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Joyce Bradley

ORDINANCE NO. 2002-09

AN ORDINANCE AMENDING ORDINANCE 2001-17, WHICH AMENDED ORDINANCE NO. 83-19, AS AMENDED. THIS ORDINANCE REZONED AND RECLASSIFIED THE PROPERTY HEREIN AFTER DESCRIBED IN NASSAU COUNTY, FLORIDA, FROM A OPEN RURAL (OR) TO THAT OF A PLANNED UNIT DEVELOPMENT (PUD); THE NAME OF THE PUD IS "LOFTON POINTE PUD"; SPECIFICALLY AMENDING CONDITIONS, EXHIBIT "C"; PROVIDING AN EFFECTIVE DATE.

REC 86.50

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 Board of County Commissioners adopted Ordinance 2001-17 on May 21, 2001; and

WHEREAS, the Owners of the subject property have requested that Ordinance 2001-17 be amended; 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 Board of County Commissioners 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 25th day of March, 2002, by the Board of County Commissioners of Nassau County, Florida, that Ordinance 2001-17 shall be amended as follows:

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 25th day of March, 2002.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



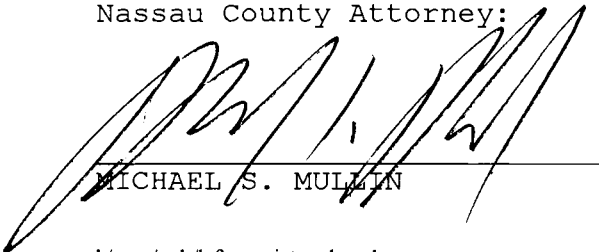
NICK D. DEONAS
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

h/anne/ords/lofton-point-pud-amd

EXHIBIT "A"

PARCEL B1

A PORTION OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 27 EAST, AND A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 1 FLORA PARKE AS RECORDED IN PLAT BOOK 6, PAGES 136, 137 AND 138 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 72°46'59" WEST ALONG THE NORTHERLY LINE OF A RAYLAND COMPANY, INC. PARCEL REFERRED TO AS P.I. N25-2N-28-0000-0002-0090 AND AS PARCEL 2B AS SHOWN ON SURVEY FILE NO. LG-636© PREPARED BY RICHARD MILLER & ASSOCIATES DATED SEPTEMBER 2, 1999, A DISTANCE OF 327.04 FEET; THENCE SOUTH 21°18'27" WEST ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 580.83 FEET TO THE NORTHERLY LINE OF AN ADJOINING RAYLAND COMPANY PARCEL REFERRED TO AS P.I.N. 25-2N-28-0000-0002-0280; THENCE NORTH 89°54'37" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 238.02 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL AND A NORTHEASTERLY CORNER OF PARCEL B AS SHOWN ON MAP NO. S-2-1050-9-98 PREPARED BY PRIVETT AND ASSOCIATES, INC. AND ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 12°48'30" WEST ALONG THE WESTERLY LINE OF SAID ADJOINING PARCEL AND ALSO ALONG THE EASTERLY LINE OF SAID PARCEL B, A DISTANCE OF 372.98 FEET; THENCE NORTH 81°37'50" WEST ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 809, PAGE 1455, SAID PUBLIC RECORDS, A DISTANCE OF 1593.47 FEET TO A POINT LYING ALONG A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1562.50 FEET, SAID POINT ALSO LYING ALONG THE INTERSECTION OF THE EASTERLY LINE OF A PROPOSED 125 FOOT WIDE INGRESS AND EGRESS EASEMENT KNOWN AS LOFTON BOULEVARD; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF THE PROPOSED LOFTON BOULEVARD, AS ARC DISTANCE OF 195.61 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 19°53'34" WEST, AND A CHORD DISTANCE OF 195.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1437.60 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 256.00 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 18°22'38" WEST AND A CHORD DISTANCE OF 255.67 FEET TO A POINT ON SAID CURVE; THENCE ALONG THE NORTHERLY LINES OF AFOREMENTIONED PARCEL B THE FOLLOWING FIVE COURSES; SOUTH 72°46'59" EAST A DISTANCE OF 131.35 FEET; THENCE SOUTH 75°53'06" EAST A DISTANCE OF 1051.00 FEET; THENCE SOUTH 89°54'37" WEST A DISTANCE OF 658.95 FEET TO THE POINT OF BEGINNING. CONTAINING 12.84 ACRES, MORE OR LESS.

