

**ORDINANCE 2013 -20\_\_\_\_\_**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
REZONING APPROXIMATELY 107 ACRES OF REAL  
PROPERTY LOCATED AT THE INTERSECTION OF  
MAJESTIC WALK BOULEVARD AND AMELIA  
CONCOURSE, FROM PLANNED UNIT DEVELOPMENT  
(PUD) TO PLANNED UNIT DEVELOPMENT (PUD), TO BE  
CREATING A NEW PUD TO BE KNOWN AS "VILLAGE  
WALK"; PROVIDING FOR FINDINGS; AND PROVIDING  
AN EFFECTIVE DATE.**

**WHEREAS**, AW Venture I and II, LLC has authorized England-Thims & Miller, Inc. to file Application R13-007 to amend the Hampton Lakes PUD Preliminary Development Plan and to amend the PUD conditions; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on August 20, 2013 and voted to recommend approval of R13-007 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 September 23, 2013; 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:**

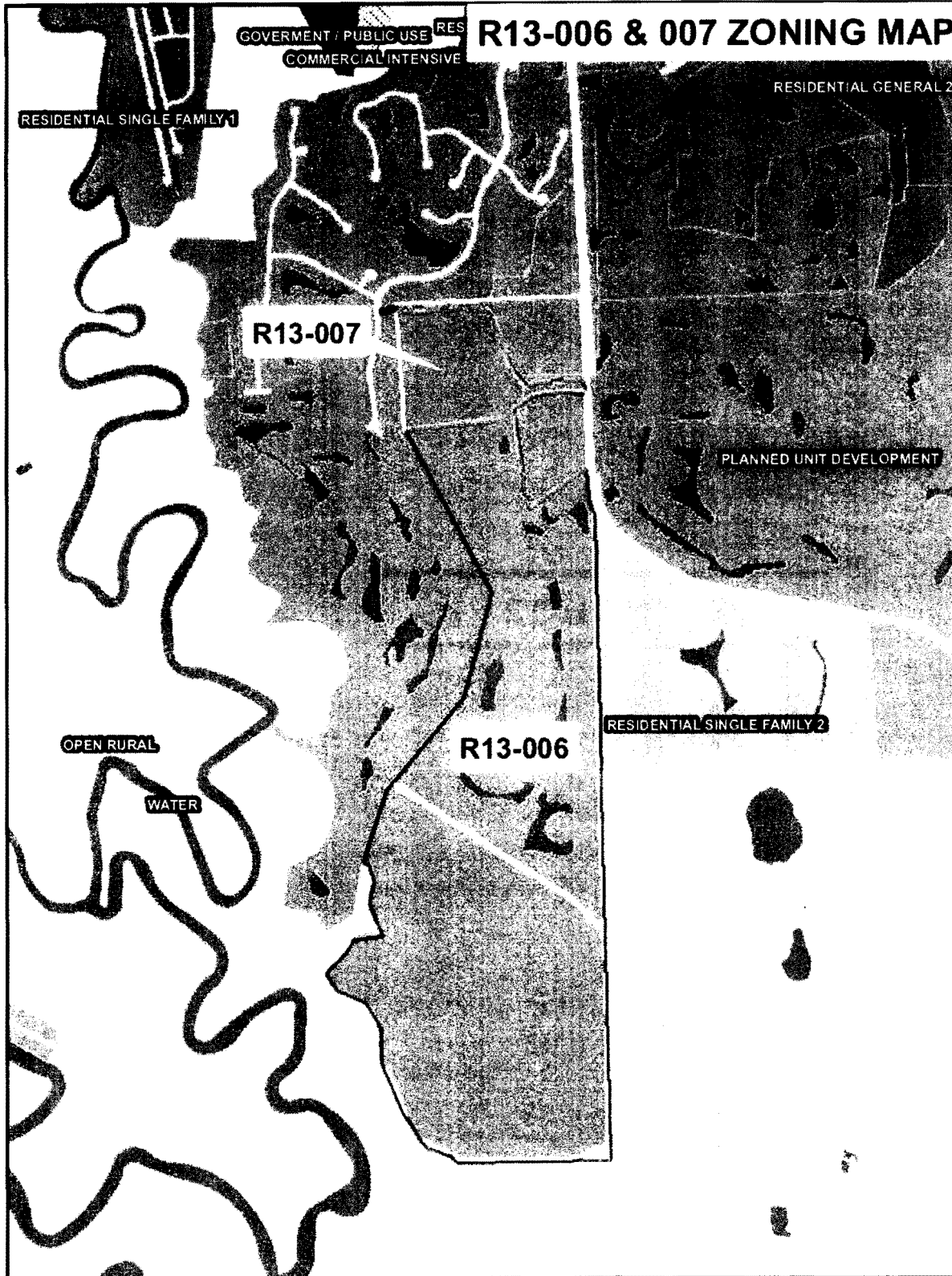
**SECTION 1. FINDINGS:** That the proposed rezoning to PUD is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan in particular Policies FL.01.02(B), FL.08.04, and FL.10.06.

