

ORDINANCE 2012 - 09

AN ORDINANCE AMENDING 2002-09, WHICH AMENDED ORDINANCE 2001-17, WHICH AMENDED 83-19, AS AMENDED. THIS ORDINANCE REZONED AND RECLASSIFIED THE PROPERTY HEREIN AFTER DESCRIBED IN NASSAU COUNTY FLORIDA FROM OPEN RURAL (OR) TO THAT OF PLANNED UNIT DEVELOPMENT (PUD); THE NAME OF THE PUD IS "LOFTON POINTE PUD"; SPECIFICALLY MODIFYING THE PRELIMINARY DEVELOPMENT PLAN FROM EXHIBIT "C" ; PROVIDING FINDINGS; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Board of County Commissioners adopted ordinance 2001-17 on May 21, 2001, creating the Lofton Pointe PUD; and

WHEREAS, the Board of County Commissioners adopted ordinance 2002-09 March 25, 2002, amending the Lofton Pointe PUD; and

WHEREAS, Step by Step Amelia Station has authorized Gillette and Associates Inc. to file Application R12-001 to amend the Lofton Pointe PUD Preliminary Development Plan to increase commercial to 20,200 total square feet and add day care as a permitted use; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on March 6, 2012 and voted to recommend approval of R12-001 to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County; and

WHEREAS, the proposed PUD amendment complies with the underlying Future Land Use Map (FLUM) designation of Medium Density Residential (MDR) and

WHEREAS, the Board of County Commissioners held a public hearing on April 9, 2012; and

WHEREAS, public notice of all hearings has been provided in accordance with Chapters 125 Florida Statutes and the Nassau County Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. FINDINGS: That the proposed amendment to the Lofton Pointe PUD Preliminary Development Plan is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular Policy FL.01.02(B).

SECTION 2. PUD AMENDED: The real property described in Section 3, the Lofton Pointe PUD, is amended to increase commercial to 20,200 total square feet and add day care as a permitted use upon the effective date of the ordinance, the Growth Management Department is authorized to amend the Official Zoning Map to reflect this change.

SECTION 3. OWNER AND DESCRIPTION: The legal description for the Lofton Pointe PUD is attached as Exhibit A. The amended Final Development Plan for the Lofton Pointe PUD is attached as Exhibit B. The portion of the PUD specifically affected by this Ordinance is owned by Step by Step Amelia Station, and is identified by the tax identification number 01-2N-27-0000-0003-0260.

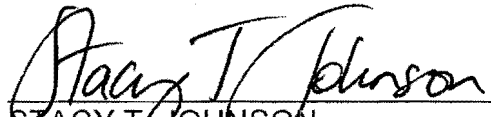
SECTION 4. EFFECTIVE DATE.

This Ordinance shall become effective after filing with the Secretary of State.

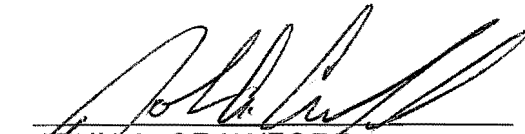
PASSED AND ADOPTED THIS 9th DAY OF April, 2012.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA


STACY T. JOHNSON,
Its: Chairman

ATTEST as to Chairman's Signature:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form and legality by the
Nassau County Attorney:

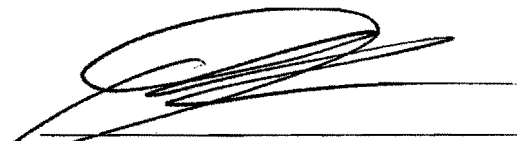

DAVID A. HALLMAN,
County Attorney

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 AT 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.

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-6366 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.

