

6

Return to: *
Joyce Bradley

ORDINANCE 2002 - 07

AN ORDINANCE AMENDING ORDINANCE 88-2, AS AMENDED, 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, a modification of the existing PUD to allow for the construction of a battered women's shelter on the parcel known as "Micah House" has been requested; 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 25th day of March, 2002, 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, as amended, shall be further amended as follows:

Rec 52.50

FILE 200510652 OR BOOK 01304 PGS 0482-0487 RECORDED 03/24/2005 09:43:07 NASSAU COUNTY, JOHN A. CRAWFORD, CLERK

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 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 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.

(d) That a 6.18 acre tract as set forth on the attached Exhibit "C" shall be utilized for the construction of a battered women's shelter to be known as "Micah House".

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.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



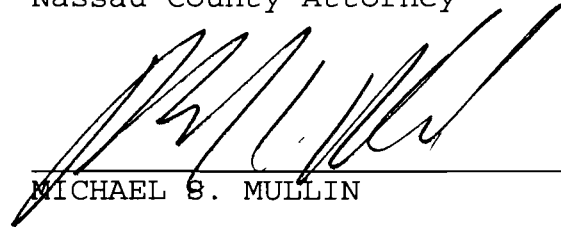
NICK D. DEONAS
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney



MICHAEL S. MULLIN

wp/h/anne/ords/lofton-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".