INSTR # 201330372, Book 1886, Page 1921  
Pages 24  
Doc Type UNK, Recorded 10/30/2013 at 02:04 PM,  
John A Crawford, Nassau County Clerk of Circuit Court  
Rec. Fee \$205.50  
#1

**SECTION 2. PROPERTY REZONED:** The real property described in Section 3 is rezoned and reclassified to Planned Unit Development (PUD), to be known as Village Walk upon the effective date of the ordinance; the Growth Management Department is authorized to amend the Official Zoning Map to reflect this change.

- A) The Legal Description for the Village Walk PUD is adopted as shown in Exhibit "A" attached herein.
- B) The Preliminary Development Plan (PDP) for the Village Walk PUD is adopted as shown in Exhibit "B" attached herein.
- C) The conditions of the Village Walk PUD, are adopted as shown in Exhibit "C" attached herein.

**SECTION 3. OWNER AND DESCRIPTION:** The land reclassified by this Ordinance is owned by AW Venture I and II, LLC, and is identified by the following map, the legal description attached as Exhibit "A", and the Preliminary Development Plan (PDP) attached as Exhibit "B".




**SECTION 4. EFFECTIVE DATE:** This Ordinance shall become effective after filing with the Secretary of State.



**PASSED AND ADOPTED THIS 23rd DAY OF September, 2013.**

**BOARD OF COUNTY COMMISSIONERS**

**NASSAU COUNTY, FLORIDA**

  
\_\_\_\_\_  
DANIEL B. LEEPER,  
Its: Chairman

**ATTEST as to Chairman's Signature:**

  
\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk  
134  MES  
09.24.13

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

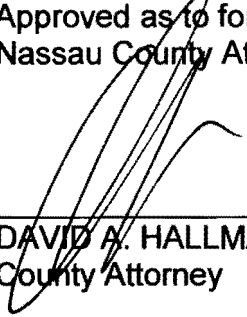
  
\_\_\_\_\_  
DAVID A. HALLMAN,  
County Attorney

Exhibit "A" to Ordinance

Legal Description

## PARCEL "A"

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 12, SECTION 13 AND THE WILLIAM WALKER GRANT, SECTION 39 AND THE S. FOLLIS GRANT, SECTION 40, ALL IN TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF TRACT 9, NORTH HAMPTON ~ PHASE I, AS RECORDED IN PLAT BOOK 6, PAGES 215 THROUGH 230, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN SOUTH 04°00'00" EAST, ALONG THE EAST LINE OF SAID TRACT 9, A DISTANCE OF 84.90 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPRUCE RUN DRIVE (A 50 FOOT RIGHT-OF-WAY) AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES ALONG THE SOUTHERLY, SOUTHWESTERLY AND WESTERLY RIGHT-OF-WAY LINES OF SAID SPRUCE RUN DRIVE; COURSE No. 1: THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 3.00 FEET, A CHORD DISTANCE OF 3.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 73°37'19" EAST; COURSE No. 2: THENCE SOUTH 72°56'04" EAST, A DISTANCE OF 88.26 FEET TO A POINT OF CURVATURE; COURSE No. 3: THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 76.00 FEET, A CHORD DISTANCE OF 75.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 82°36'40" EAST; COURSE No. 4: THENCE NORTH 87°42'44" EAST, A DISTANCE OF 183.16 FEET TO A POINT OF CURVATURE; COURSE No. 5: THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 106.53 FEET, A CHORD DISTANCE OF 106.37 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 82°09'47" EAST; COURSE No. 6: THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 87.16 FEET, A CHORD DISTANCE OF 87.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 82°09'47" EAST; COURSE No. 7: THENCE NORTH 87°42'44" EAST, A DISTANCE OF 360.38 FEET TO A POINT OF CURVATURE; COURSE No. 8: THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 275.00 FEET, AN ARC DISTANCE OF 65.87 FEET, A CHORD DISTANCE OF 65.71 FEET TO A POINT OF REVERSE CURVATURE,

THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 80°51'02" EAST; COURSE No. 9: THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 337.00 FEET, A CHORD DISTANCE OF 306.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 63°06'10" EAST; COURSE No. 10: THENCE SOUTH 20°11'40" EAST, A DISTANCE OF 680.61 FEET A POINT OF CURVATURE; COURSE No. 11: THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 188.18 FEET, A CHORD DISTANCE OF 187.17 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 30°27'45" EAST; COURSE No. 12: THENCE SOUTH 40°43'51" EAST, A DISTANCE OF 180.85 FEET TO A POINT OF CURVATURE; COURSE No. 13: THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.36 FEET, A CHORD DISTANCE OF 35.42 FEET TO A POINT OF REVERSE CURVATURE, SAID POINT LYING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MAJESTIC WALK BOULEVARD (A VARIED WIDTH RIGHT-OF-WAY), THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 04°22'31" WEST; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 433.83 FEET, A CHORD DISTANCE OF 420.35 FEET TO THE NORTHEAST CORNER OF TRACT "A", AMENITY TRACT, HAMPTON LAKES ~ PHASE I, AS RECORDED IN PLAT BOOK 7, PAGES 252 THROUGH 262, INCLUSIVE, OF SAID PUBLIC RECORDS, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 24°37'29" WEST; THENCE SOUTH 83°57'57" WEST, ALONG THE NORTH LINE OF SAID TRACT "A" AND ALONG THE NORTH LINE OF TRACTS "B" AND "WJ-2", SAID HAMPTON LAKES ~ PHASE I, A DISTANCE OF 1388.49 FEET TO THE NORTHWEST CORNER OF SAID TRACT "WJ-2", SAID POINT LYING ON THE NORTHEASTERLY LINE OF TRACT 1, NORTH HAMPTON ~ PHASE TWO, AS RECORDED IN PLAT BOOK 6, PAGES 328 THROUGH 333, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTH 28°01'01" WEST, ALONG LAST MENTIONED LINE, A DISTANCE OF 27.41 FEET TO A POINT; THENCE NORTH 04°00'00" WEST, ALONG THE EAST LINE OF SAID TRACT 1 AND ALONG THE EAST LINE OF TRACTS 9 AND 10, SAID NORTH HAMPTON ~ PHASE I, A DISTANCE OF 1596.81 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 49.27 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS THAT LIE WITHIN.

