Return 70: X Joya Braday

ORDINANCE NO. 2001-17

AN ORDINANCE AMENDING ORDINANCE NO. 83-19, AS AMENDED. THIS ORDINANCE REZONES AND RECLASSIFIES 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 "LOFTON POINTE 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 which Ordinance has been subsequently amended including Ordinance No. 97-19, adopted on the 28th day of July, 1997; and

WHEREAS, the "owners" of that certain property in the attached Exhibit "A" intends 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" has 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 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.

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 _____ , 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

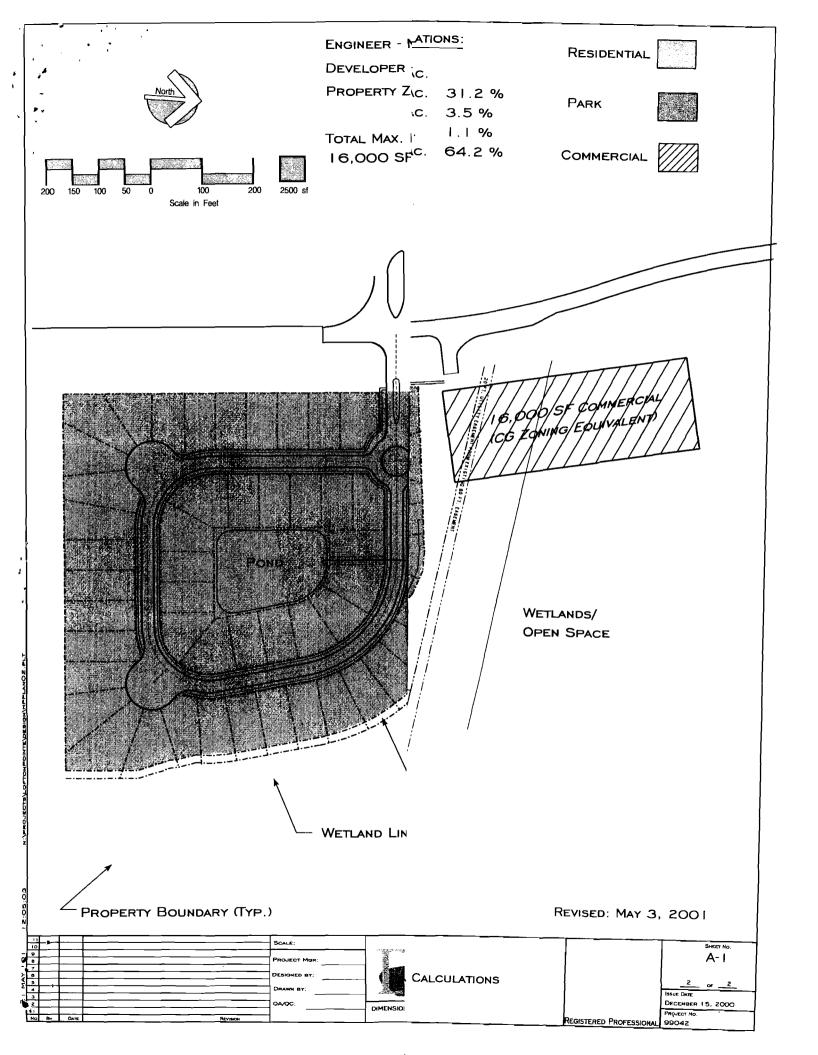
MICHAEL S. MULLIN

MAP TO SHOW BOUNDARY SURVEY OF:

1593.47'
PARCEL B1
A PORTION OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 27 EAST, T OF REFERENCE COMMENCE AT THE NORTHWEST C
A PORTION OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 27 EAST, T OF REFERENCE COMMENCE AT THE NORTHWEST C
ORNER OF LOT 1 OF FLORA PARKE AS RECORDED IN PLAT BOOK 6'K. PARCEL REFERRED TO AS P. 1. N25-2N-28-0000-00020090 AND AS PARCEL 2B AS SHOWN ON SURVEY FILE NO. LG- 63'E OF SAID PARCEL, A DISTANCE OF 580.83 FEET TO THE
NORTHERLY LINE OF AN ADJOINING RAYLAND COMPANY PARCEL
NORTHWESTERLY CORNER OF FARCEL BAS SHOWN ON MAP NO. S-2-1050-9-9'INING PARCEL AND ALSO ALONG THE EASTERLY LINE OF SA
TERLY CORNER OF PARCEL BAS SHOWN ON MAP NO. S-2-1050-9-9'RECORDS, A DISTANCE OF 1593.47 FEET TO A POINT LYING
ALONG A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIO NAS LOFTON BOULEVARD; THENCE NORTHWESTERLY ALONG SAID
ASTERLY LINE OF THE PROPOSED LOFTON BOULEVARD, AN ARC D
*53'34" WEST, AND A CHORD DISTANCE OF 195.48 FEET TO A PO.
G A RADIUS OF 1437.60 FEET; THENCE NORTHWESTERLY ALONG SEET TO THE POINT OF BEGINNING. CONTAINING 12.

