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Joyce Bradley

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INSTR # 200515370
DR BK 01313 PGS 1044-1054
RECORDED 04/29/2005 01:07:53 PM
JOHN A. CRAWFORD
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
RECORDING FEES 95.00

ORDINANCE NO. 2005 - 30

AN ORDINANCE AMENDING ORDINANCE NO. 98-34, WHICH AMENDED ORDINANCE NO. 83-19 AS AMENDED. THIS ORDINANCE REZONES AND RECLASSIFIES 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) FOR INCLUSION WITHIN THE FLORA PARKE PUD; SPECIFICALLY ADDING "EXHIBIT A", THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY, AND SPECIFICALLY AMENDING "EXHIBIT B", PRELIMINARY DEVELOPMENT PLAN AND "EXHIBIT C", PUD CONDITIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners adopted Ordinance 83-19, enacting and establishing a Comprehensive Zoning Code for the unincorporated portion of Nassau County, Florida, and which Ordinance has been subsequently amended including Ordinance 97-19; and

WHEREAS, the Board of County Commissioners adopted Ordinance No. 98-34 on November 23, 1998; and

WHEREAS, the "owners" of that certain property have requested that Ordinance No. 98-34 be amended; and

WHEREAS, the "owners" of that certain property in the attached Exhibit "A" intend to develop the described property in accordance with a master plan; and

WHEREAS, the "owner" of that certain property in the attached Exhibit "A" have 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 Board of County Commissioners has considered the findings and recommendations of the Planning and Zoning Board and has 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 Ordinance No. 97-19, as amended, Article 25, Planned Unit Development.

NOW THEREFORE, BE IT ORDAINED this 25th day of April, 2005, 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 PUD Preliminary Development Plan attached hereto as Exhibit "B". The Planned Unit Development is further subject to the requirements of Ordinance No. 97-19, as amended, in effect on the date hereof except as otherwise provided herein.

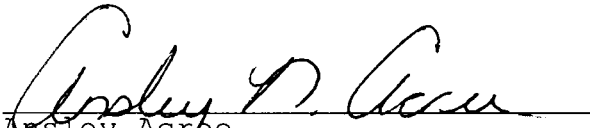
SECTION 2. Owner and Description. Flora Parke Development, Inc. currently owns the property re-zoned by this Ordinance.

SECTION 3. Conditions: The conditions set forth as Exhibit "C" (the "PUD Conditions") shall be made a part of this Planned Unit Development, and the property shall be subject to said PUD Conditions. Further, the conditions of the Nassau County Zoning Ordinance Code established pursuant to Ordinance 97-19, as amended, established for the final development plan review are applicable, as are Goals and Objectives of the Nassau County Comprehensive Plan as is currently in effect in Nassau County, Florida.

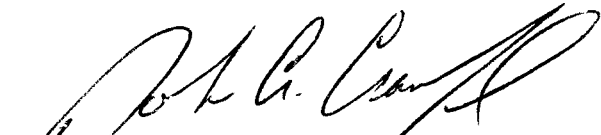
SECTION 4. This Ordinance shall take effect upon its being filed in the Office of the Secretary of State.

ADOPTED this 25th day of April, 2005.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


Ansley Acree
Its: Chairman

ATTEST:


~~John Crawford~~ John A. Crawford
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:

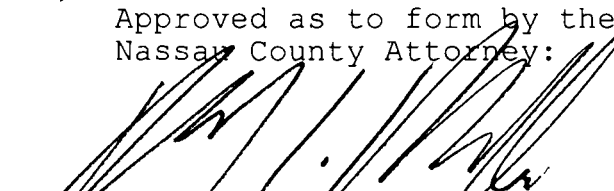

MICHAEL S. MULLIN

EXHIBIT "A"

A portion of Section 12, Township 2 South, Range 27 East, together with a portion of Section 26, Township 2 South, Range 28 East, Nassau County, Florida, being more particularly described as follows: COMMENCE at the Southeast corner of said Section 26; thence North 00°26'37" West, along the Easterly line of said Section 26, a distance of 1,038.85 feet to a point lying on the centerline of that certain 50 foot Construction/Maintenance Easement and Right of Way as recorded in Official Records Book 21, Page 44 of the Public Records of said County; thence South 88°55'09" West, along last said line, 1,514.87 feet; thence North 01°04'51" West, 50.00 feet to a point lying on the Southerly line of that certain 80 foot Utility Easement as recorded in Official Records Book 673, Page 1452 of said Public Records, for a POINT OF BEGINNING; thence Westerly along last said line, run the following four (4) courses and distances: Course No. 1: South 88°55'09" West, 200.68 feet; Course No. 2: South 88°09'59" West, 1,419.45 feet; Course No. 3: South 88°40'29" West, 820.40 feet; Course No. 4: South 87°42'49" West, 1,428.82 feet to a point lying on the Easterly right of way line of Amelia Concourse (a 125 foot easement as recorded in Official Records Book 901, Page 1970 of said Public Records); thence North 03°26'55" West, along last said line, 914.61 feet; thence North 86°33'00" East, 1,440.71 feet; thence South 79°00'00" East, 870.03 feet; thence North 56°00'00" East, 809.36 feet; thence South 74°36'04" East, 500.00 feet; thence North 81°53'51" East, 715.00 feet to a point lying on the Westerly boundary of those certain lands described in Official Records Book 1053, Page 1793 of said Public Records; thence South 11°33'11" West, along last said line, 1,152.40 feet to the POINT OF BEGINNING.