PARCEL "B"

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 12, SECTION 13 AND THE WILLIAM WALKER GRANT, SECTION 39 AND THE S. FOLLIS GRANT, SECTION 40, ALL IN TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF TRACT 9, NORTH HAMPTON ~ PHASE I, AS RECORDED IN PLAT BOOK 6, PAGES 215 THROUGH 230, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN NORTH  $87^{\circ}43'05''$  EAST, ALONG THE SOUTHERLY LINE OF PARCEL 2, SAID NORTH HAMPTON ~ PHASE I AND ALONG THE SOUTHERLY LINE OF NORTH HAMPTON ~ PHASE FOUR, AS RECORDED IN PLAT BOOK 6, PAGES 384 THROUGH 387, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 2478.42 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE (A 150 FOOT RIGHT-OF-WAY AT THIS LOCATION); THENCE SOUTH  $03^{\circ}27'00''$  EAST, ALONG LAST MENTIONED LINE, A DISTANCE OF 489.40 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 5579.58 FEET, AN ARC DISTANCE OF 141.20 FEET, A CHORD DISTANCE OF 141.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH  $02^{\circ}43'30''$  EAST; THENCE SOUTH  $02^{\circ}00'00''$  EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 479.89 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH  $43^{\circ}00'13''$  WEST; THENCE SOUTH  $88^{\circ}00'26''$  WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MAJESTIC WALK BOULEVARD (A VARIED WIDTH RIGHT-OF-WAY), A DISTANCE OF 511.98 FEET TO A POINT OF CURVATURE; THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 240.34 FEET, A CHORD DISTANCE OF 238.03 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH  $74^{\circ}14'12''$  WEST; RUN THENCE THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES ALONG THE NORTHEASTERLY, EASTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF SPRUCE RUN DRIVE (A 50 FOOT RIGHT-OF-WAY); COURSE No. 1: THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 34.38 FEET, A CHORD DISTANCE OF 31.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH  $80^{\circ}07'57''$  WEST; COURSE No. 2: THENCE NORTH  $40^{\circ}43'51''$  WEST, A DISTANCE OF 190.84 FEET TO A

POINT OF CURVATURE; COURSE No. 3: THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 170.25 FEET, A CHORD DISTANCE OF 169.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 30°27'45" WEST; COURSE No. 4: THENCE NORTH 20°11'40" WEST, A DISTANCE OF 680.61 FEET TO A POINT OF CURVATURE; COURSE No. 5: THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 275.00 FEET, AN ARC DISTANCE OF 411.89 FEET, A CHORD DISTANCE OF 374.45 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 63°06'10" WEST; COURSE No. 6: THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 53.89 FEET, A CHORD DISTANCE OF 53.76 FEET TO A POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 80°51'02" WEST; COURSE No. 7: THENCE SOUTH 87°42'44" WEST, A DISTANCE OF 360.38 FEET TO A POINT OF CURVATURE; COURSE No. 8: THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 96.85 FEET, A CHORD DISTANCE OF 96.70 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 82°09'47" WEST; COURSE No. 9: THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 96.85 FEET, A CHORD DISTANCE OF 96.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 82°09'47" WEST; COURSE No. 10: THENCE SOUTH 87°42'44" WEST, A DISTANCE OF 183.16 FEET TO A POINT OF CURVATURE; COURSE No. 11: THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 59.11 FEET, A CHORD DISTANCE OF 58.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 82°36'40" WEST; COURSE No. 12: THENCE NORTH 72°56'04" WEST, A DISTANCE OF 88.26 FEET TO A POINT OF CURVATURE; COURSE No. 13: THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 21.81 FEET, A CHORD DISTANCE OF 21.79 FEET TO A POINT LYING ON THE EAST LINE OF SAID TRACT 9, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 76°30'15" WEST; THENCE NORTH 04°00'00" WEST, ALONG SAID EAST LINE OF TRACT 9, A DISTANCE OF 32.74 FEET TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 30.45 ACRES, MORE OR LESS,  
AND IS SUBJECT TO ANY EASEMENTS THAT LIE WITHIN.

