



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 24th day of March, 2003, by the Board of County Commissioners of Nassau County 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.

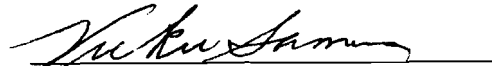
**SECTION 2.** Owner and Description. The land re-zoned by this Ordinance is owned by Gregory M. Harrison, Ingrid Heinemann, and Anthony J. Tringali, owners.

**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 and the requirements of Ordinance No. 99-17, as amended, known as the Nassau County Roadway and Drainage Standards, and Ordinance No. 99-18, as amended, known as the Nassau County Development Review Regulations.

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 24th day of March, 2003.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
VICKIE SAMUS  
Its: Chairman

ATTEST:

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

Approved as to form by the  
Nassau County Attorney:

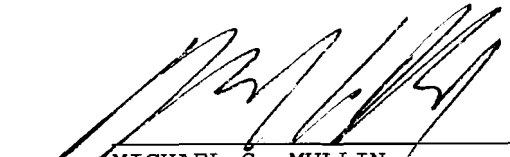
  
MICHAEL S. MULLIN

EXHIBIT "A"  
LEGAL DESCRIPTION

THAT CERTAIN TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF SECTION 37, TOWNSHIP 3 NORTH, RANGE 27 EAST AND SECTION 42, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; SAID TRACT ALSO BEING ALL OF LOT 27, AND A PORTION OF LOTS 2, 3, AND 21 OF THE H. M. THIGPEN ESTATE AS DESCRIBED IN DEED BOOK 39, PAGE 356 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR A POINT OF REFERENCE; COMMENCE AT THE CORNER COMMON TO SECTIONS 37, 38, 50, AND 51, TOWNSHIP 3 NORTH, RANGE 27 EAST AND RUN NORTH 43°33'25" EAST ALONG THE LINE COMMON TO SECTIONS 37 AND 38 AFORESAID, A DISTANCE OF 1636.75 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF AFORESAID LOT 3; THENCE DEPARTING SAID SECTION LINE AND RUNNING ALONG SAID NORTH LINE OF LOT 3 SOUTH 83°50'00" EAST, A DISTANCE OF 580.38 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF LENTS ROAD (A 38' RIGHT-OF-WAY BY DEED); THENCE DEPARTING SAID NORTH LINE OF LOT 3 AND RUNNING ALONG SAID NORTHERLY PROLONGATION AND ALSO ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 09°04'39" WEST, A DISTANCE OF 369.61 FEET TO A FOUND 1" IRON PIPE AND CAP STAMPED "PLS 1558" MARKING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