102-008

PARCEL B2

A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 2 NORTH, RANGE 27 EAST, AND A PORTION OF SECTIONS 25 AND 26, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 1 OF FLORA PARKE AS RECORDED IN PLAT BOOK 6, PAGES 136, 137, AND 138 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 72°46'59" WEST ALONG THE NORTHERLY LINE OF A RAYLAND COMPANY, INC. PARCEL REFERRED TO AS P.I. N25-2N-28-0000-0002-0090 AND ALSO PARCEL 2B AS SHOWN ON SURVEY FILE NO. LG-636© PREPARED BY RICHARD MILLER & ASSOCIATES DATED SEPTEMBER 2, 1999, A DISTANCE OF 327.04 FEET; THENCE SOUTH 21°18'27" WEST ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 580.83 FEET TO THE NORTHERLY LINE OF AN ADJOINING RAYLAND COMPANY PARCEL REFERRED TO AS P.I.N. 25-2N-28-0000-0002-0280; THENCE NORTH 89°54'37" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 238.02 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL AND A NORTHEASTERLY CORNER OF PARCEL B AS SHOWN ON MAP NO. S-2-1050-9-98 PREPARED BY PRIVETT AND ASSOCIATES, INC.; THENCE SOUTH 12°48'30" WEST ALONG THE WESTERLY LINE OF SAID ADJOINING PARCEL AND ALSO ALONG THE EASTERLY LINE OF SAID PARCEL B, A DISTANCE OF 372.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 12°48'30" WEST, ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL B, A DISTANCE OF 2241.01 FEET; THENCE SOUTH 86°33'00" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL B, A DISTANCE OF 897.44 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF A PROPOSED 125 FOOT WIDE INGRESS AND EGRESS EASEMENT KNOWN AS LOFTON BOULEVARD; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF THE PROPOSED LOFTON BOULEVARD, THE FOLLOWING TWO COURSES; NORTH 03°20'00" WEST, A DISTANCE OF 2126.94 TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1562.50 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, AND ARC DISTANCE OF 353.78 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°49'11" WEST AND A CHORD DISTANCE OF 353.03 FEET TO A POINT LYING ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 809, PAGE 1455, SAID PUBLIC RECORDS; THENCE SOUTH 81°37'50" EAST, ALONG SAID NORTHERLY LINE AND ITS EASTERLY PROLONGATION, A DISTANCE OF 1593.47 FEET TO THE POINT OF BEGINNING. CONTAINING 65.36 ACRES, MORE OR LESS. LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 550, PAGE 511 AND IN OFFICIAL RECORDS BOOK 619, PAGE 906, SAID PUBLIC RECORDS AS SUNRAY WATER PLANT SITE. SUBJECT TO AN 80 FOOT EASEMENT FOR INGRESS AND EGRESS AND UTILITIES TO SUNRAY WATER PLANT SITE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 809, PAGE 1455, SAID PUBLIC RECORDS.

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, subject to the conditions set forth herein.
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, subject to the conditions set forth herein.