LEGAL DESCRIPTION PARCEL C:

ALL THAT TRACT OR PARCEL OF LAND BEING A PART OF SECTION 13 AND THE S. FOLLIS GRANT SECTION 40, ALL LYING IN TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF AN 80 FOOT WIDE UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 673, PAGE 1452, PUBLIC RECORDS OF SAID COUNTY WITH THE WESTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE (A 150 FOOT RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1200, PAGE 1939, SAID PUBLIC RECORDS AND SHOWN ON AMELIA NATIONAL UNIT ONE, AS RECORDED IN PLAT BOOK 7, PAGES 48 THROUGH 71, INCLUSIVE, OF SAID PUBLIC RECORDS); THENCE SOUTH 03°-27'-00" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 489.40 FEET TO A POINT OF CURVATURE; RUN THENCE IN

A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID WESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 5579.58 FEET, AN ARC LENGTH OF 141.20 FEET, A CHORD DISTANCE OF 141.20 FEET TO A POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 02°-43'-30" EAST; THENCE SOUTH 02°-00'-00" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 679.90 FEET TO THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 02°-00'-00" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE, A DISTANCE OF 1014.44 FEET TO A POINT; THENCE SOUTH 55°-32'-33" WEST, DEPARTING FROM SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE NORTHWESTERLY LINE OF TRACT WJ-1, HAMPTON LAKES PHASE I, AS RECORDED IN PLAT BOOK 7, PAGES 252 THROUGH 262, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 935.76 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF MAJESTIC WALK BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY); RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 465.00 FEET, AN ARC DISTANCE OF 212.00 FEET, A CHORD DISTANCE OF 210.17 FEET TO A POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 21°-23'-48" WEST; THENCE NORTH 08°-20'-09" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 904.85 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 672.60 FEET, A CHORD

DISTANCE OF 596.12 FEET TO A POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 39°-50'-09" EAST; THENCE NORTH 88°00'26" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MAJESTIC WALK BOULEVARD, A DISTANCE OF 536.63 FEET TO A POINT OF CURVATURE; RUN THENCE IN SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.26 FEET, A CHORD DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY OF SAID CURVE AND THE POINT OF BEGINNING, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 46°59'47" EAST.

THE LAND THUS DESCRIBED CONTAINS 27.03 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

**Exhibit "B" to Ordinance  
Preliminary Development Plan**

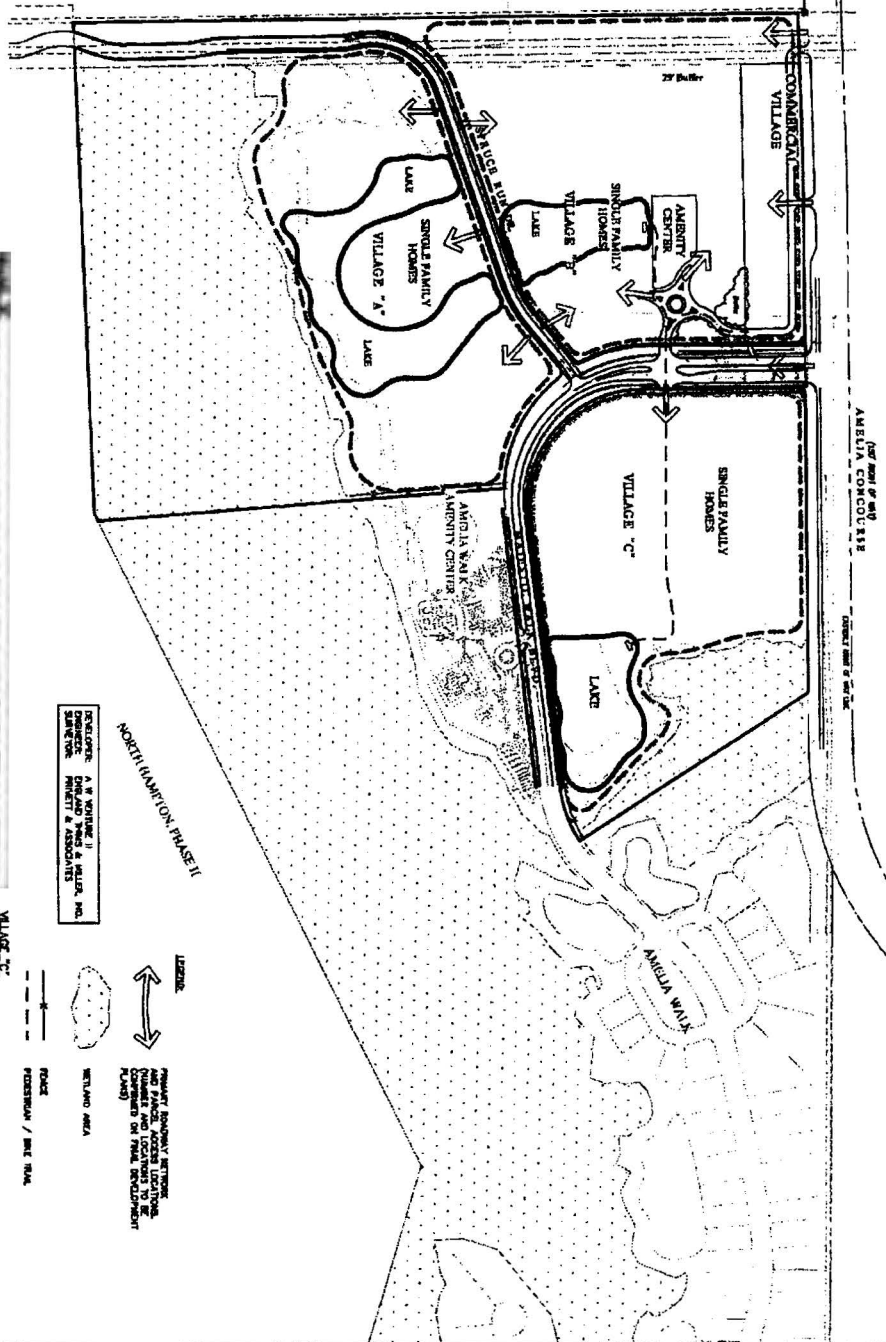
LOCATION, ROAD SIZE OF LOTS, DRAINAGE POND, PROJECT DRAINAGE, RECREATION / OPEN SPACE AND OTHER IMPROVEMENTS OR AREAS SHOWN ON PLAN ARE CONCEPTUAL. ACTUAL LOCATION AND SIZE MAY VARY BASED ON FINAL ENGINEERING PLAN. APPROVAL FOR ANY PHASE OF THE PROJECT, AND BASED UPON THE TERMS OF THE ALLIANCE TRAIL PWD CONDITIONS APPROVED BY MASSILL COUNTY, FLORIDA.



