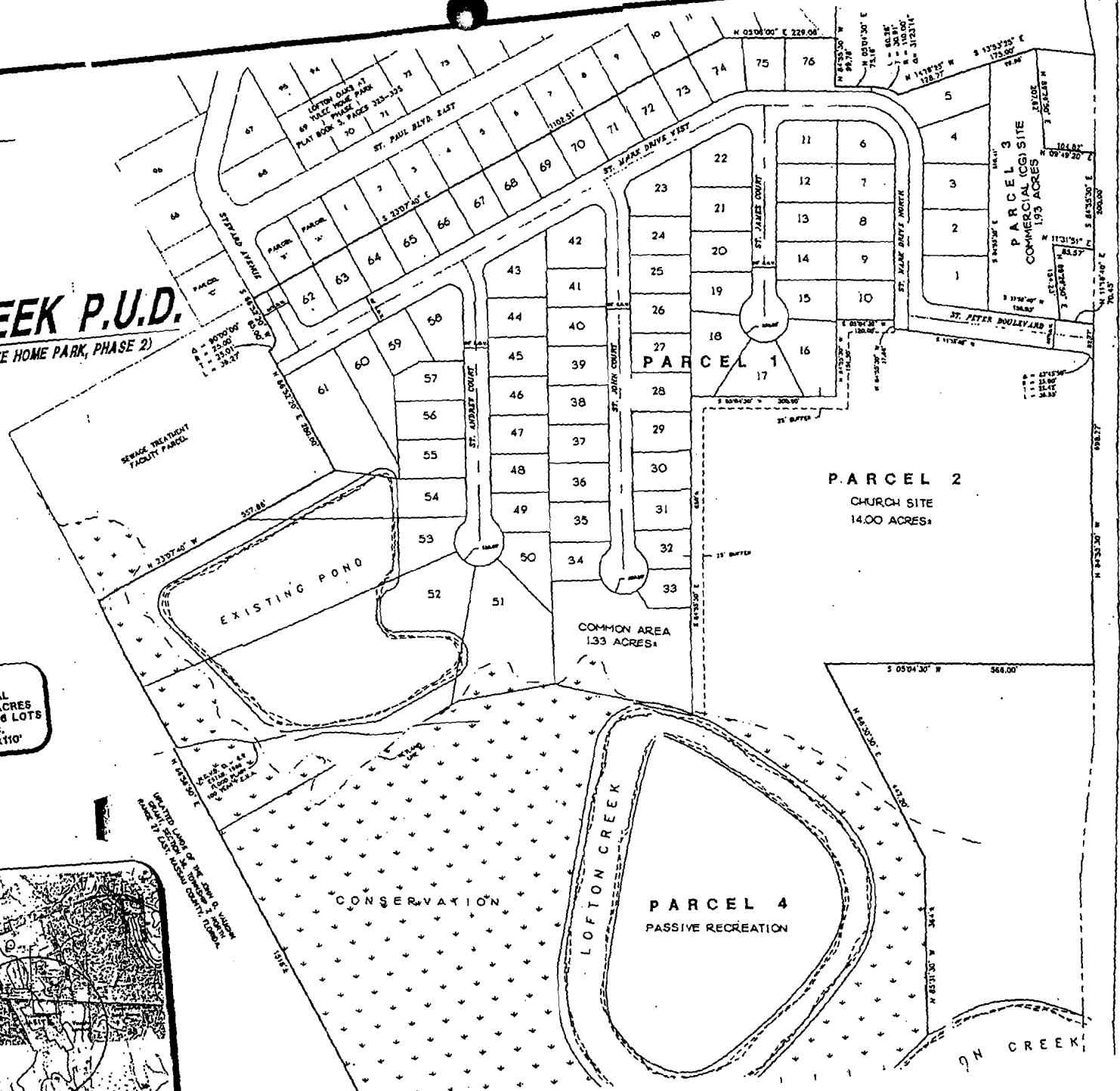
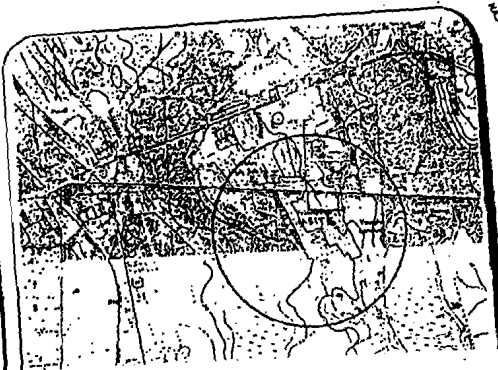


EXHIBIT "B"