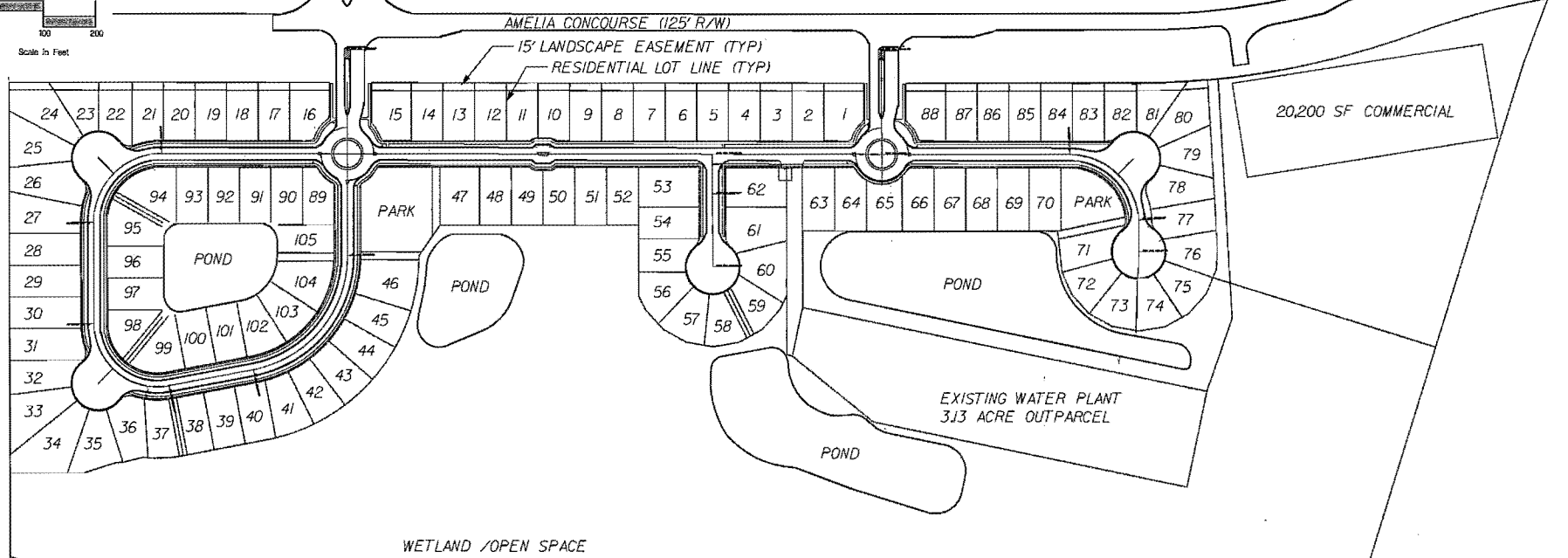
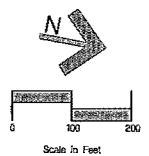
EXHIBIT "B"

AMENITIES:
 TWO ONSITE PARKS
 WALKING PATH AROUND WETLAND AREA
 SIDEWALK PROVIDED ON BOTH SIDES OF ROADWAY

ENGINEER - GILLETTE & ASSOCIATES, INC.
 DEVELOPER - LOFTON POINTE, LLC
 PROPERTY ZONED PUD
 TOTAL MAX. RESIDENTIAL LOTS - 105
 20,200 SF COMMERCIAL
 EQUIVALENT COMMERCIAL ZONING:
 -COMMERCIAL GENERAL WITH ADDITION OF CHILD CARE CENTER AS PERMITTED USE UP TO 4,400 SF.
 CHILD CARE CENTER LARGER THAN 4,400 SF REQUIRES CONDITIONAL USE

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



REVISED:
 FEBRUARY 16, 2012

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 Project Mgr: NG
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 Drawn by: AD
 CADD: NG

Gillette & Associates, Inc.
 22 South 4th Street
 Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE
 PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"