NOW OR HEREAFTER  
 LANDS OF NORTH  
 HAMPTON, LLC

PARCEL 2 MONTH  
1 MONTH - PHASE ONE

<p><b>NEW DATE:</b></p> <p><b>TOTAL CROSS AREA:</b></p> <p>78.11 AC. (72%)</p> <p>20.04 AC. (27%)</p> <p><b>REMARKS:</b></p> <p><b>COMMENTS:</b></p> <p><b>OFFICE:</b></p> <p><b>SMALL TRACTS HOLDING UNIT:</b></p>	<p>108.75 AC. (70%)</p> <p>46.75 AC. (27%)</p> <p>427,200 S.F.</p> <p>8.2,700 S.F.</p> <p>210 UNITS</p>
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[illegible]

DEVELOPER:  
A W VENTURE II  
ENGINEER:  
CHOLAND THOMAS & MILLER, INC.  
SLAVEY FOR  
PINNETT & ASSOCIATES

NORTH HAMPTON, PHASE II

INDICATE ROADWAY NETWORK  
AND PLACE ACCESS LOCATIONS.  
(NUMBER AND LOCATIONS TO BE  
COVERED ON FINAL DEVELOPMENT  
PLANS)

**FOCI**  
**FOURTH / ONE TWO**

[illegible]

**Exhibit "C" to Ordinance**

**PUD Conditions**

EXHIBIT "C" to Ordinance  
("VILLAGE WALK PUD CONDITIONS")

July 18, 2013

Revised August 7, 2013

**I. General Conditions:**

The commercial village parcels in the Hampton Lakes PUD (2004-09) are proposed as a new planned development called the Village Walk PUD. There is no change to the Amelia Walk subdivision, which remains at 749 single family lots. This separation will allow the existing Amelia Walk subdivision and proposed Village Walk PUD to be developed independently with each subject to their project specific development criteria and conditions. The Village Walk project is planned to include single family residential and neighborhood commercial. Allowable uses and development standards are provided in the specific conditions section of this PUD application. The neighborhood commercial uses are more restrictive than currently allowed within the Hampton Lakes PUD. In order to assure compatibility with the surrounding area the owner/developer of Village Walk shall establish Design Guidelines applicable to the commercial uses. The neighborhood commercial will not only provide convenience and necessary services to the surrounding neighborhoods but will result in job creation.

The Village Walk Lands consist of three parcels as set forth in the legal description in Exhibit A attached to this ordinance. These parcels are partially delineated by the existing roads, Amelia Concourse Blvd., Majestic Walk Blvd. and Spruce Run Drive. The proposed uses and access points are shown on the Preliminary Development Plan attached to this ordinance as Exhibit B. The development areas shown on Exhibit B are conceptual; detailed plans will be provided on subsequent final development plans. The Village Walk Lands developer anticipates the project will be developed in 20 years; however, this timeframe is only an estimate and not intended to commit this project or applicant to a particular timetable in which to develop Village Walk. The Village Walk Preliminary Development Plan incorporates by reference the terms of these Village Walk PUD Conditions which set forth the Applicant's written plan of development for the Village Walk Lands, and which are intended to clearly demonstrate that approval of the Village Walk PUD will benefit the community as a whole and fulfill the applicable policies of the Nassau County Comprehensive Plan, and intent of Article 25, Planned Unit Development, as amended through the date hereof, the Nassau County Zoning Code (the "Zoning Code").