FROM THE POINT OF BEGINNING THUS DESCRIBED DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND RUNNING ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 451, PAGE 412 AND OFFICIAL RECORDS BOOK 754, PAGE 740 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, SOUTH 86°31'56" EAST, A DISTANCE OF 908.39 FEET TO A FOUND 1" IRON PIPE; THENCE CONTINUE SOUTH 86°31'56" EAST, A DISTANCE OF 60.0 FEET MORE OR LESS TO A POINT IN THE CENTER OF THE RUN OF A BRANCH SAID POINT BEING DESIGNATED AS POINT 'A' IN THIS DESCRIPTION; RETURN TO THE POINT OF BEGINNING AND RUN ALONG THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED LENTS ROAD THE FOLLOWING 3 CALLS (1) NORTH 09°04'39" EAST, A DISTANCE OF 368.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 370.10 AND A CENTRAL ANGLE OF 24°39'00" (2) THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 159.23 FEET (SAID ARC BEING SUBTENDED BY A CHORD THAT BEARS NORTH 21°24'09" EAST FOR 158.00 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; (3) THENCE NORTH 33°43'39" EAST, A DISTANCE OF 109.46 FEET TO A FOUND 1/2" IRON ROD MARKING THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 808, PAGE 1553; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND RUNNING ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 808, PAGE 1553, AND OFFICIAL RECORDS BOOK 663, PAGE 1212, AND OFFICIAL RECORDS BOOK 724, PAGE 1620 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, SOUTH 86°17'17" EAST, A DISTANCE OF 731.91 TO THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN LAST SAID OFFICIAL RECORD; THENCE ALONG THE EAST LINE OF LAST SAID LANDS NORTH 03°39'42" EAST, A DISTANCE OF 193.74 FEET TO THE NORTHEAST CORNER OF SAME; THENCE DEPARTING LAST SAID LINE AND RUNNING ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 724, PAGE 1620 AND OFFICIAL RECORDS BOOK 663, PAGE 1212, AND OFFICIAL RECORDS BOOK 808, PAGE 1553 NORTH 86°18'35" WEST, A DISTANCE OF 619.76 FEET TO A FOUND 1/2" IRON ROD MARKING THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN LAST SAID OFFICIAL RECORD AND AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF LENTS ROAD AFORESAID; THENCE NORTH 33°49'30" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 34.69 FEET TO A FOUND 1/2" IRON ROD MARKING THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 798, PAGE 1302; THENCE SOUTH 86°18'23" EAST ALONG THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN LAST SAID OFFICIAL RECORD AND OFFICIAL RECORD BOOK 773, PAGE 787, AND OFFICIAL RECORDS BOOK 750, PAGE 599 OF AFORESAID PUBLIC RECORDS, A DISTANCE OF 674.45 FEET TO A FOUND 4"x4" CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF LAST SAID PUBLIC RECORD, DESIGNATED AS REFERENCE POINT 'B' FOR THIS DESCRIPTION; THENCE ALONG THE EAST LINE OF SAME AND THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 402, PAGE 277, AND OFFICIAL RECORDS BOOK 815, PAGE 1132

OF SAID OFFICIAL RECORDS, NORTH 00°44'27" EAST, A DISTANCE OF 512.14 FEET TO A FOUND 1/2" IRON PIPE IN THE CENTER OF THE RUN OF A BRANCH; RUN THENCE EASTERLY ALONG THE RUN OF SAID BRANCH, SOUTHERLY AND SOUTHEASTERLY ALONG THE EDGE OF MARSH, AND SOUTHEASTERLY ALONG THE CENTER OF THE PREVIOUSLY MENTIONED BRANCH A DISTANCE OF 2600 FEET MORE OR LESS TO CLOSE ON AFOREMENTIONED REFERENCE POINT 'A'.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

FOR A POINT OF REFERENCE COMMENCE AT THE AFOREMENTIONED REFERENCE POINT 'B' RUN THENCE SOUTH 86°17'48" EAST, A DISTANCE OF 108.52 FEET TO A FOUND 1/2" IRON PIPE MARKING THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 821, PAGE 1975 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN EXCEPTED; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 86°14'58" EAST, A DISTANCE OF 443.70 TO A FOUND 1/2" IRON PIPE; THENCE CONTINUE SOUTH 86°14'58" EAST, A DISTANCE OF 23.0 FEET MORE OR LESS TO THE EDGE OF AFOREMENTIONED MARSH SAID POINT BEING DESIGNATED AS REFERENCE POINT 'C' FOR THIS DESCRIPTION; RETURN TO THE POINT OF BEGINNING OF THIS EXCEPTION AND RUN NORTH 55°07'44" EAST ALONG THE WESTERLY BOUNDARY LINES OF THOSE LANDS AS DESCRIBED IN LAST SAID OFFICIAL RECORD AND OFFICIAL RECORD BOOK 723, PAGE 391 OF THE AFORESAID PUBLIC RECORDS, A DISTANCE OF 320.75 TO A POINT MARKING THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED LAST SAID PUBLIC RECORD; THENCE ALONG THE NORTH LINE OF LAST SAID LANDS SOUTH 86°14'23" EAST, A DISTANCE OF 335.71 FEET TO A FOUND 5/8" IRON PIPE MARKING THE NORTHEAST CORNER OF SAID LANDS; THENCE ALONG THE EAST LINE OF SAME SOUTH 03°52'35" WEST, A DISTANCE OF 149.00 FEET TO A FOUND 1/2" IRON PIPE; THENCE CONTINUE SOUTH 03°52'35" WEST, A DISTANCE OF 10.0 FEET MORE OR LESS TO THE EDGE OF THE AFOREMENTIONED MARSH; THENCE RUN SOUTHWESTERLY ALONG SAID EDGE OF MARSH A DISTANCE OF 141.6 FEET MORE OR LESS TO CLOSE ON REFERENCE POINT 'C'.

