

5a.

DEC 17 1998

ORDINANCE NO. 98- 34

R 3300

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 "FLORA PARKE PUD"; 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 No. 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

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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 the Preliminary Development Plan attached hereto as Exhibit "B". The Planned Unit Development is further subject to the requirements of Ordinance No. 83-19.

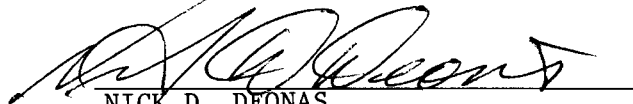
SECTION 2. Owner and Description. The land re-zoned by this Ordinance is owned by Rayland Company, Inc., 501 Centre Street, Post Office Box 1188, Fernandina Beach, Florida 32035, owners.

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 23rd day of November, 1998, by the Board of County Commissioners of Nassau County, Florida.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



NICK D. DEONAS
Its: Chairman

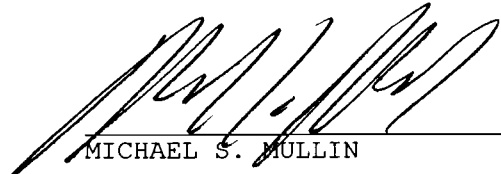
ATTEST:



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

BK0859PG0974
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Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

BK 0859 PG 0975

OFFICIAL RECORDS

LEGAL DESCRIPTION OF A PORTION OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 27 EAST AND A PORTION OF SECTIONS 25 & 26, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