R02-009

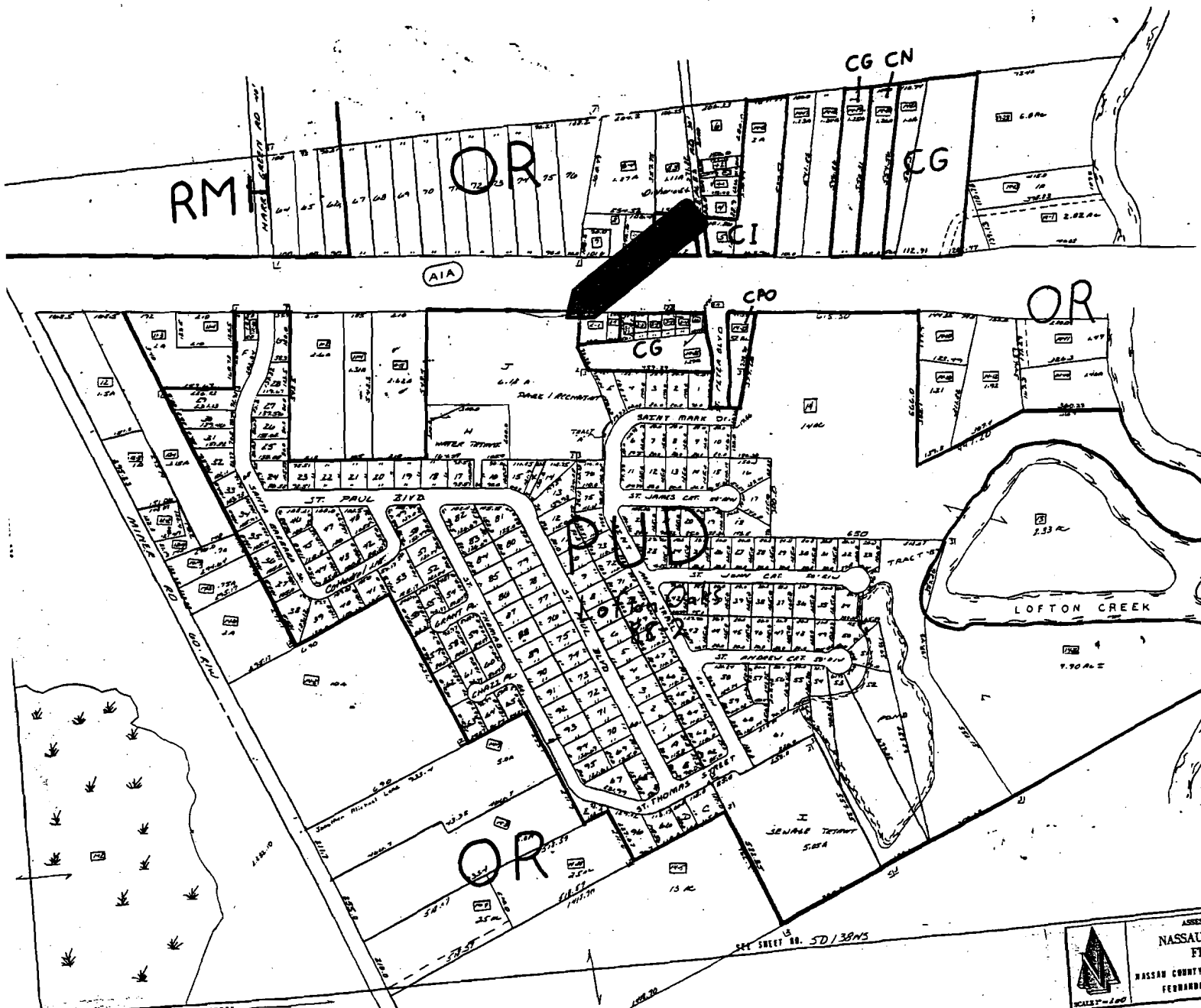
EXHIBIT "C"
LEGAL DESCRIPTION

Boundary Description: Park, Recreation and Open Space Area

A PARCEL OF LAND LYING WITHIN AND BEING A PART OF SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A POINT WHERE THE WESTERLY LINE OF SAID SECTION 38 IS INTERSECTED BY THE SOUTHERLY RIGHT -OF- WAY LINE OF STATE ROAD NUMBER 200, ALSO KNOWN AS A1A; RUN THENCE SOUTH 84-54-00 EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,266.67 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY A BEARING OF SOUTH 84-55-30 EAST A DISTANCE OF 210.00 TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE RUNNING ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 84-55-30 EAST A DISTANCE OF 323.55 FEET (2) SOUTH 73-36-55 EAST A DISTANCE OF 101.98 FEET (3) SOUTH 84-55-30 EAST A DISTANCE OF 50.00 FEET (4) NORTH 83-45-55 EAST A DISTANCE OF 101.98 FEET (5) SOUTH 84-55-30 EAST A DISTANCE OF 1.62 FEET; THENCE RUN SOUTH 10-01-20 WEST A DISTANCE OF 125.10 FEET; THENCE RUN SOUTH 13-53-25 EAST A DISTANCE OF 175.00 FEET; THENCE RUN SOUTH 14-19-25 EAST A DISTANCE OF 125.94 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE RUN SOUTHWESTERLY ALONG AND AROUND SAID CURVE THROUGH A CENTRAL ANGLE OF 49-50-06 WITH A CHORD BEARING OF SOUTH 29-59-38 WEST A CHORD DISTANCE OF 67.41 FEET; THENCE RUN SOUTH 05-04-30 EAST A DISTANCE OF 75.16 FEET; THENCE RUN NORTH 84-55-30 WEST A DISTANCE OF 99.76 FEET; THENCE RUN NORTH 84-54-00 WEST A DISTANCE OF 248.38 FEET; THENCE RUN NORTH 05-06-00 EAST A DISTANCE OF 200.00 FEET; THENCE RUN NORTH 84-54-00 WEST A DISTANCE OF 300.00 FEET; THENCE RUN NORTH 05-06-00 EAST A DISTANCE OF 343.50 FEET TO THE POINT OF BEGINNING, CONTAINING 6.18 ACRES, MORE OR LESS.

EXHIBIT "B"



NO.	DATE	NAME	P.A.	PG.
1.	12-14-70	H. FLOOD SURVEY	147	9790
2.	12-14-70	DAVID W. VANCE, JR. & ASSOCIATES	51323	325 1270
3.	12-14-70	LOFTON CREEK	4123-34	1270



SEE SHEET NO. SD/38NS