SAID TRACT CONTAINING 27.71 ACRES MORE OR LESS.

SAID TRACT 1 BEING SUBJECT TO EASEMENTS FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LANDS:

EASEMENT #1

AT REFERENCE POINT 'B' AFOREMENTIONED THENCE RUN SOUTH 86°17'48" EAST, A DISTANCE OF 60.67 FEET TO A POINT; THENCE NORTH 55°09'26" EAST, A DISTANCE OF 358.21 FEET TO A POINT; THENCE SOUTH 34°50'34" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 723, PAGE 391 OF THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 55°07'44" WEST, A DISTANCE OF 320.75 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 821, PAGE 1975 OF SAID PUBLIC RECORDS; THENCE SOUTH 55°09'26" WEST, A DISTANCE OF 48.10 FEET TO A POINT; THENCE NORTH 86°15'00" WEST, A DISTANCE OF 143.27 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 724, PAGE 1620 OF THE AFOREMENTIONED PUBLIC RECORDS THENCE NORTH 86°18'35" WEST, A DISTANCE OF 619.76 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 808, PAGE 1553 OF THE AFOREMENTIONED PUBLIC RECORDS AND AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID LENTS ROAD, SAID POINT BEING DESIGNATED AS REFERENCE POINT 'D'; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 33°49'30" EAST, A DISTANCE OF 34.69 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 798, PAGE 1302 OF SAID PUBLIC RECORDS; THENCE SOUTH 86°18'23" EAST, A DISTANCE OF 674.45 FEET TO CLOSE ON THE POINT OF BEGINNING.

## EASEMENT #2

FOR A POINT OF REFERENCE COMMENCE AT THE AFOREMENTIONED REFERENCE POINT 'D' THENCE SOUTH 33°43'15 WEST, A DISTANCE OF 223.46 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 86°17'17" EAST, A DISTANCE OF 330.87; THENCE SOUTH 03°40'14" WEST, A DISTANCE OF 29.35 FEET; THENCE NORTH 86°17'17" WEST, A DISTANCE OF 348.00 FEET; THENCE NORTH 33°44'05" EAST, A DISTANCE OF 34.19 FEET TO CLOSE ON THE POINT OF BEGINNING.

## TRACT 2:

THAT CERTAIN TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF SECTION 37, TOWNSHIP 3 NORTH, RANGE 27 EAST SAID TRACT ALSO BEING A PORTION OF LOTS 3 OF THE H. M. THIGPEN ESTATE AS DESCRIBED IN DEED BOOK 39, PAGE 356 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR A POINT OF REFERENCE AT THE CORNER COMMON TO SECTIONS 37, 38, 50, AND 51, TOWNSHIP 3 NORTH, RANGE 27 EAST AND RUN NORTH 43°33'25" EAST ALONG THE LINE COMMON TO SECTIONS 37 AND 38 AFORESAID, A DISTANCE OF 1221.69 FEET TO A FOUND IRON ROD AND CAP STAMPED "PLS 1558" MARKING THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 661, PAGE 877 OF THE OFFICIAL RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUE ALONG LAST SAID SECTION LINE NORTH 43°33'25" EAST, A DISTANCE OF 415.19 FEET TO A IRON ROD AND BOLT MARKING THE NORTHWEST CORNET OF LOT 3 OF THE AFOREMENTIONED THIGPEN ESTATE AND THE SOUTHWEST CORNER OF THOSE LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 680, PAGE 428; THENCE DEPARTING SAID SECTION LINE AND RUNNING ALONG THE NORTH LINE OF SAID LOT 3 ALSO BEING THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOKS 680 AND 825, PAGES 428 AND 709 RESPECTIVELY, SOUTH 83°57'14" EAST, A DISTANCE OF 542.35 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED AND CONVEYED IN OFFICIAL RECORDS BOOK 825, PAGE 709 AND AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF LENTS ROAD (A 38 FOOT RIGHT-OF-WAY PER DEED); THENCE DEPARTING SAID LINE OF LOT 3 AND RUNNING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 09°04'39" WEST, A DISTANCE OF 330.93 FEET TO A 1/2" IRON ROD AND CAP STAMPED "OLDE ISLE LB 6756" MARKING THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 661, PAGE 877; THENCE ALONG THE NORTH LINE OF LAST SAID OFFICIAL RECORD, SOUTH 83°52'15" EAST, A DISTANCE OF 777.66 FEET TO CLOSE ON THE POINT OF BEGINNING.