84 ACRES, MORE OR LESS.

S81*37'50"E
PARCEL B2
A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 2 NORTH, RANGE LOWS: FOR A POINT OF REFERENCE COMMENCE AT
THE NORTHWEST CORNER OF LOT 1 OF FLORA PARKE AS RECORD THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 5
2N-28-0000-0002-0090 AND ALSO PARCEL 2B AS SHOWN ON SUGABLE TO THE NORTHWESTERLY CORNER OF SAID PARCEL
EL AND A NORTHEASTERLY CORNER OF PARCEL B AS SHOWN ON MALONG THE EASTERLY LINE OF SAID PARCEL B, A DISTAN
CE OF 372.9B FEET TO THE POINT OF BEGINNING; THENCE SOULLINE OF SAID PARCEL B, A DISTANCE OF 897.44 FEET
TO THE INTERSECTION OF THE EASTERLY LINE OF A PROPOSED THE FOLLOWING TWO COURSES: NORTH 03*20'00" WEST, A DIS
TANCE OF 2126.94 TO THE POINT OF CURVATURE OF A CURVE CID BY A CHORD BEARING OF NORTH 09*49'11" WEST AND A CH
ORD DISTANCE OF 353.03 FEET TO A POINT LYING ALONG THE!
SAID PUBLIC RECORDS AS SUNRAY WATER PLANT SITE. SUB
ECT TO AN BO FOOT EASEMENT FOR INGRESS AND EGRESS AND U



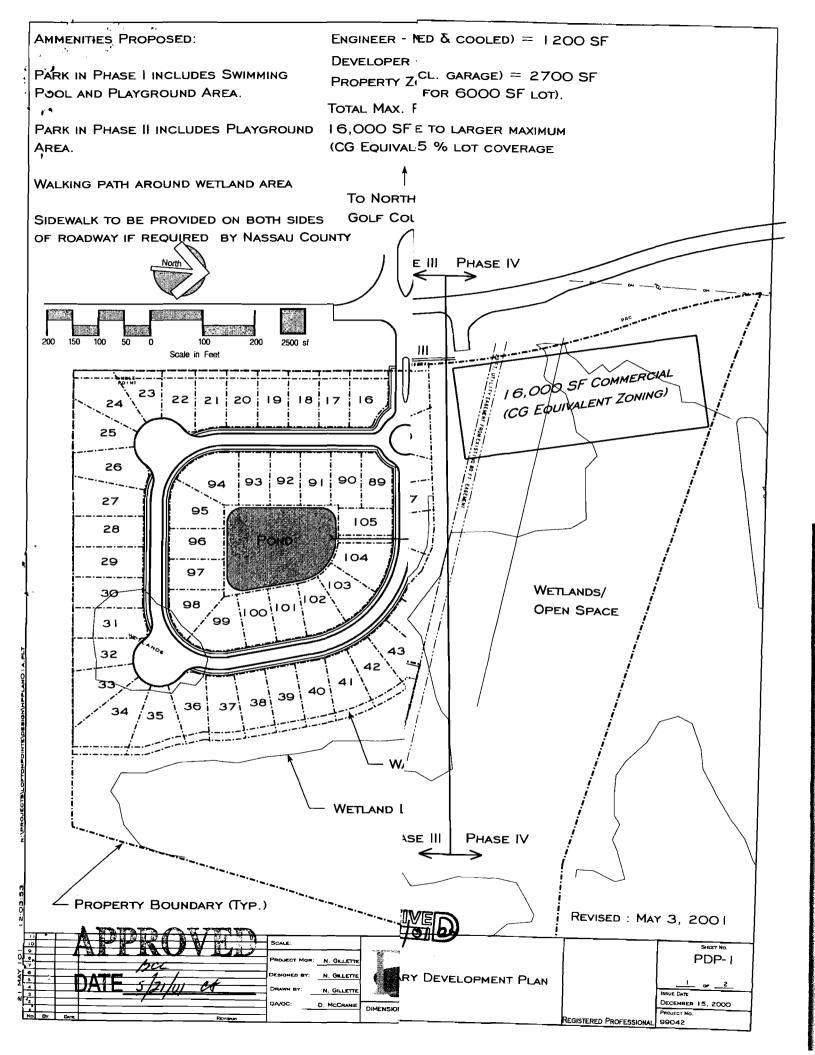


EXHIBIT C CONDITIONS LOFTON POINTE PUD

- 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.
- 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 Councourse (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 fourlanes 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.