

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 this 21st day of May, 2001, by the Board of County Commissioners of Nassau County, Florida 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 rezoned by this ordinance is owned by Trevett Family Companies, Inc., and Lofton Pointe, Inc., owners.

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.

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 21st day of May, 2001.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



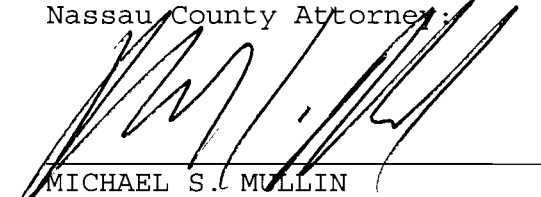
MARIANNE MARSHALL
Its: Chairman

ATTEST:



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

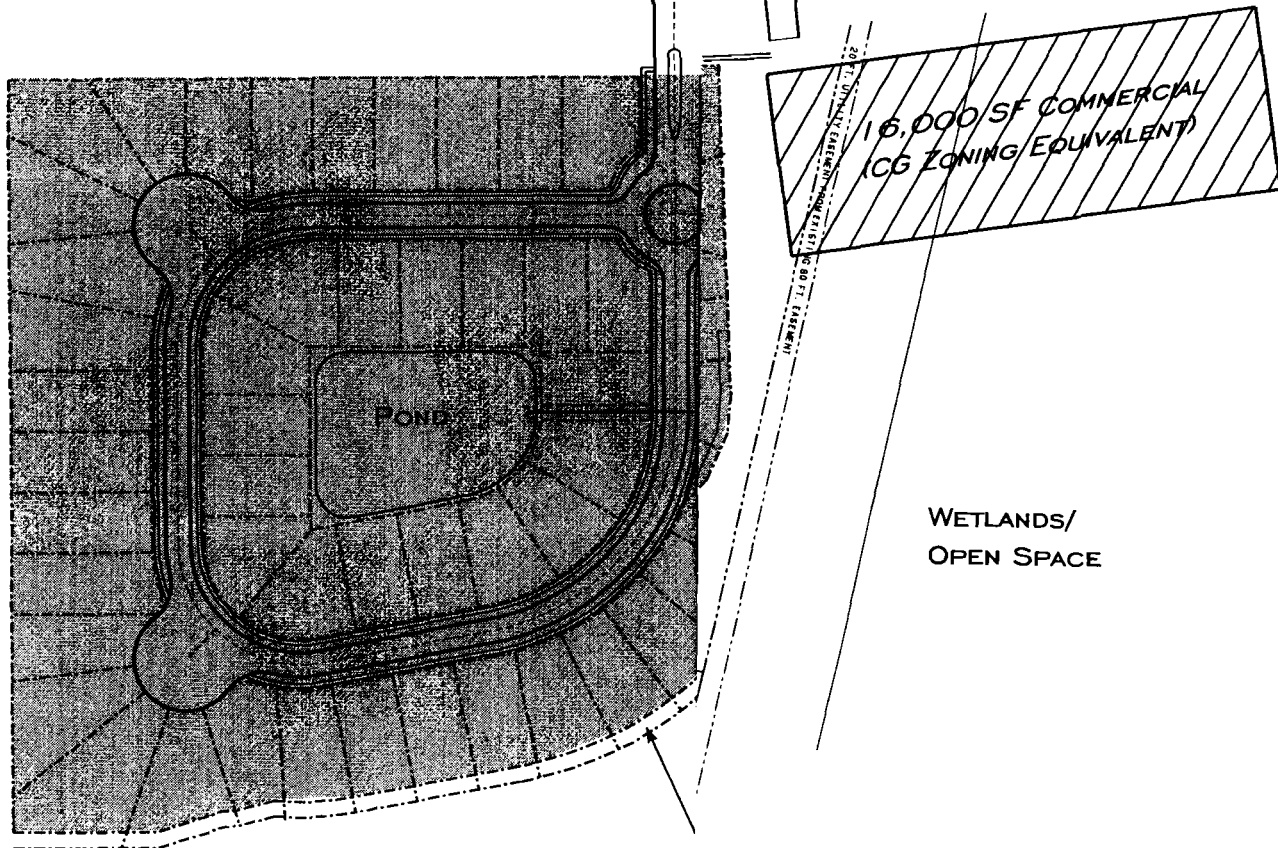
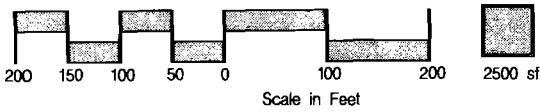
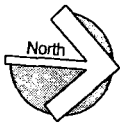
Approved as to form by the
Nassau County Attorney:


MICHAEL S. MULLIN

ENGINEER - CALCULATIONS:

DEVELOPER: []
 PROPERTY ZONE: []
 []: 31.2 %
 []: 3.5 %
 TOTAL MAX. []: 1.1 %
 16,000 SF []: 64.2 %

RESIDENTIAL []
 PARK []
 COMMERCIAL []



WETLAND LINE

PROPERTY BOUNDARY (TYP.)