FOR: FLORA PARKE DEVELOPERS, INC.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN A PORTION OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 27 EAST AND A PORTION OF SECTIONS 25 & 26, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A RAILROAD SPIKE FOUND AT THE CENTERLINE OF RIGHT-OF-WAY INTERSECTION OF STATE ROAD NO. 200-A (A 100-FOOT RIGHT-OF-WAY BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR SECTION 74600-2150 (7460-175)) AND STATE ROAD NO 200 / A1A (RIGHT-OF-WAY VARIES AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR PROJECT NUMBER 74060-2503) AND RUN SOUTH 72°-46'-59" EAST ALONG LAST MENTIONED CENTERLINE, A DISTANCE OF 97.48 FEET TO A POINT; RUN THENCE SOUTH 17°-13'-01" WEST PERPENDICULAR TO LAST MENTIONED CENTERLINE, A DISTANCE OF 92.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO 200 / A1A, SAID POINT BEING THE EASTERNMOST END OF A MITER IN THE EASTERLY RIGHT-OF-WAY LINE OF LOFTON BOULEVARD ACCORDING TO DEED RECORDED IN BOOK 766, PAGE 775 OF THE OFFICIAL RECORDS OF SAID COUNTY; RUN THENCE SOUTH 62°-13'-01" WEST ALONG LAST MENTIONED MITER IN SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO A POINT; RUN THENCE SOUTH 17°-13'-01" WEST ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, THE SAME BEING THE WESTERLY LINE OF LANDS OF RAYLAND COMPANY, INC. ACCORDING TO DEED RECORDED IN BOOK 646, PAGE 1021 OF THE OFFICIAL RECORDS OF SAID COUNTY, A DISTANCE OF 1066.48 FEET TO THE SOUTHWEST CORNER THEREOF; RUN THENCE SOUTH 72°-46'-59" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 198.81 FEET TO A POINT ON A CURVED PORTION OF THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF LOFTON BOULEVARD (A 125-FOOT RIGHT-OF-WAY AS SHOWN BY SURVEY BY PRIVETT AND ASSOCIATES, INC. DATED MARCH 5, 1998, DRAWING NUMBER B-3-309(A)-12-96); RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED PROPOSED EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 1437.50 FEET, A CHORD DISTANCE OF 255.67 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 18°-22'-38" EAST; THENCE CONTINUE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED PROPOSED EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 1562.50 FEET, A CHORD DISTANCE OF 546.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 13°-24'-23" EAST; RUN THENCE SOUTH 03°-20'-00" EAST ALONG LAST MENTIONED PROPOSED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2019.87 FEET TO A POINT; RUN THENCE SOUTH 03°-27'-00" EAST CONTINUING ALONG LAST MENTIONED PROPOSED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 107.07 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 86°-33'-00" EAST, PERPENDICULAR TO LAST MENTIONED RIGHT-OF-WAY LINE, A DISTANCE OF 896.88 FEET TO A POINT; RUN THENCE NORTH 12°-46'-05" EAST, A DISTANCE OF 2613.60 FEET TO A POINT; RUN THENCE SOUTH 76°-36'-46" EAST, A DISTANCE OF 347.61 FEET TO A POINT ON THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF AMERICAN HOMEBUILDERS; RUN THENCE SOUTH 13°-23'-14" WEST ALONG LAST MENTIONED WESTERLY LINE, A DISTANCE OF 664.58 FEET TO THE SOUTHWEST CORNER THEREOF; RUN THENCE SOUTH 81°-46'-15" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 986.78 FEET TO THE SOUTHEAST CORNER THEREOF; RUN THENCE NORTH 08°-13'-45" EAST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 195.15 FEET TO A POINT; RUN THENCE NORTH 51°-18'-56" EAST ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 176.79 FEET TO A POINT; RUN THENCE NORTH 24°-48'-30" WEST ALONG THE NORTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 152.02 FEET TO A POINT; RUN THENCE NORTH 72°-46'-59" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, DISTANCE OF 134.93 FEET TO A POINT; RUN THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS; NORTH 17°-13'-01" EAST, A DISTANCE OF 110.00 FEET; NORTH 11°-30'-25" EAST, A DISTANCE OF 60.30 FEET; NORTH 17°-21'-51" EAST, A DISTANCE OF 220.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY PRESBYTERY OF ST. AUGUSTINE, INC.; RUN THENCE SOUTH 72°-46'-59" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 659.14 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT LYING ON THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF GREGORY R. LANE AND JUDITH R. LANE ACCORDING TO DEED RECORDED IN BOOK 375, PAGE 529 OF THE OFFICIAL RECORDS OF SAID COUNTY; RUN THENCE SOUTH 02°-03'-59" EAST ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 2278.24 FEET TO A POINT; RUN THENCE SOUTH 56°-15'-32" EAST, A DISTANCE OF 1080.00 FEET TO A POINT; RUN THENCE SOUTH 02°-03'-59" EAST, A DISTANCE OF 975.00 FEET TO A POINT; RUN THENCE SOUTH 81°-53'-51" WEST, A DISTANCE OF 715.00 FEET TO A POINT; RUN THENCE NORTH 74°-36'-04" WEST, A DISTANCE OF 500.00 FEET TO A POINT; RUN THENCE SOUTH 56°-00'-00" WEST, A DISTANCE OF 809.36 FEET TO A POINT; RUN THENCE NORTH 79°-00'-00" WEST, A DISTANCE OF 870.03 FEET TO A POINT; RUN THENCE SOUTH 86°-33'-00" WEST, A DISTANCE OF 1440.00 FEET TO A POINT ON THE AFOREMENTIONED PROPOSED EASTERLY RIGHT-OF-WAY LINE OF LOFTON BOULEVARD; RUN THENCE NORTH 03°-27'-00" WEST ALONG LAST MENTIONED PROPOSED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2155.00 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 277.02 ACRES MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS OF RECORD LYING WITHIN.