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.~~ The Developer shall participate in the establishment of an MSBU for the construction of the four (4) lane cross-section of Amelia Concourse from its current four (4) lane section to CR 107 (Nassauville Road), including all necessary improvements to said CR 107 at the point of intersection. Said participation shall, at a minimum, be the inclusion of land in the PUD within the MSBU District, and subjecting the property to assessments. If said MSBU has not been established by December 31, 2002, the Developer shall extend the two (2) lane section of the existing proposed four (4) lane section southerly to the southwesterly corner of the Lofton Pointe PUD. The extension of the road does not obviate the requirement to participate in the MSBU.
10. All internal roads and easements shall be dedicated to the ~~homeowners and not to the County,~~ subject to an agreement with the Developer that maintenance of the grassed areas of all roundabouts will be the responsibility of the homeowners' association. Said maintenance shall be performed in accordance with clear-

sight criteria as provided by the Public Works Department.

11. The Developer shall provide a revised plat indicating a fifty foot (50') average buffer between wetlands and uplands by showing calculations of the required and provided amounts of buffer on the plat.
12. The Developer may commence land clearing/grubbing and necessary earthwork for pond construction, subject to the receipt of the St. Johns River Water Management District permit (#4-089-71923-1), issue date 13 November 2001. No further improvements shall be allowed on the site until Final Development Plan approval is received from the Board of County Commissioners.
13. Failure to comply with the conditions of this Ordinance shall be considered a violation of this Ordinance, and the remedy shall include cessation of all permits.

AMENITIES PROPOSED:

PARKS IN PHASES I&II INCLUDE PLAYGROUND AREA.

WALKING PATH AROUND WETLAND AREA

SIDEWALK TO BE PROVIDED ON BOTH SIDES OF ROADWAY INSIDE SUBDIVISION

ENGINEER - MCCRANIE & ASSOCIATES, INC.
DEVELOPER - LOFTON POINT, LLC
PROPERTY ZONED OR
TOTAL MAX. RESIDENTIAL LOTS = 105
16,000 SF COMMERCIAL
(CG EQUIVALENT ZONING)

RESIDENTIAL LOT SPECIFICATIONS:

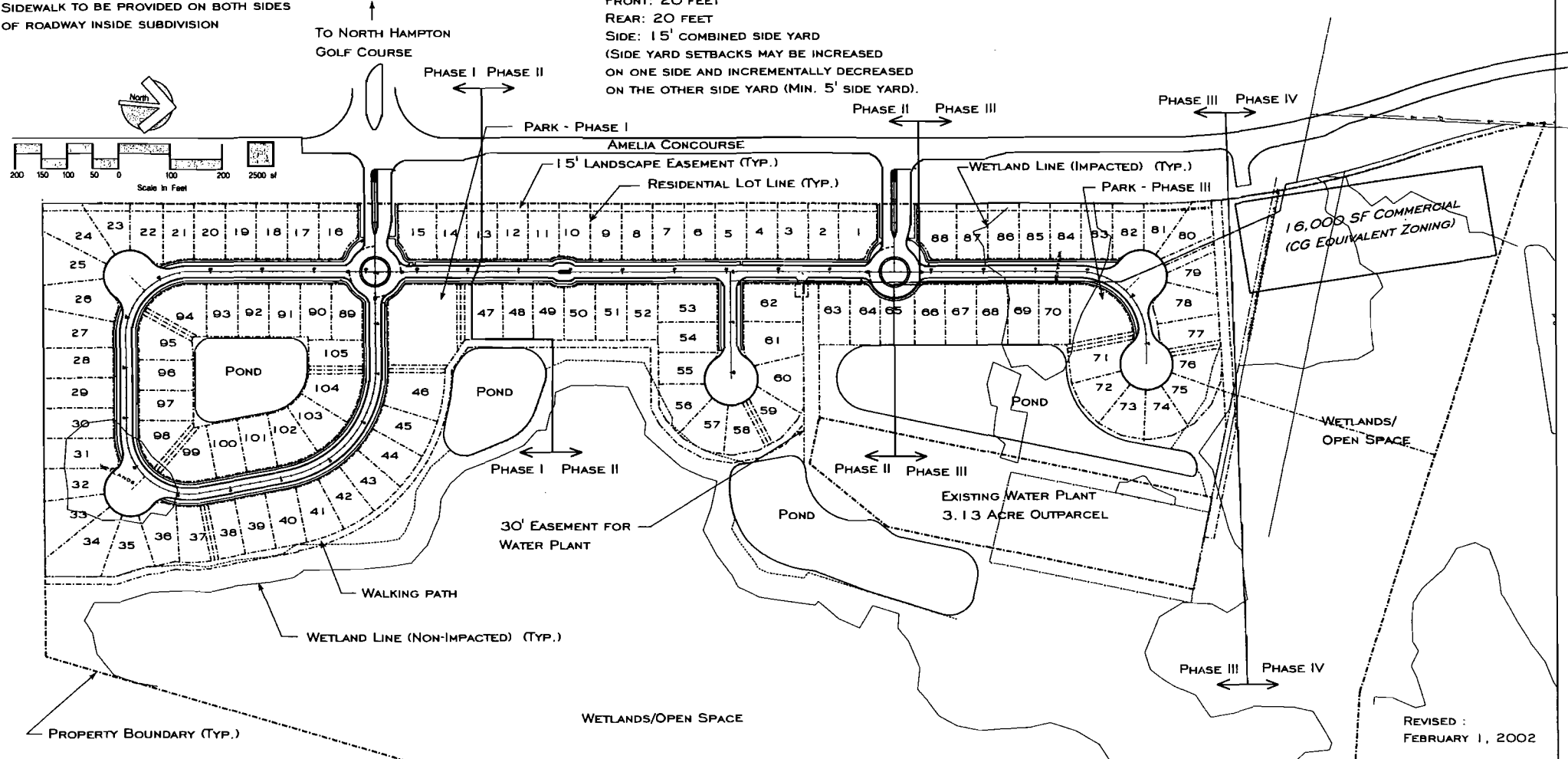
MINIMUM LOT SIZE: 6000 SF
MINIMUM LOT WIDTH: 60 FEET
MAXIMUM LOT COVERAGE: 45%

MINIMUM YARD REQUIREMENTS:
FRONT: 20 FEET
REAR: 20 FEET
SIDE: 15' COMBINED SIDE YARD
(SIDE YARD SETBACKS MAY BE INCREASED ON ONE SIDE AND INCREMENTALLY DECREASED ON THE OTHER SIDE YARD (MIN. 5' SIDE YARD).)

MINIMUM SQUARE FOOTAGE (HEATED & COOLED) = 1200 SF

MAXIMUM BUILDING FOOTPRINT (INCL. GARAGE) = 2700 SF
(BASED ON 45 % LOT COVERAGE FOR 6000 SF LOT).