SAID TRACT CONTAINING 5.00 ACRES MORE OR LESS

## TRACT 3:

THAT CERTAIN TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF SECTION 37, TOWNSHIP 3 NORTH, RANGE 27 EAST SAID TRACT ALSO BEING A PORTION OF LOT 3 OF THE H. M. THIGPEN ESTATE AS DESCRIBED IN DEED BOOK 39, PAGE 356 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SECTIONS 37, 38, 50, AND 51, TOWNSHIP 3 NORTH, RANGE 27 EAST AND RUN NORTH 43°33'25" EAST ALONG THE LINE COMMON TO SECTIONS 37 AND 38 AFORESAID, A DISTANCE OF 963.53 FEET TO A FOUND 1/2" IRON ROD AND CAP STAMPED " PLS1558" MARKING THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 661, PAGE 877 AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE DEPARTING LAST SAID LINE AND RUNNING ALONG THE SOUTH LINE OF THE LAST SAID OFFICIAL RECORD SOUTH 83°52'36" EAST, A DISTANCE OF 924.01 FEET TO THE SOUTHEAST CORNER OF LAST SAID OFFICIAL

RECORD AND AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF LENTS ROAD (A 38 FOOT RIGHT-OF-WAY BY DEED); THENCE RUNNING ALONG LAST SAID RIGHT-OF-WAY LINE SOUTH  $09^{\circ}04'39''$  WEST, A DISTANCE OF 398.63 FEET TO THE POINT OF CURVATURE OF A CURVE THAT IS CONCAVE TO THE EAST HAVING A RADIUS OF 435.17 FEET AND A CENTRAL ANGLE OF  $20^{\circ}25'55''$ ; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 155.18 FEET (SAID ARC BEING SUBTENDED BY A CHORD THAT BEARS SOUTH  $01^{\circ}08'18''$  EAST FOR A CHORD DISTANCE OF 154.36 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH  $11^{\circ}21'16''$  EAST, A DISTANCE 188.36 FEET TO A 1/2" IRON ROD AND CAP STAMPED "OLDE ISLE LB 6756" SET IN THE CENTER OF THE RUN OF A BRANCH HEREIN DESIGNATED AS REFERENCE POINT 'E'; RETURN TO THE POINT OF BEGINNING THENCE ALONG THE LINE COMMON TO SECTIONS 37 AND 38 AFORESAID, SOUTH  $43^{\circ}33'25''$  WEST, A DISTANCE OF 202.02 FEET TO A 1/2" IRON ROD AND CAP STAMPED "OLDE ISLE LB 6756" IN THE CENTER OF THE RUN OF THE BRANCH AFOREMENTIONED; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE CENTER OF THE RUN OF THE AFOREMENTIONED BRANCH, A DISTANCE OF 1552.0 FEET MORE OR LESS TO CLOSE ON THE AFORESAID REFERENCE POINT 'E'.

SAID TRACT CONTAINING 15.27 ACRES MORE OR LESS.