The Village Walk Lands were previously a part of a PUD for which final development plans have been submitted. Also, final development plans have previously been submitted for the roads providing access to Village Walk. The master infrastructure consisting of roads, water and sewer has already been constructed. In recognition of said activities, there is no requirement to submit a final development plan

within one year of approval of this rezoning to PUD or to commence substantial construction within 5 years.

The location and size of the village parcels, roads, project entrances, common open space and other areas shown on the Village Walk PUD Preliminary Development Plan are conceptual and subject to change as part of the final development plan and the final engineering plans for particular phases of the project.

The Village Walk PUD may consist of a mix of Residential and Neighborhood Commercial. Neighborhood Commercial includes retail and office and the allowable uses are more restrictive than allowed under the current Hampton Lakes PUD and the Neighborhood Commercial section of the Land Development Code. Development is proposed to include up to 210 single family homes and up to 27,300 square feet of commercial and 7,700 square feet of office. Village Walk is being designed as a village with vehicular and pedestrian connectivity between the Village Walk residential neighborhoods and the commercial uses.

## II. Specific Conditions

1. Recreational Amenities and Common Open Space: Recreational amenities and common open space shall be provided for the project. Active and passive recreational amenities will be constructed by the Developer to serve the Village Walk residential neighborhoods. Village Walk residents will have their own amenity center. An amenity center shall be constructed within the Village Walk PUD and location is shown on the Preliminary Development Plan. The developer, at its option, may construct a swimming pool and cabana, children's playground, picnic areas, outdoor exercise stations, and pond or marsh overlook. Passive recreational amenities may include, but are not limited to, walking, bicycling and/or nature trails, greens, civic spaces, wetland observation areas, etc. Recreational areas may be developed, operated and maintained within any of the areas depicted as Common Open Space on the Village Walk PUD final development plans. The recreational facilities will be conveyed to the homeowners association or property owners association.

The Developer, or the homeowners association or property owners association after acquiring title to the common open space and recreational amenities within the Village Walk PUD, may adopt rules and regulations governing the use of the same by the residents or owners of Village Walk PUD. The recreational amenity areas and related maintenance and use restrictions shall be governed by recorded deed restrictions or recorded Declaration(s) of Covenants and Restrictions (collectively, the "Covenants and Restrictions"). All privately owned recreation and common open space shall continue to conform to its intended use as shown on the final development plan and final engineering plans for the project.

If the Developer elects to administer common open space through a property owners and/or homeowners association such organizations shall conform to the following requirements.

- A. The Developer will establish the applicable association prior to the sale of any residential lots or parcels to any third party within the Village Walk Lands.
  - B. Membership in the association shall be mandatory for all property owners within the portion of such Village Walk Lands governed by such entity.
  - C. The Developer may elect to form separate and/or multiple property owners, or homeowners associations and/or Community Development District (CDD) for the Village Walk Lands which shall be responsible for the maintenance of any private roads and common areas, including the master stormwater system for the project consistent with these PUD Conditions.
  - D. The applicable associations or CDD shall manage all common and open space areas and recreational facilities that are not dedicated to the public and that are within the lands that are subject to the jurisdiction of such association or CDD.
2. Stormwater Facilities: The Village Walk Lands will be served by a stormwater system, which shall adhere to the applicable standards of the St. Johns River Water Management District and Nassau County for stormwater systems, and shall be conveyed to a homeowners association or property owners association and/or CDD by deed and/or easement for maintenance and operation by the homeowners association or property owners association and/or CDD. Prior to the commencement of construction of improvements within any applicable parcel, the Developer will submit copies of any St. Johns River Water Management Permit and any applicable Nassau County permits for the stormwater facilities to be constructed in such phase of the project to the Development Review Coordinator.

3. Residential Development Standards:

Residential development is limited to single family.

A. SINGLE FAMILY

Minimum Lot Requirements

- i. Minimum lot Width: Forty (40) feet
- ii. Minimum Lot Area: Four thousand (4,000) square feet
- iii. Maximum allowable height: Thirty five (35) feet

Minimum Setbacks

- i. Front: Fifteen (15) feet
- ii. Side Yard: five (5) feet
- iii. Rear Yard: ten (10) feet

B. TOWNHOME

## Minimum Lot Requirements:

- i. Minimum lot width: twenty (20) feet
- ii. Minimum lot area: two thousand (2,000) square feet
- iii. Maximum allowable height: thirty five (35) feet

## Minimum Setbacks from overall residential boundary:

- i. Front: Fifteen (15) feet
- ii. Side yard: Ten (10) feet
- iii. Rear yard: Ten (10) feet