NOTE: LARGER LOT SIZES EQUATE TO LARGER MAXIMUM BUILDING FOOTPRINT BASED ON 45 % LOT COVERAGE



REVISED :
FEBRUARY 1, 2002

1	DATE	DESCRIPTION
2	11/01/01	PRELIMINARY DEVELOPMENT PLAN TO AMELIA ISLAND IN AN EASEMENT
3	11/01/01	REVISION TO AMELIA ISLAND EASEMENT WITH WETLANDS
4	11/01/01	REVISION TO AMELIA ISLAND EASEMENT WITH WETLANDS
5	11/01/01	REVISION TO AMELIA ISLAND EASEMENT WITH WETLANDS
6	11/01/01	REVISION TO AMELIA ISLAND EASEMENT WITH WETLANDS
7	11/01/01	REVISION TO AMELIA ISLAND EASEMENT WITH WETLANDS
8	11/01/01	REVISION TO AMELIA ISLAND EASEMENT WITH WETLANDS
9	11/01/01	REVISION TO AMELIA ISLAND EASEMENT WITH WETLANDS
10	11/01/01	REVISION TO AMELIA ISLAND EASEMENT WITH WETLANDS
11	11/01/01	REVISION TO AMELIA ISLAND EASEMENT WITH WETLANDS
12	11/01/01	REVISION TO AMELIA ISLAND EASEMENT WITH WETLANDS
13	11/01/01	REVISION TO AMELIA ISLAND EASEMENT WITH WETLANDS
14	11/01/01	REVISION TO AMELIA ISLAND EASEMENT WITH WETLANDS
15	11/01/01	REVISION TO AMELIA ISLAND EASEMENT WITH WETLANDS
16	11/01/01	REVISION TO AMELIA ISLAND EASEMENT WITH WETLANDS
17	11/01/01	REVISION TO AMELIA ISLAND EASEMENT WITH WETLANDS
18	11/01/01	REVISION TO AMELIA ISLAND EASEMENT WITH WETLANDS
19	11/01/01	REVISION TO AMELIA ISLAND EASEMENT WITH WETLANDS
20	11/01/01	REVISION TO AMELIA ISLAND EASEMENT WITH WETLANDS

SCALE:
PROJECT MOR: H. GALLETT
DESIGNED BY: H. GALLETT
DRAWN BY: A. DEARLEY
DATE: 11/01/01
D. MCCRANIE

McCranie & Associates, Inc.
23 SOUTH 3RD STREET - AMELIA ISLAND, FLORIDA 32034
LAND DEVELOPMENT - ROADWAY DESIGN - PERMITTING

DIMENSIONS AND NOTES TAKE PRECEDENCE.

LOFTON POINT, LLC

LOFTON POINT

PRELIMINARY DEVELOPMENT PLAN

REGISTERED PROFESSIONAL

SHEET NO.	PDP-1
DATE DATE	JUNE 8, 2001
PROJECT NO.	00032

EXHIBIT "B"