REVISED: MAY 3, 2001

11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			
No.	By	DATE	REVISION

SCALE: _____
 PROJECT MGR: _____
 DESIGNED BY: _____
 DRAWN BY: _____
 QA/QC: _____

CALCULATIONS

DIMENSIONAL

REGISTERED PROFESSIONAL

SHEET No. **A-1**
 2 of 2
 ISSUE DATE: DECEMBER 15, 2000
 PROJECT No. 99042

I:\2005\03 PROJECTS\LOTION\POINTE DEBARRIERE\PLAN02.PLT

AMMENITIES PROPOSED:

PARK IN PHASE I INCLUDES SWIMMING POOL AND PLAYGROUND AREA.

PARK IN PHASE II INCLUDES PLAYGROUND AREA.

WALKING PATH AROUND WETLAND AREA

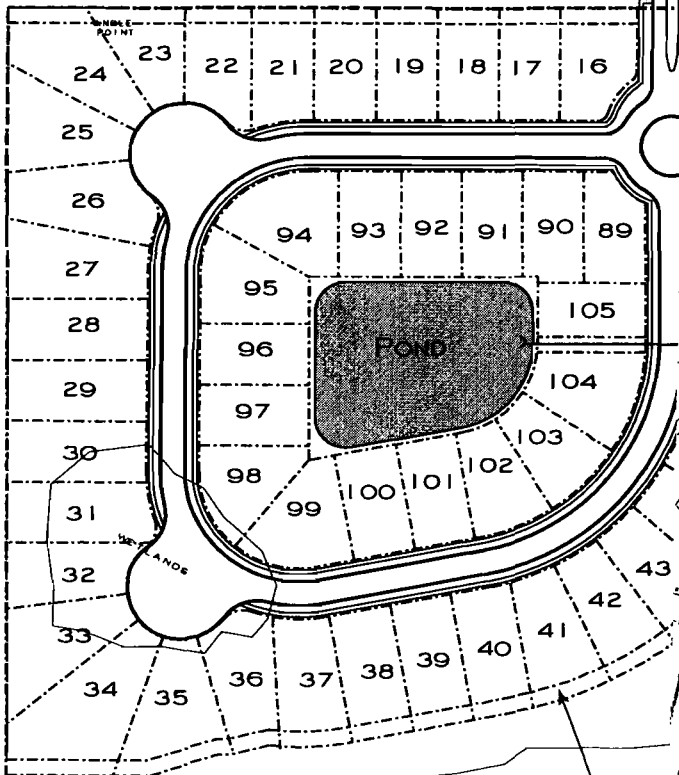
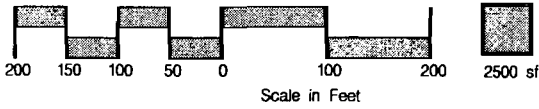
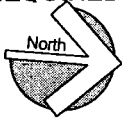
SIDEWALK TO BE PROVIDED ON BOTH SIDES OF ROADWAY IF REQUIRED BY NASSAU COUNTY

ENGINEER - (HEAT & COOLED) = 1 200 SF

DEVELOPER PROPERTY ZONING (CL. GARAGE) = 2700 SF FOR 6000 SF LOT).

TOTAL MAX. F 16,000 SF E TO LARGER MAXIMUM (CG EQUIVALENT 5 % LOT COVERAGE)

TO NORTH
GOLF COURSE



16,000 SF COMMERCIAL
(CG EQUIVALENT ZONING)

WETLANDS/
OPEN SPACE

WETLAND I

PROPERTY BOUNDARY (TYP.)

PHASE III PHASE IV

REVISED : MAY 3, 2001

APPROVED

DATE *5/21/01*

SCALE:
PROJECT MGR: N. GILLETTE
DESIGNED BY: N. GILLETTE
DRAWN BY: N. GILLETTE
QA/QC: D. MCCRANIE



LAND DEVELOPMENT PLAN

SHEET No.
PDP-1

ISSUE DATE
DECEMBER 15, 2000

PROJECT No.
99042

REGISTERED PROFESSIONAL

N:\PROJECTS\LOFTON\POINT\DESIGN\PLANO 1.A.PLT

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EXHIBIT C
CONDITIONS
LOFTON POINTE PUD

1. A fifteen (15) foot landscaped easement shall be provided between Amelia Concourse and along the back of lots backing to Amelia Concourse.
2. There shall be provided two (2) sideyards on each lot. One shall be a minimum of ten (10) feet and one shall be a minimum of five (5) feet in width. This is to allow for more open space between certain units for driveways. All other regulations in Ordinance No. 99-17 and Ordinance No. 2000-40 shall be adhered to as required.
3. Increase the rear yard setback from fifteen (15) feet to twenty (20) feet.
4. Reduction in the maximum lot coverage from fifty percent (50%) to forty-five percent (45%).
5. Minimum square footage of 1200 square feet for the heated and cooled area of the house and a maximum building footprint including the garage of 2700 square feet.
6. Sidewalks are to be provided on both sides of each street. A sidewalk shall be constructed for the full length of Amelia Concourse (Lofton Boulevard).
7. Provide support documentation regarding mitigation of wetlands.
8. The Engineering Plans and Plats must be submitted simultaneously.

9. The level of service shall be raised by providing four-lanes on Amelia Concourse for the length of the project and turn lanes as required into the project.
10. All internal roads and easements shall be dedicated to the homeowners and not to the County.