TRACT 4

THAT CERTAIN TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF SECTION 37, TOWNSHIP 3 NORTH, RANGE 27 EAST SAID TRACT ALSO BEING A PORTION OF LOT 4 OF THE H. M. THIGPEN ESTATE AS DESCRIBED IN DEED BOOK 39, PAGE 356 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

FOR A POINT OF REFERENCE COMMENCE AT THE AFOREMENTIONED REFERENCE POINT 'E' THENCE RUN SOUTH  $87^{\circ}41'49''$  EAST, A DISTANCE OF 46.93 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF LENTS ROAD (A 60 FOOT RIGHT-OF-WAY SOUTH OF BRANCH PER DEED); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH  $12^{\circ}54'14''$  WEST, A DISTANCE OF 4.0 FEET MORE OR LESS TO THE CENTER OF THE RUN OF A BRANCH SAID POINT HEREIN DESIGNATED AS REFERENCE POINT 'F' FOR THE PURPOSE OF THIS DESCRIPTION; RETURN TO THE POINT OF BEGINNING AND RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH  $12^{\circ}54'14''$  WEST, A DISTANCE OF 216.95 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 29.27 FEET AND A CENTRAL ANGLE OF  $84^{\circ}19'40''$ ; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 43.08 FEET TO THE POINT OF CURVATURE OF SAID CURVE, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF ROSES BLUFF ROAD (A 66 FOOT RIGHT OF WAY AS CURRENTLY ESTABLISHED); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH  $83^{\circ}52'26''$  WEST, A DISTANCE OF 107.42 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 827, PAGE 1411 OF THE OFFICIAL RECORDS OF SAID NASSAU COUNTY; THENCE ALONG THE WEST LINE OF LAST SAID OFFICIAL RECORD NORTH  $06^{\circ}33'31''$  WEST, A DISTANCE OF 358.00 FEET TO A FOUND 1/2" IRON PIPE; THENCE CONTINUING ALONG LAST SAID LINE NORTH  $06^{\circ}33'31''$  WEST A DISTANCE OF 60.0 FEET MORE OF LESS TO THE CENTER OF THE RUN OF THE BRANCH AFOREMENTIONED; THENCE SOUTHWESTERLY ALONG SAID BRANCH A DISTANCE OF 225 FEET MORE OR LESS TO CLOSE ON AFORESAID REFERENCE POINT 'F'.

SAID TRACT CONTAINING 1.04 ACRES MORE OR LESS. }



EXHIBIT "B"  
PRELIMINARY DEVELOPMENT PLAN

**Belles River Estates**

Developer: Belles River Estates, LLC  
 Engineer: Gillette & Associates, Inc.  
 Surveyor: Dide Isle Surveying & Mapping

PUD Specifications

Total Acreage: 49.5 acres  
 Current FUM Designation: Low Density Residential (2 DUA)  
 Current Zoning: Open Rural