LOFTON POINTE, LLC

LOFTON POINTE PUD

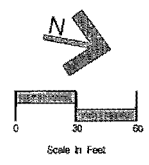
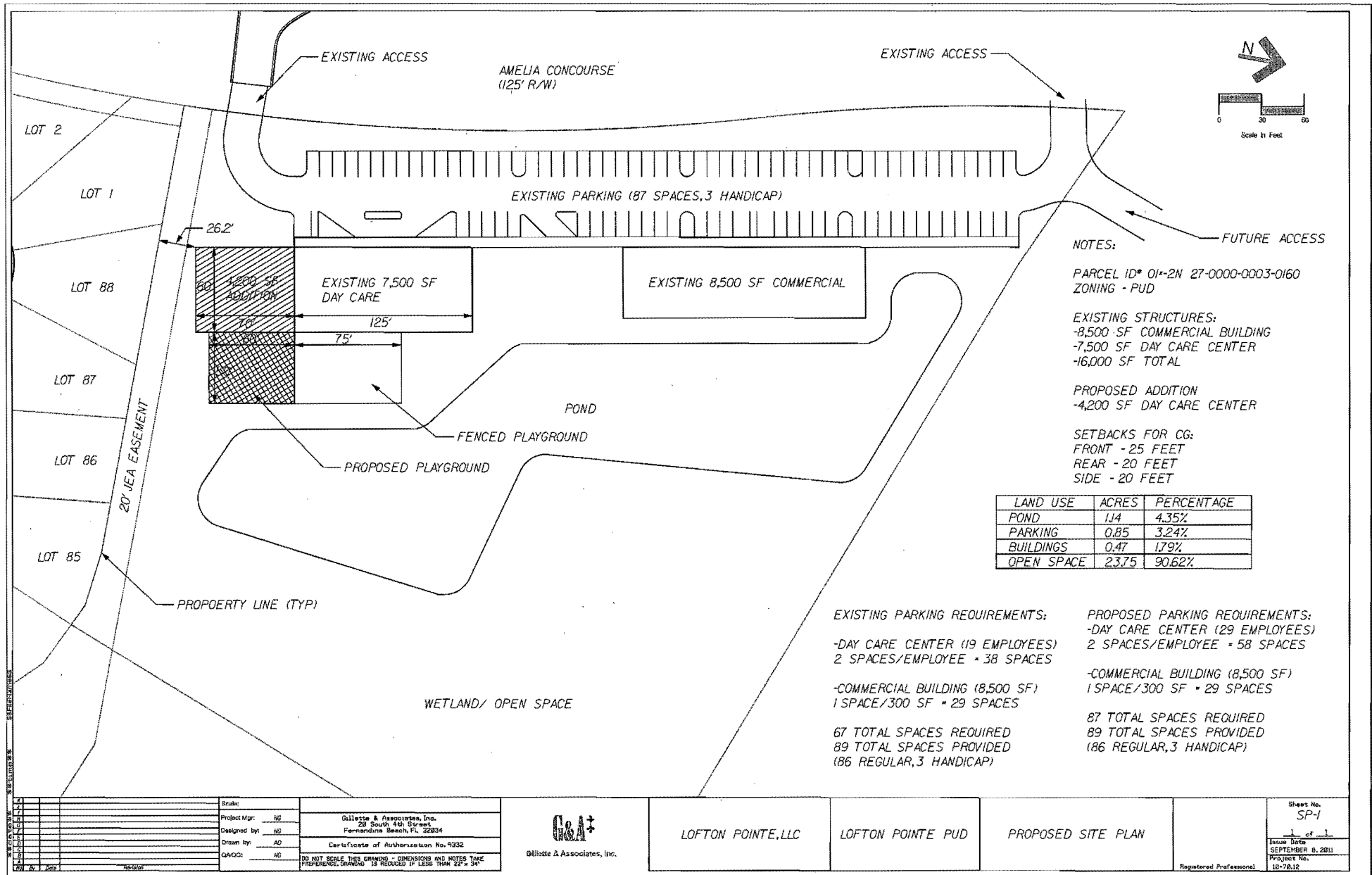
PRELIMINARY DEVELOPMENT
 PLAN

Sheet No.
 PDP-1
 1 of 1

Issue Date
 SEPTEMBER 8, 2011

Project No.
 19-78.12

Registered Professional



NOTES: FUTURE ACCESS

PARCEL ID# 01-2N 27-0000-0003-0160
ZONING - PUD

EXISTING STRUCTURES:
-8,500 SF COMMERCIAL BUILDING
-7,500 SF DAY CARE CENTER
-16,000 SF TOTAL

PROPOSED ADDITION
-4,200 SF DAY CARE CENTER

SETBACKS FOR CG:
FRONT - 25 FEET
REAR - 20 FEET
SIDE - 20 FEET

LAND USE	ACRES	PERCENTAGE
POND	1.14	4.35%
PARKING	0.85	3.24%
BUILDINGS	0.47	1.79%
OPEN SPACE	2.375	90.62%

EXISTING PARKING REQUIREMENTS:

- DAY CARE CENTER (19 EMPLOYEES)
2 SPACES/EMPLOYEE = 38 SPACES
- COMMERCIAL BUILDING (8,500 SF)
1 SPACE/300 SF = 29 SPACES

67 TOTAL SPACES REQUIRED
89 TOTAL SPACES PROVIDED
(86 REGULAR, 3 HANDICAP)

PROPOSED PARKING REQUIREMENTS:

- DAY CARE CENTER (29 EMPLOYEES)
2 SPACES/EMPLOYEE = 58 SPACES
- COMMERCIAL BUILDING (8,500 SF)
1 SPACE/300 SF = 29 SPACES

87 TOTAL SPACES REQUIRED
89 TOTAL SPACES PROVIDED
(86 REGULAR, 3 HANDICAP)

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Project Mgr:	HG
Designed by:	HG
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Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034 Certificate of Authorization No. 9332	
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Gillette & Associates, Inc.

LOFTON POINTE, LLC

LOFTON POINTE PUD

PROPOSED SITE PLAN

Registered Professional

Sheet No.
SP-1
1 of 1
Issue Date
SEPTEMBER 8, 2011
Project No.
10-7012