Containing 88.7233 acres, more or less

EXHIBIT "B"

MAP SHOWING SKETCH OF PROPOSED PUD,



A portion of Section 12, Township 2 South, Range 27 East, together with a portion of Section 26, Township 2 South, Range 28 East, Nassau County, Florida, being more particularly described as follows: COMMENCE at the Southeast corner of said Section 26; thence North 00°26'37" West, along the Easterly line of said Section 26, a distance of 1,038.85 feet to a point lying on the centerline of that certain 50 foot Construction/Maintenance Easement and Right of Way as recorded in Official Records Book 21, Page 44 of the Public Records of said County; thence South 88°55'09" West, along last said line, 1,514.87 feet; thence North 01°04'51" West, 50.00 feet to a point lying on the Southerly line of that certain 80 foot Utility Easement as recorded in Official Records Book 673, Page 1452 of said Public Records, for a POINT OF BEGINNING; thence Westerly along last said line, run the following four (4) courses and distances: Course No. 1: South 88°55'09" West, 200.68 feet; Course No. 2: South 88°09'59" West, 1,419.45 feet; Course No. 3: South 88°40'29" West, 820.40 feet; Course No. 4: South 87°42'49" West, 1,428.82 feet to a point lying on the Easterly right of way line of Amelia Concourse (a 125 foot easement as recorded in Official Records Book 901, Page 1970 of said Public Records); thence North 03°26'55" West, along last said line, 914.61 feet; thence North 88°31'00" East, 1,442.71 feet; thence South 79°00'00" East, 870.03 feet; thence North 56°00'00" East, 809.36 feet; thence South 74°36'04" East, 500.00 feet; thence North 81°53'51" East, 715.00 feet to a point lying on the Westerly boundary of those certain lands described in Official Records Book 1053, Page 1793 of said Public Records; thence South 11°33'11" West, along last said line, 1,132.40 feet to the POINT OF BEGINNING.

Containing 88.7233 acres, more or less.



UNIVERSITY MICROFILMS
 INTERNATIONAL

PUD Master Plan

Flora Parke PUD

Site Plan

Scale: 1" = 600'

Drawing: 1 of 1

Designed/Drawn: M. Reilly

Date: 11 Jan 05

Project No.: 04185

EXHIBIT "C"

FLORA PARKE PUD ADDITION

CONDITIONS FOR APPROVAL

Access: The PUD plan illustrates an existing access from A1A, via Flora Parke Blvd. as well as a future connection to Amelia Concourse (a.k.a. Lofton Square). Access for the remaining single-family phases will be provided from existing stubbed streets, which all tie back into Flora Parke Blvd. The multi-family parcel of this PUD will have its own access directly off Amelia Concourse.

Recreational Amenity: The Developer has improved a recreation site consisting of a multi-purpose playfield sized to accommodate a standard soccer field, a children's playground and picnic facilities. The entire single-family development will utilize this existing recreation area. Additional recreational facilities will be provided within the boundaries of the multifamily parcel for use by its residents. The recreation area to be provided for the multi-family section shall be illustrated in detail during Final Development Plan review and shall meet or exceed the minimum requirements as outlined in the Recreational and Open Space Element of the Nassau County Comprehensive Plan.

Stormwater Facilities: All stormwater ponds will be constructed to St. Johns River Water Management District configuration standards whereby fences are not required, and shall be deeded to the homeowners association, which will have responsibility for maintenance and insurance.

Open Spaces: Open spaces will be protected by deed restrictions and property owner's conditions.

Development Standards:

Unit Count: The existing Flora Parke PUD Plan allowed a total of 522 units. Since the developer participated in the Amelia Concourse MSBU, the development agreement allowed for an additional 210 units, increasing the unit count of this PUD to a total of 732 units. This PUD will allow 572 single-family units and 160 multi-family units. If there is a balance remaining from the single-family, those units may be transferred to the multifamily parcel (and vice versa) subject to the number of units within the proposed development not exceeding 732 units. Under no circumstances is any remaining balance of dwelling units eligible for use on any properties other than those contained within the Flora Parke PUD.

Single Family Residential

Minimum Lot Requirements:	Lot Width:	Fifty (50) feet
	Lot Area:	Five thousand (5,000) sq. ft.

Minimum Yard Requirements:	Front Yard:	Twenty (20) feet
	Side Yard:	Five (5) feet

Rear Yard: Ten (10) feet

Maximum Building Restrictions: Height: Thirty-five (35) feet
Lot Coverage: Forty-five (45) percent

Multi Family Residential

Minimum Yard Requirements: Front Yard: Twenty-five (25) feet (to be measured from the Amelia Concourse right-of-way)
Side Yard: Ten (10) feet separation
Rear Yard: Ten (10) feet

Maximum Building Restrictions: Height: Thirty-five (35) feet
Lot Coverage: Fifty (50) percent

Signage: Signage will conform to requirements of the Zoning Code. An additional entry identification sign is permitted at the Amelia Concourse entrance, not to exceed 150 square feet per sign face. A sign for identification of the multifamily parcel may be located at the Amelia Concourse entrance, not to exceed 150 square feet per sign face.

Sidewalks and Streetlights: Sidewalks shall be provided on one side of the street in the single-family residential areas. Sidewalks will be provided on both sides of the driveway and parking areas of the multi-family area. Streetlights shall also be provided.

Construction Standards: All development shall be in accordance with the County's subdivision standards and JEA's standards.

Wetland Buffers: The proposed development will be buffered in accordance with those wetland buffer regulations, as established by the County and the St. Johns River Water Management District, at the time of permitting.