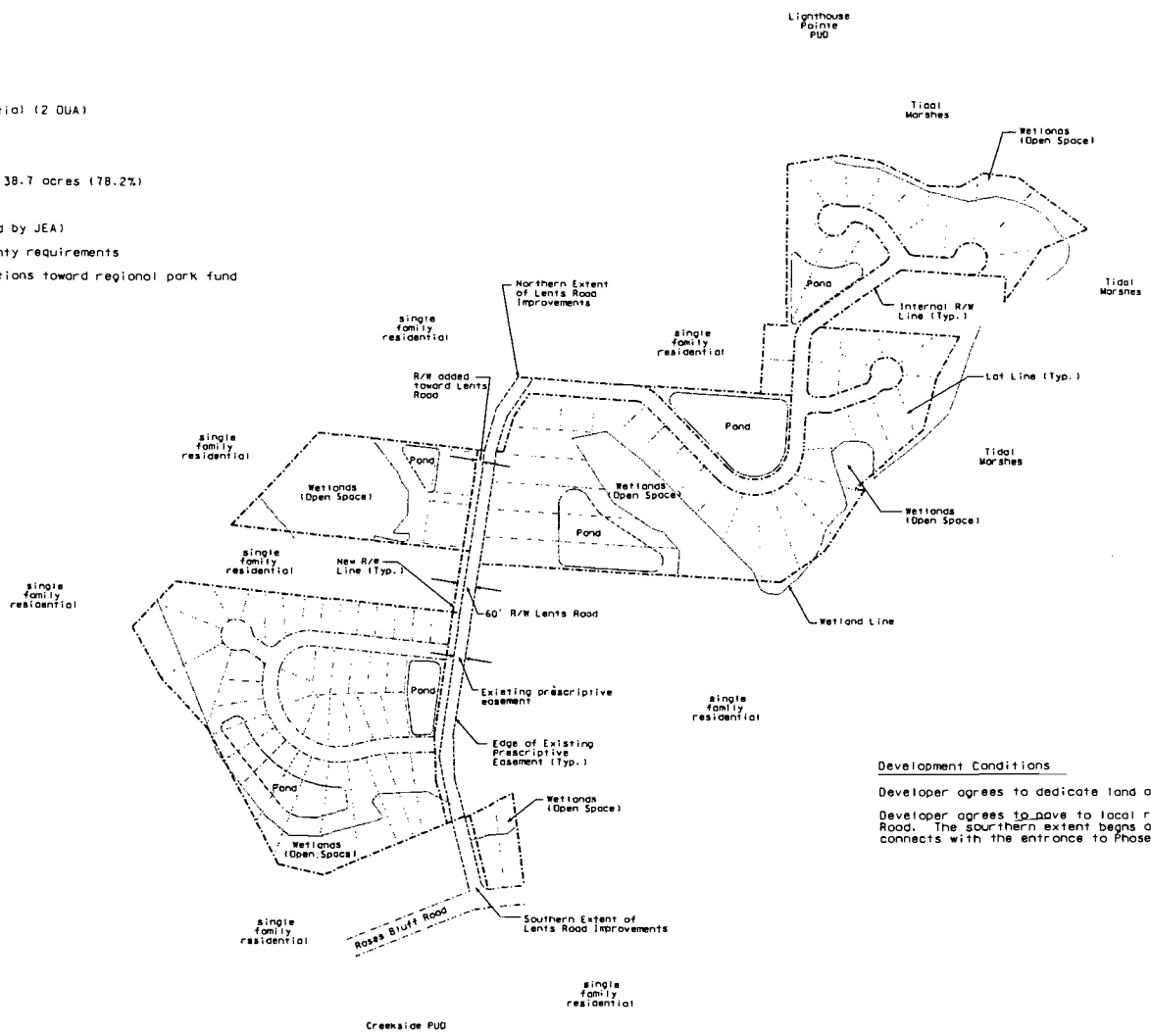
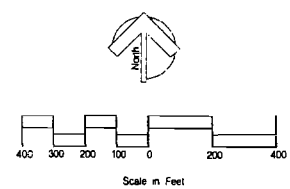
Proposed Number of Units: 98 units  
 (86 single family units + 12 townhome units)

Total Residential Acreage (including ponds) = 38.7 acres (78.2%)  
 Future R/W Lents Road = 0.80 Acres (1.6%)  
 Open Space = 10.0 Acres (20.2%)

Site to be served by water and sewer (provided by JEA)

Drainage to comply with SJRWMD and Nassau County requirements

Park requirements to be satisfied by contributions toward regional park fund



Development Conditions

Developer agrees to dedicate land along Lents Road to provide a 60 foot r/w.  
 Developer agrees to give to local road standards approximately 1100 feet of Lents Road. The southern extent begins at Roses Bluff Road and the northern extent connects with the entrance to Phase III of the site.

REVISIONS

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GILLETTE & ASSOCIATES, INC. 28 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 CERTIFICATE OF AUTHORIZATION NO. 9332	
DO NOT SCALE THIS DRAWING. DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REQUIRED IF LESS THAN 22" x 34"	