DWN. BY: JTH PREPARED BY: CKD. BY: PJ

PRIVETT AND ASSOCIATES, INC. SURVEYORS AND LAND PLANNERS

1201 SHADOWLAWN DRIVE ST. MARYS, GEORGIA 31558

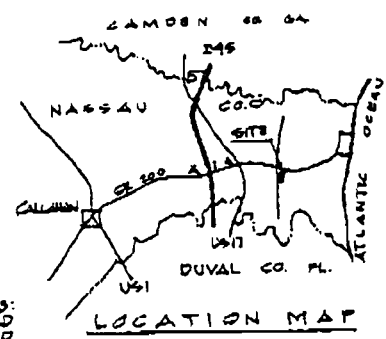
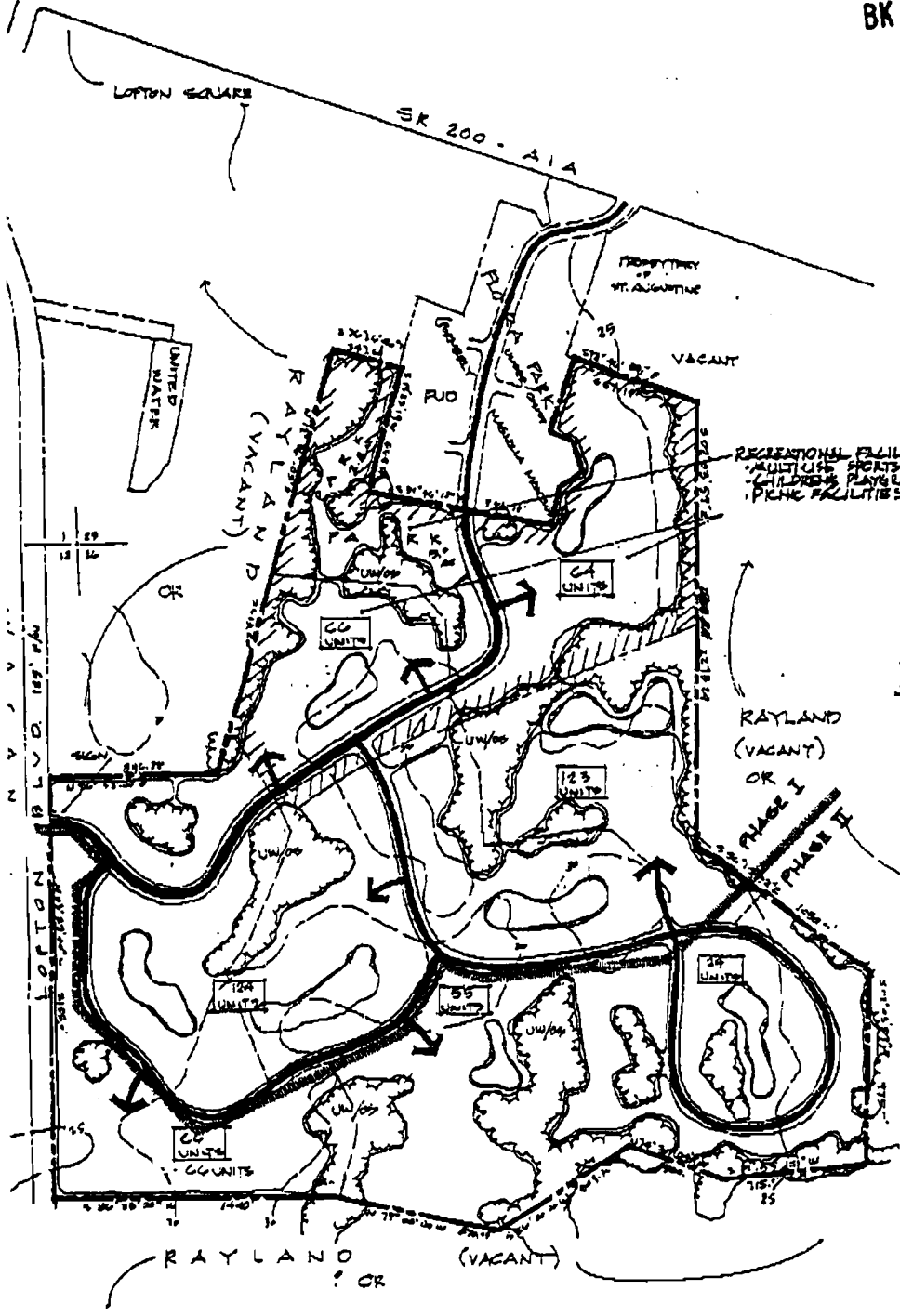
SKETCH DATE: (912) 882-3738 OCT. 1, 1998

REF. DWG. NO. (S-2-1050-9-98)

