Biturn TO: X Joya Bradley

Rec 69.50

ORDINANCE NO. 2001-17

AN ORDINANCE AMENDING ORDINANCE NO. 83-19, AS AMENDED. THIS ORDINANCE REZONES AND RECLASSIFIES THE 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); THE NAME OF THE PUD IS "LOFTON POINTE PUD"; PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the "owners" of that certain property described in the attached Exhibit "A" has applied for a re-zoning and reclassification 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 County Commission 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 day of 21st May , 2001, 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 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 21st day of May , 2001.

BOARD OF COUNTY COMMISSIONERS NASSAU COUNTY, FLORIDA

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MARIANNE MARSHALL Its: Chairman

ATTEST:

J. M. "CHIP" OXLEY, JR.

Its: Ex-Officio Clerk

Approved as to form by the Nassau/County At/torney;/ ICHAEL S. MULLIN

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MAP TO SHOW BOUNDARY SURVEY OF:

1593.47

PARCEL BI A PORTION OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 27 EAST, VC. PARCEL REFERENCE COMMENCE AT THE NORTHWEST C ORNER OF LOT 1 OF FLORA PARKE AS RECORDED IN PLAT BOOK 6'C. PARCEL REFERRED TO AS P.I. N25-2N-28-0000-0002-0090 AND AS PARCEL 28 AS SHOWN ON SURVEY FILE NO. LG- 63'E OF SAID PARCEL. A DISTANCE OF 580.83 FEET TO THE NORTHERLY LINE OF AN ADJOINING RAYLAND COMPANY PARCEL NORTHWESTERLY CORNER OF PARCEL B AS SHOWN ON MAP NO. S-2-1050-9-9/NING PARCEL AND ALSO ALONG THE EASTERLY LINE OF SA TERLY CORNER OF PARCEL B AS SHOWN ON MAP NO. S-2-1050-9-9/NING PARCEL AND ALSO ALONG THE EASTERLY LINE OF SA ID PARCEL B, A DISTANCE OF 372.98 FEET; THENCE NORTH BI FRECORDS, A DISTANCE OF 1593.47 FEET TO A POINT LYING ALONG A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIC ASTERLY LINE OF THE PROPOSED LOFTON BOULEVARD AN APO D

ALONG A CORVE CONCAVE SOUTHWESTERLY AND HAVING A RADIC ASTERLY LINE OF THE PROPOSED LOFTON BOULEVARD, AN ARC D •53'34" WEST, AND A CHORD DISTANCE OF 195.48 FEET TO A PO, SAID CURVE; THENCE ALONG THE NORTHERLY LINES OF A G A RADIUS OF 1437.60 FEET; THENCE NORTHWESTERLY ALONG & SAID CURVE; THENCE ALONG THE NORTHERLY LINES OF A FOREMENTIONED PARCEL B THE FOLLOWING FIVE COURSES: SOU 84 ACRES, MORE OR LESS.

\$81+37'50"E

PARCEL B2 A PORTION OF SECTIONS I AND 12, TOWNSHIP 2 NORTH, RANGE LOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 1 OF FLORA PARKE AS RECORD LAND COMPANY, INC. PARCEL REFERRED TO AS P.1. N25-2N-2B-0000-0002-0090 AND ALSO PARCEL 2B AS SHOWN ON SUF 3B.02 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCE 80.83 FEET TO THE NORTHERLY LINE OF AN ADJOINING RAYLAR ALONG THE WESTERLY LINE OF SAID PARCEL B, A DISTANCE EL AND A NORTHEASTERLY CORNER OF PARCEL B AS SHOWN ON M ALONG THE EASTERLY LINE OF SAID PARCEL B, A DISTAN CE OF 372.98 FEET TO THE POINT OF BEGINNING: THENCE SOULINE OF SAID PARCEL B, A DISTANCE OF 897.44 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF A PROPOSED. THE FOLLOWING TWO COURSES: NORTH 03-20'00" WEST, A DIST TANCE OF 322.6.94 TO THE POINT OF CURVATURE OF A PROPOSED. D BY A CHORD BEARING OF NORTH 03-49'11" WEST AND A CH ORD DISTANCE OF 353.03 FEET TO A POINT LYING ALONG THE FILTERLY LINE AND ITS EASTERLY PROLONGATION, A DISTANC OF J593.47 FEET TO THE POINT OF BEGINNING. CONTAINING: SAID PUBLIC RECORDS AS SUNRAY WATER PLANT SITE SUR E OF 1593.47 FEET TO THE POINT OF BEGINNING. CONTAINING SAID PUBLIC RECORDS AS SUNRAY WATER PLANT SITE. SUB ECT TO AN BO FOOT EASEMENT FOR INGRESS AND EGRESS AND U





EXHIBIT C CONDITIONS LOFTON POINTE PUD

- A fifteen (15) foot landscaped easement shall be provided between Amelia Concourse and along the back of lots backing to Amelia Concourse.
- 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.
- Increase the rear yard setback from fifteen (15) feet to twenty (20) feet.
- 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 Councourse (Lofton Boulevard).
- Provide support documentation regarding mitigation of wetlands.
- 8. The Engineering Plans and Plats must be submitted simultaneously.

9. The level of service shall be raised by providing fourlanes on Amelia Concourse for the length of the project and turn lanes as required into the project.

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10. All internal roads and easements shall be dedicated to the homeowners and not to the County.