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MR. BILL DOYLE

BELLES RIVER  
ESTATES

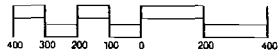
PRELIMINARY  
DEVELOPMENT  
PLAN

SHEET NO.	PDP-1
1 of 2	
ISSUE DATE	JANUARY 15, 2003
PROJECT NO.	
REGISTERED PROFESSIONAL	02-18-25

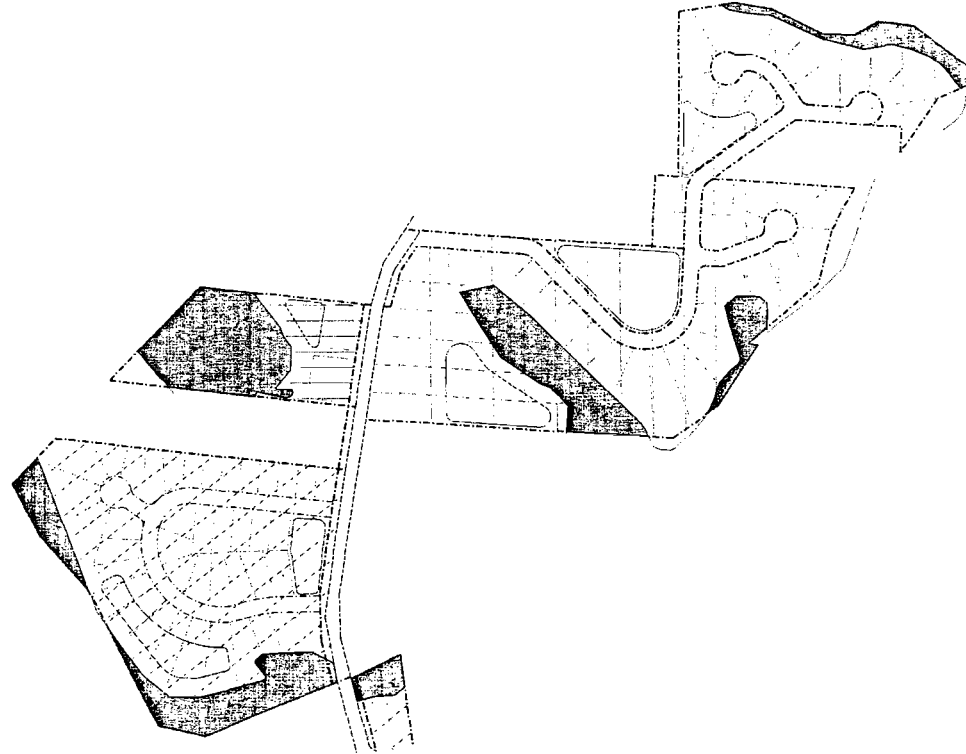
Preliminary Development Plan Notes:

Land Use	Type	No. Units	Min Lot Width	Min Lot Area	Setbacks			Max. Bldg Height	Max. Lot Coverage	Legend	Phase
					Front	Rear	Side				
Residential	single family	43	60'	6,500 sf	25'	10'	10% Lot Width	35'	45%		I
Residential	single family	43	90'	10,800 sf	30'	15'	10'	35'	35%		III
Residential	townhome	12	30' (ext.), 0' (int.)	3500 sf (ext.), 2500 sf (int.)	25'	20'	15' (ext.), 0' (int.)	35'	35%		II

Open Space



Scale in Feet



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11 10 9 8 7 6 5 4 3 2 1	Scale:	GILLETTE & ASSOCIATES, INC. 28 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 CERTIFICATE OF AUTHORIZATION NO. 9332	†	MR. BILL DOYLE	BELLES RIVER ESTATES	DEVELOPMENT PLAN	SHEET NO. PDP-2 2 OF 2 ISSUE DATE JANUARY 15, 2003 PROJECT TD 02-18-25
	Project Mgr: NG						
	Designed by: NG						
	Drawn by: NG						
12 11 10 9 8 7 6 5 4 3 2 1	OAC: AG DO NOT SCALE THIS DRAWING. DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 25" X 34".	REGISTERED PROFESSIONAL					

EXHIBIT "C"

Conditions for R03-008

BELLS RIVER ESTATES PUD CONDITIONS

1. The applicant shall provide evidence establishing united control of the PUD and incorporate language into deed restrictions, as appropriate, to ensure unified control of the PUD until build-out.
2. The applicant shall adhere to County, JEA and St. Johns River Water Management District (SJRWMD) standards and regulations; whichever are most stringent, as appropriate.
3. The applicant shall submit the covenants and restrictions to the Planning Director for Board of County Commissioners' review and approval. The Planning Director shall provide written notification of approval to the applicant.
4. The applicant shall establish a homeowners association, make provision for the transfer of common open space to the HOA upon build-out and otherwise adhere to the county regulations for PUD regarding the long-term ownership and maintenance of common open space.
5. The applicant shall adhere to County standards for sidewalks on both sides of the road and along Lents Road to Roses Bluff Road, unless waived by the Board of County Commissioners.
6. The applicant shall produce a plan demonstrating the phased development of the PUD.
7. The applicant shall convey the necessary right-of-way to the County and pave that portion of Lents Road according to County Standards.



Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

EXHIBIT "C"

January 15, 2003

Mr. Jay Marlles  
Planning Director  
Nassau County  
213 Nassau Place  
Yulee, FL 32097

**Re: Letter of Intent: Bells River Estates PUD  
Lents Road, Nassau County, FL**

Dear Mr. Marlles:

Gillette & Associates, Inc., on behalf of Bells River Estates, LLC, is pleased to submit five copies of the preliminary development plan for Bells River Estates. Also attached are five copies of the boundary and topographic survey for the subject property.

Bells River Estates is comprised of 49.5 acres located along Lents Road, near both the approved Lighthouse Pointe Planned Unit Development (PUD) and Creekside PUD. The property is currently designated as low density residential on the Nassau County Future Land Use Map (FLUM) and has been assigned 2 units per acre, allowing for up to 99 units. The surrounding property is residential in nature and the primary zoning in the area is Open Rural.

Based on the minimum lot size of one acre for residential use in Open Rural zoning, the property cannot be developed according to the FLUM, which allows for 2 units per acre. Nassau County currently does not have a zoning classification that supports one-half acre lots. Consequently, in order to fully and properly develop the property as allowed under the FLUM, a PUD is necessary.

Based on preliminary consultations with County staff and the County attorney, any subdivision of property in this area would require improvements to Lents Road, since it does not currently meet County standards. As a result, additional property was acquired along Lents Road to provide additional right-of-way for these improvements. The proposed improvements include paving approximately 1700 feet of Lents Road according to Nassau County standards for a local road and dedication of this additional right-of-way to Nassau County, upon completion and inspection of the proposed improvements. Sidewalks will also be provided, as necessary, along the improved portion of Lents Road.

As part of the property acquisition, several parcels that are not contiguous are included as part of this PUD. As defined in the Nassau County zoning ordinance, a PUD should incorporate ingenuity in design and allow for flexible land use regulations in order to produce developments that keep with underlying land use intensities and open space objectives. The proposed development includes 43 medium density residential lots (60-foot lot width), 43 low density residential lots (90-foot lot width), and 12 townhome units. Each of these different intensity areas are located on different parcels and do not intersect. Additionally, the 12 townhome units are positioned at the front of a partially isolated parcel to allow for an adjacent wetland to act as a buffer between the residential properties located to the west along Haven Road. A 10-foot buffer, which will be heavily landscaped, is proposed along each side yard of the townhome parcel. This buffer is in addition to the minimum yard requirements proposed as part of the PUD. Finally, the proposed townhome units actually have less of an impact on traffic, water demand,

sewer demand, and solid waste generation than single family dwelling units, lessening the overall impact on a unit by unit comparison. The combination of these land use types generates a total of 98 dwelling units, keeping in line with the overall intensity allowed under the FLUM.

The property will be served by JEA for water and sewer and will operate with an approved stormwater management plan. The site will be developed according to Nassau County development regulations and will have curb and gutter roadways and sidewalks. Limited cut and fill will be proposed in order to maximize the retention of hardwoods on all properties.

The phasing of the development is proposed as follows:

- Completion of construction of approximately 1700 feet of Lents Road prior to the receipt of the first Certificate of Occupancy;
- All phasing to adhere to attached phasing plan and the installation of a pump station upon completion of Phase I;
- All water and sewer installation to be dedicated to JEA for each phase independently; and
- Upon inspection and acceptance by Nassau County, all roadways to be dedicated to Nassau County for each phase independently.

Thank you for your time and consideration on this application, and please contact me at your earliest convenience with any questions that you may have.

Sincerely,



Nick E. Gillette, P.E.  
Gillette & Associates, Inc  
Principal & Engineer