

ORDINANCE NO. 99- 25

AN ORDINANCE AMENDING ORDINANCE NO. 83-19, AS AMENDED. THIS ORDINANCE ESTABLISHED A ZONING CLASSIFICATION FOR A PARCEL OF PROPERTY WITHIN THE LOFTON CREEK PLANNED UNIT DEVELOPMENT (PUD) TO THAT OF COMMERCIAL, PROFESSIONAL OFFICE (CPO); 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, a parcel of the property within the Lofton Creek PUD was not classified with a zoning designation; and

WHEREAS, the "Owners" of that certain property described in the attached Exhibit "A" have applied for a zoning classification of that property within the PUD to that of Commercial Professional Office (CPO); and

WHEREAS, the Planning 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 of the County of Nassau.

NOW, THEREFORE BE IT ORDAINED by the Board of County Commissioners of Nassau County, Florida, this 26th day of July, 1999 that the application for the amendment to the PUD to allow a CPO use on the property in order to establish a real estate office is hereby

approved and the land shall be rezoned as Commercial Professional Office (CPO) in accordance with and subject to the provisions of Article 24 of Ordinance No. 83-19 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 property is further subject to the requirements of Ordinance No. 83-19, as amended.

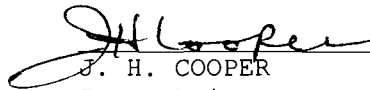
SECTION 2. Owner and Description: The land rezoned by this Ordinance is owned by R.E.D. Limited Partnership.

SECTION 3. Conditions: The specific conditions shall be provided and approved during the time the Final Development Plan is provided to the respective Boards, subject to the conditions set forth in the attached Exhibit "C", and such further conditions as may be required during the final development plan review.

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 July, 1999.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


J. H. COOPER
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"

LOFTON CREEK:

A portion of the John D. Vaughn Grant, Section 38, Township 2 North, Range 27 East, Nassau County, Florida, said parcel of land being more particularly described as follows: For a Point of Reference COMMENCE at the Northeast corner of Lot 10, Lofton Creek, as recorded in Plat Book 6, Pages 33, 34, 35 and 36 of the Public Records of said Nassau County, Florida; run thence along the boundaries of the plat of said Lofton Creek, the following two (2) courses and distances: Course No. 1: South $84^{\circ}55'30''$ East, a distance of 17.66 feet to a point; Course No. 2: North $11^{\circ}18'40''$ East, a distance of 60.36 feet to the POINT OF BEGINNING; from the Point of Beginning thus described, continue thence North $11^{\circ}18'40''$ East, a distance of 338.90 feet to a point of curvature of a curve leading Northeasterly; thence Northeasterly along and around the arc of a curve being concave Southeasterly, having a radius of 25.00 feet, through a central angle of $83^{\circ}45'50''$ to the right, an arc distance of 36.55 feet to a point on the Southerly right of way line of State Road No. A-1-A/State Road No. 200, last said arc being subtended by a chord bearing and distance of North $53^{\circ}11'35''$ East, 33.38 feet; run thence along said Southerly right of way line of State Road No. A-1-A/State Road No. 200 the following two (2) courses and distances: Course No. 1: North $84^{\circ}55'30''$ West, a distance of 82.77 feet to the P.I. in the right of way line; Course No. 2: North $84^{\circ}55'34''$ West, a distance of 11.62 feet to the point of cusp of a curve leading Southeasterly, said point of cusp being on the Easterly right of way line of St. Peter Boulevard (a 60.00 foot Public Road Right of Way as shown on the plat of Lofton Creek); run thence along said Easterly right of way line of said St. Peter Boulevard, the following six (6) courses and distances: Course No. 1: thence Southerly along and around the arc of a curve being concave Southeasterly, having a radius of 25.00 feet, through a central angle of $89^{\circ}59'57''$ to the left, an arc distance of 39.27 feet to the point of tangency of said curve, last said arc being subtended by a chord bearing and distance of South $50^{\circ}04'29''$ West, 35.36 feet; Course No. 2: run thence South $05^{\circ}04'29''$ West, along said tangency, a distance of 23.74 feet to the point of curvature of a curve leading Southerly; Course No. 3: Southerly along and around the arc of a curve being concave Easterly, having a radius of 470.00 feet, through a central angle of $12^{\circ}32'43''$ to the left, an arc distance of 102.91 feet to a point of reverse curvature of a curve leading Southerly, last said arc being subtended by chord bearing and distance of South $01^{\circ}11'53''$ East, 102.71 feet; Course No. 4: continue thence Southerly along and around the arc of a curve being concave Westerly, having a radius of 530.00 feet, through a central angle of $12^{\circ}32'44''$ to the right, an arc distance of 116.05 feet to the point of tangency of said curve, last said arc being subtended by a chord bearing and distance of South $01^{\circ}11'52''$ East, 115.82 feet; Course No. 5: run thence South $05^{\circ}04'30''$ West along said tangency, a distance of 68.23 feet to the point of curvature of a curve leading Southerly; Course No. 6: thence Southerly along and around the arc of a curve being concave Northeasterly, having a radius of 25.00 feet, through a central angle of $90^{\circ}00'00''$ to the left, an arc distance of 39.27 feet to a point of tangency on the Northerly right of way line of St. Mark Drive North as shown on the plat of Lofton Creek, last said arc being subtended by a chord bearing and distance of South $39^{\circ}55'30''$ East, a distance of 35.36 feet; run thence South $84^{\circ}55'30''$ East, along the Northerly right of way line of St. Mark Drive North, a distance of 8.85 feet to the POINT OF BEGINNING of the lands herein described.