ENGINEER - McCRANIE & ASSOCIATES, INC.
 DEVELOPER - LOFTON POINT, LLC
 PROPERTY ZONED OR

TOTAL MAX. RESIDENTIAL LOTS = 105
 16,000 SF COMMERCIAL

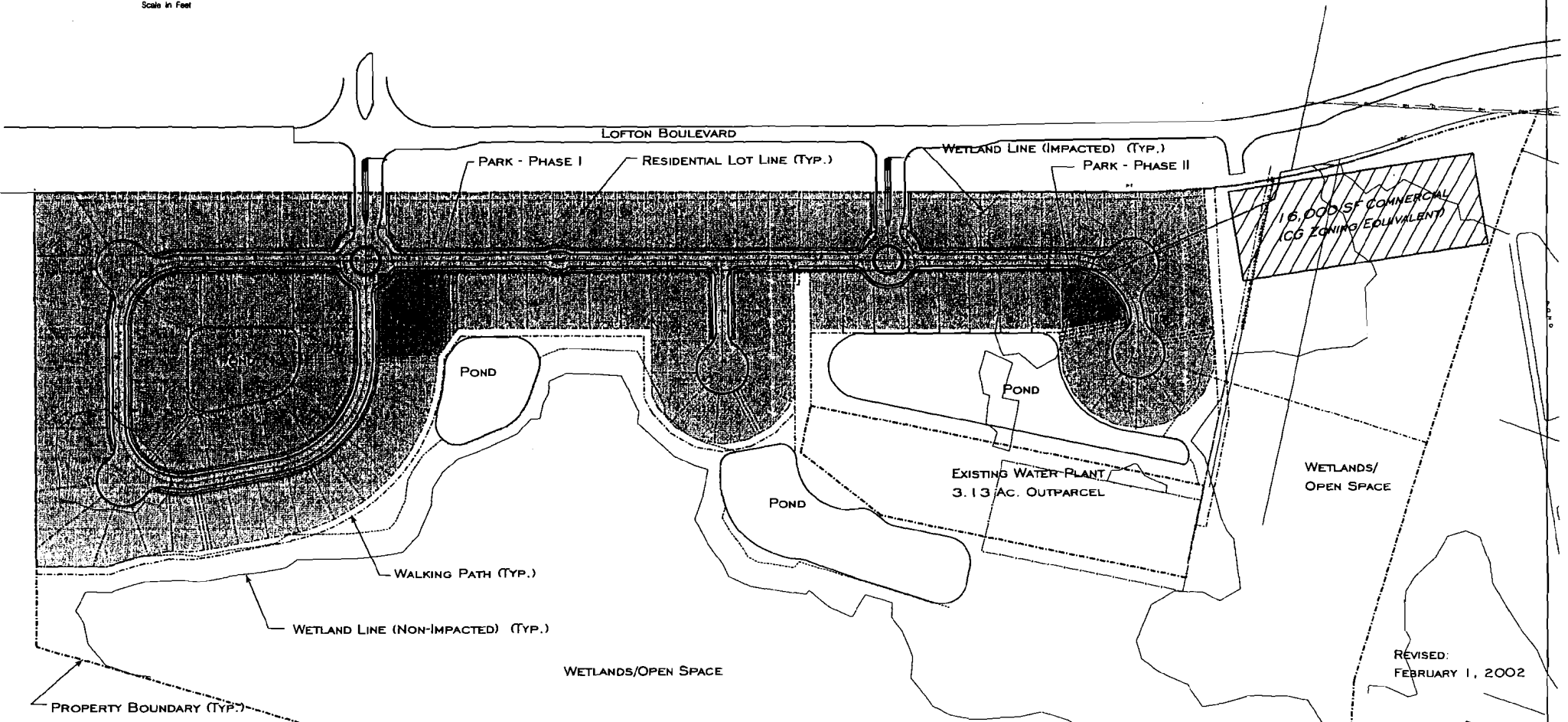
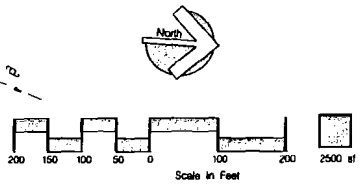
SURROUNDING PROPERTIES:

NORTH: PLANNED UNIT DEVELOPMENT
 SOUTH: PLANNED UNIT DEVELOPMENT
 EAST: PLANNED UNIT DEVELOPMENT
 WEST: PLANNED UNIT DEVELOPMENT

AREA CALCULATIONS:

TOTAL	75.0 Ac.	
RESIDENTIAL	23.4 Ac.	31.2 %
COMMERCIAL	2.59 Ac.	3.5 %
PARK/RECREATION	0.8 Ac.	1.1 %
WETLANDS/OPEN SPACE	48.2 Ac.	64.2 %

RESIDENTIAL	
PARK	
COMMERCIAL	



REVISED:
 FEBRUARY 1, 2002

NO.	DATE	DESCRIPTION
1	11/14/01	Initial site plan development
2	11/14/01	Site plan development
3	11/14/01	Site plan development
4	11/14/01	Site plan development
5	11/14/01	Site plan development
6	11/14/01	Site plan development
7	11/14/01	Site plan development
8	11/14/01	Site plan development

SCALE:

PROJECT MAN: H. GALLETT
 DESIGNED BY: H. GALLETT
 DRAWN BY: A. DEARIE
 CHECKED BY: D. McCRANIE

McCrane & Associates, Inc.
 23 SOUTH 3RD STREET - ANHELA ISLAND, FLORIDA 32034
 LAND DEVELOPMENT - ROADWAY DESIGN - PERMITTING

DIMENSIONS AND NOTES TAKE PREFERENCE.

LOFTON POINT, LLC	LOFTON POINT	AREA CALCULATIONS	Entry No. A-1 Issue Date: June 8, 2001 Project No. 0003R REGISTERED PROFESSIONAL
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