SHEET 2 OF 2

EXHIBIT B

BK 0859 PG 0976 ATTACHMENT H OFFICIAL RECORDS



LAND USE DATA

□ TOTAL LAND AREA	277.02 AC.
□ TOTAL HOME SITES	522
□ TOTAL OPEN SPACE REQ.	55.4 AC (20%)
□ TOTAL OPEN SPACE PROVIDED	60.1 (21.7%)
ACTIVE PARK	7.8 AC
WETLAND PRESERVE (A-1)	32.4 AC
STORMWATER LAKES	22.0
	60.1

UNDEVELOPED WETLANDS OPEN SPACE

PRELIMINARY DEVELOPMENT PLAN

FLORA PARKE

DEVELOPER: FLORA PARKE DEVELOPMENT INC. JOHN A. SEMANIK

APPLICANT'S ...



NORTH 98090 7-30-98 REVISED 11-17-98



SCALE IN FEET

FLORA PARKE PUD
R-98-022

CONDITIONS FOR APPROVAL

1. Lofton Square Boulevard: The PUD plan illustrates a site street providing access from the southern portion of the site to the future alignment of Lofton Square Boulevard. The following conditions apply to construction of this connection:
 - a. After the issuance of the Certificate of Occupancy for the 250th dwelling unit, the Developer shall conduct a Level of Service analysis of the intersection of the project entrance and S.R. 200/A1A. If the results of the analysis indicates that any movements on S.R.200/A1A have failed, the Developer shall complete the proposed southern entrance of the project and participate in the extension of Lofton Square Boulevard to the proposed southern entrance.
 - b. If condition (a) does not result in construction of the southern connection, prior to the issuance of the 350th Certificate of Occupancy, the southern entrance shall be operational as described in (a).
 - c. If Lofton Square Boulevard is extended by others prior to the requirements of (a) or (b) being fulfilled, the Developer shall construct the southern entrance to Lofton Square Boulevard as part of the next Final Development Plan approval.
2. Recreational Amenity: Prior to the issuance of the certificate for occupancy for the 100th dwelling unit, the Developer shall improve the recreation site by constructing a multi-purpose playfield sized to accommodate a standard soccer field, a children's playground and picnic facilities. The sidewalks on streets adjacent to the site shall be located on the park side of the streets.
3. Stormwater Facilities: All stormwater ponds shall be constructed to Water Management District configuration standards whereby fences are not required, and shall be deeded to the homeowners association which will have responsibility for maintenance and insurance.
4. Open Spaces: Open spaces will be protected by deed restrictions and property owner's conditions.
5. Development Standards: The development will be subject to the following standards:
 - a. Minimum Lot Requirements:
 1. Minimum lot width: Fifty (50) feet.
 2. Minimum lot area: Five thousand (5,000) square feet.

b. Minimum Yard Requirements:

1. Front yard: Twenty (20) feet.
2. Side yard: Five (5) feet.
3. Rear yard: Ten (10) feet.

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c. Building Restrictions

1. Maximum building height: Thirty-five (35) feet.
2. Maximum lot coverage: Forty-five (45) percent.

d. Signage: Signage will conform to requirements of the Zoning Code. An additional entry identification sign at the Lofton Boulevard entrance will be permitted. The sign shall not exceed 150 sq. ft. per sign face.

6. Sidewalks and Streetlights: Sidewalks shall be provided on one side of the street in the residential areas. Streetlights shall also be provided.

7. Construction Standards: All development shall be in accordance with the County's subdivision standards and United Water's standards.

8. Wetland Buffers: If, as reported by staff, the wetlands along the eastern side of the project are mapped on the Future Land Use Map, these wetlands will be protected with a 50 foot upland buffer. All other wetlands on the property shall be buffered pursuant to specific permit requirements of the St. Johns River Water Management District.

9829832

FILED & RECORDED IN THE
RECORDS OF NASSAU COUNTY
RECORDS SECTION

98 DEC 17 PM 4:14

M. Kelly
CLERK OF COURTS
NASSAU COUNTY, FLORIDA