The lands thus described contain 22,740 square feet or 0.52 acres, more or less, in area.

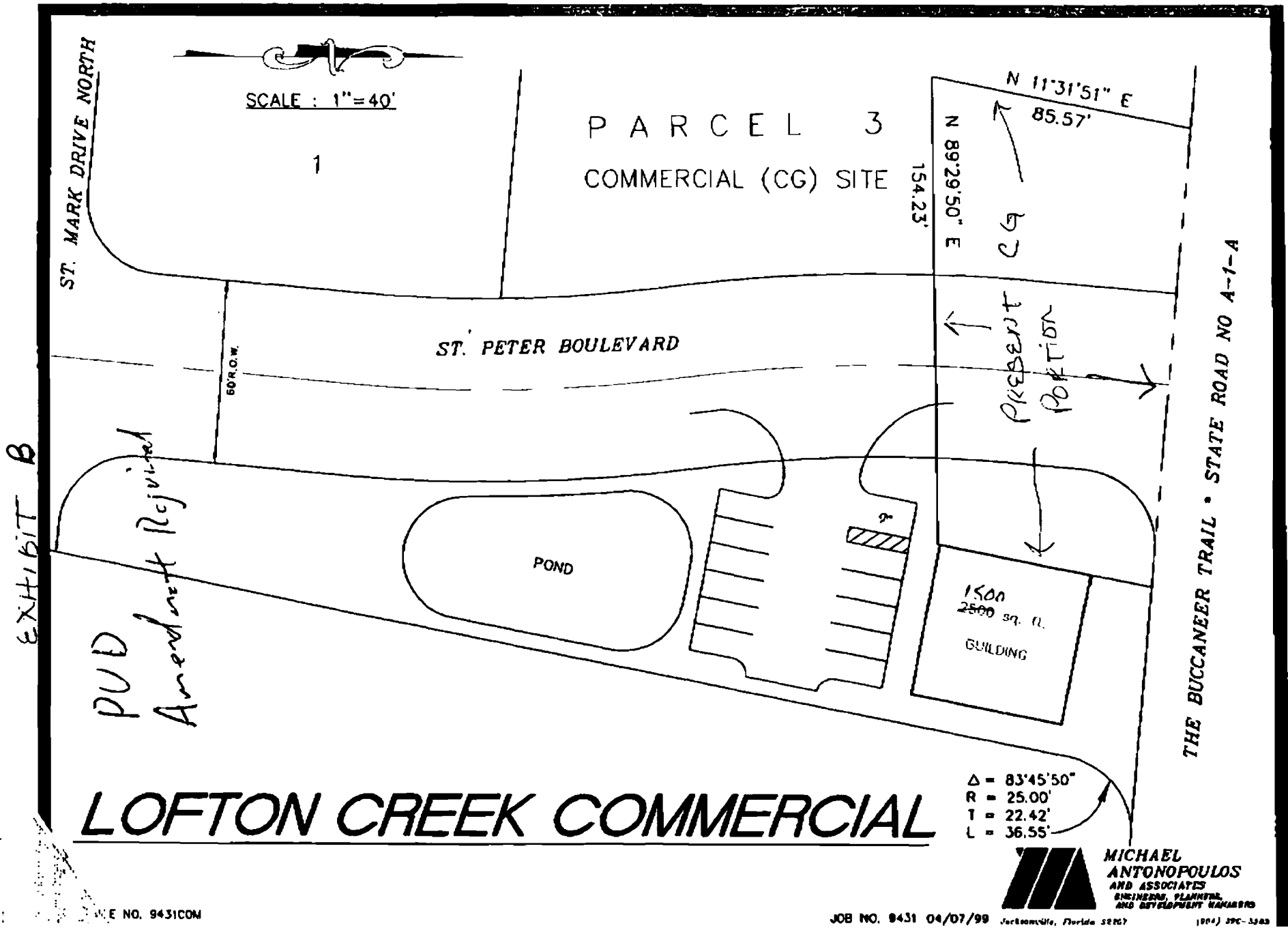


EXHIBIT B

PUD
Amendment Rejected

LOFTON CREEK COMMERCIAL

MICHAEL ANTONOPOULOS AND ASSOCIATES
ENGINEERS, PLANNERS, AND DEVELOPMENT MANAGERS

FILE NO. 9431COM

JOB NO. 9431 04/07/99 Jacksonville, Florida 32207 (904) 590-3300

EXHIBIT "C"

Conditions

R-99-010

1. Applicant shall complete the required site plan review process.
2. Property shall be restricted to the uses listed as permitted uses under the Commercial Professional Office (CPO) zoning district of the Nassau County Zoning Code.