- C. All minimum yard requirements shall be measured from the face of the exterior walls to the property line. Lot widths shall be measured as an average on irregular shaped lots. Cantilevered projections from dwelling units shall be permitted to project no more than two (2) feet into the required minimum yard setback.
  - D. All screened pool enclosures, whether attached, semi attached or detached from the principal building, shall adhere to a minimum yard setback requirement of five (5) feet and shall not be located in the front yard.
  - E. Home Occupations: Home occupations shall be allowed as a conditional use within any single family residential lot, in accordance with the provisions of Section 28.14 of the Zoning Code.
  - F. Off street Parking & Loading: Residential development shall be subject to the applicable off street parking and loading required for such use, pursuant to the Article 31 of the Zoning Code.
4. Neighborhood Commercial Development Standards: The Village Walk Lands may be developed with Neighborhood Commercial uses which may include:
- A. Medical and dental offices (but not hospital), chiropractor and licensed massage therapist.
  - B. Professional offices such as accountants, architects, attorneys, engineers, land surveyors, optometrists and similar uses.
  - C. Business offices, such as: real estate, insurance, stock brokers, manufacturer's agents and similar uses.
  - D. Retail outlets for sale of food (but not a grocery store), wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair but not pawnshop), art supplies, camera repair, sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio shops (including repairs), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), drugs and similar products.
  - E. Service establishments such as barber or beauty shops, shoe repair shops, restaurants (without drive through), gourmet coffee shop or café (with or without drive through and with or without outdoor seating),
  - F. Churches (except temporary revival establishments).

- G. Libraries.
- H. Day nursery or child care center
- I. Private School
- J. Bank (with or without drive through)

The following uses will be prohibited: fast food, grocery store, gas station, convenience, big box retail, storage facility or home improvement store.

Sale of alcoholic beverages for onsite consumption will be allowed for restaurant use pursuant to and subject to the one thousand (1,000) feet airline distance separation requirement of Section 15.05 of the Zoning Code with respect to any established school or church outside this PUD. However, package sales would not be exempt from the 1,000 foot separation from churches and schools. For purposes of permitted alcoholic beverage consumption provided herein, "restaurant" shall mean any establishment whose principal business is the sale of food to the consumer in a ready to consume state, and whose principal method of operation includes customers who are served foods or beverages by a restaurant employee at the same table or counter at which the items are consumed, and is licensed and authorized by the health department.

The following site development standards shall apply:

A. Minimum Lot Requirements:

- i. Minimum lot width: Seventy Five (75) feet
- ii. Minimum lot area: Seven thousand five hundred (7,500) square feet

B. Minimum Setbacks:

- i. Front: Fifteen (15) feet
- ii. Rear yard: Twenty (20) feet
- iii. Side yard: Fifteen (15) feet. No side yard shall be required where two (2) or more commercial buildings adjoin side by side.

C. Building Restrictions

- i. Maximum building height: Thirty five (35) feet. "Building height" shall be as defined in Article 32, Definitions, Nassau County Land Development Code, as follows: The vertical distance from grade to the highest roof surface, in the case of flat roofs, or to a point at the average height of the highest roof having a pitch. For the purposes of measuring height, the following are not included: 1) parapet walls which do not extend more than five (5) feet above the roof line; 2) uninhabited stair towers, chimneys, vents, ventilators and enclosures for machinery of elevators may exceed the height limitation in accordance with the Florida Building Code; 3) in addition to the foregoing, cupolas, window walks, steeples, spires and other architectural features (excepting there from

signs) shall not exceed in aggregate area ten (10) percent of the area of the roof and not to exceed ten (10) feet above the allowable roof height.

- ii. Maximum lot coverage: Lot coverage by all buildings and structures shall not be more than fifty percent (50%) of the lot
  - iii. Maximum Floor Area Ratio (F.A.R.): For commercial buildings, this project shall comply with the commercial F.A.R. in the comprehensive plan.
- D. Landscaping/Buffer: Landscaping shall be in conformance with the Nassau County Land Development Code with the exception that uncomplementary use buffers shall not apply to parcels within this PUD.
- E. Off street Parking and loading: Neighborhood Commercial shall be subject to the applicable off street parking and loading required for such use pursuant to the Article 31 of the Zoning Code.
5. Connectivity: It is the intent of the Village Walk PUD developer that the Village Walk Lands will be developed as a village with good connectivity between the components of the PUD. Sidewalks and crosswalks shall connect the various uses within the Village Walk PUD. Commercial development shall provide bicycle racks to encourage bike access to the community services.
6. Signage: The Village Walk Lands may have an entry feature and related project identification signage at all external entrances to the Village Walk Lands. External entrance project identification signs shall not exceed one hundred (100) square feet on each face. Each Neighborhood Commercial parcel shall also be entitled to project identification signage identifying the parcel and the various owners and tenants. Each distinct development area including those in the recreational area shall also be entitled to identification signage, which shall not exceed thirty two (32) square feet on each sign face. All permanent project signs shall be designed as monument signs or integrated into or mounted on landscape features such as walls and fences. All lighting of signs may be sign mounted or ground mounted units projecting onto the sign. The signs at each external project entrance, parcel and existing development areas or recreational area may be single faced or double faced. Temporary marketing and/or promotional signage shall be allowed within the Village Walk Lands adjacent to the Amelia Concourse right of way until all of the residential lots and completed residences are sold, and Neighborhood Commercial lands are sold or leased (the "Temporary Marketing Signage"). The Temporary Marketing Signage may consist of up to four (4) marketing signs. Each Temporary Marketing Sign may be single faced or double faced and each sign shall be limited to a maximum signage area of twenty four (24) square feet. Traffic and street name signage may include aesthetic framing; however, any applicable Nassau County standards for sign face, elevations, etc. will be maintained, by the Developer and/or homeowners' association as appropriate to these conditions, for such traffic and street name signage consistent with the provisions of this paragraph. Nassau County will not be required to maintain the decorative portion of any signage accepted by Nassau County for maintenance. Home occupations, approved as a conditional use as detailed herein, shall be allowed signage in accordance with Section 28.14(A) (3) of the Zoning Code. A table of sign types and dimensions is provided below:

Sign Table		
Type	Max Height	Max Size
Project Identification	20 feet	100 s.f.
Parcel Identification	8 feet	32 s.f.
Temporary Marketing	8 feet	24 s.f.

7. Wetland Buffers. All wetlands within the Village Walk Lands as depicted on the Village Walk PUD Preliminary Development Plan shall be protected with undisturbed buffers in accordance with Article 37, Section 37.03 of the Zoning Code, except as may otherwise be required to fulfill current SJRWMD regulations. The exact boundaries of wetlands and wetland buffers shown on the Village Walk PUD Preliminary Development Plan will be depicted on the final engineering plans for applicable parcels of the Village Walk PUD consistent with the above requirements.
  
8. Temporary Uses: Temporary sales offices, including modular units, for the sale of the lots and/or completed residences, and the sale or lease of commercial properties, will be permitted within Village Walk Lands, provided that the total number of units/offices located upon the Village Walk Lands will not exceed six (6) units at any given time, as delineated on the Preliminary Development Plan or final development plan until all of the residential lots and completed residences are sold and, neighborhood commercial lands are sold or leased. The Developer shall indicate with a note on any site plan submitted to the Development Review Committee for approval the location of said units/offices. The Temporary Marketing Signage described in Section II, Section 6 shall also be allowed as provided therein. The Developer, or its designated successor, assign or designee, will be required to maintain a copy of the approved PUD Ordinance, including the Preliminary Development Plan and PUD Conditions in any builder sales office located upon the Village Walk Lands which is available for inspection by project residents and landowners, including the posting for public viewing of the preliminary development plan in any builders sales office, and this obligation shall be contained in the Covenants and Restrictions described below that are placed on the lands within the project. The Covenants and Restrictions shall also disclose that the residents will be subject to the terms of these PUD Conditions as landowners within the project. The siting of temporary construction trailers shall be allowed on Village Walk Lands during construction. The temporary construction trailers must be removed within thirty (30) days of completion of the improvements, for which the temporary construction trailers are being utilized, provided the right to temporary construction trailers shall continue until build out of the project.
  
9. Alterations: The location of the road(s), project entrances, stormwater system improvements, and to the boundaries, size and configuration of lots, parcels and Recreation/Open Space areas, as depicted on the Village Walk PUD Preliminary Development Plan is conceptual and subject to change as part of final development plan approval. Changes to final development plans are allowed subject to the deviation criteria in Section 25.08 of the Land Development Code or as otherwise approved by the County.

10. Silviculture: The Village Walk Lands may continue to be used for agriculture/silviculture activity until such time as construction begins for a specific portion of the site, and any portions not then subject to construction may continue to be used as agriculture/silviculture.
  
11. Ownership and Maintenance: Any common areas associated with the development (i.e., amenities, recreation/open space areas, signage, landscape, stormwater systems etc.) may be managed through a homeowners association(s), a property owners association(s) or CDD. All privately owned recreation and common open space shall continue to conform to its intended use as shown on the final development plan and final engineering plans for the project. To ensure that all of the recreation and open space areas described in these PUD conditions and depicted in the approved Village Walk Preliminary Development Plan for any phase of the project will be used as intended, the Covenants and Restrictions described above will contain provisions consistent with terms of these PUD Conditions and any deed from the Developer to third party purchasers in the project will incorporate such Covenants and Restrictions by reference to the Covenants and Restrictions in each deed. Such deed restrictions created by the Covenants and Restrictions shall run with the land in order to protect both present and future property owners within the Village Walk Lands. The roadways and associated non-exclusive relocatable drainage easements shall remain private and the maintenance of the same will be the responsibility of the homeowners association or, property owners association or CDD. The water/sewer improvements will be the responsibility of the private or public utility company, which provides service for this area, which is currently the JEA.
  
12. Access: Access to and from the Village Walk Lands will be provided as shown on the Village Walk PUD Preliminary Development Plan. Majestic Walk Blvd. and Spruce Run Drive are existing. As a part of the village development, it is contemplated that additional internal access roads may be constructed in dedicated rights of way or access easements. The location of all external and internal project entrances, accesses and roadways may change based on environmental, permitting and design factors, conditions and requirements of the Developer, provided the same are approved as part of the final development plan for the applicable phase of the project. The Developer will finalize the location of all external and internal project entrances, accesses and roadways during the final development plan and final engineering approval for the applicable phase of the project or as otherwise provided herein. Each dwelling unit or other permitted use shall be provided access, either directly or indirectly, by a public right of way, private vehicular or pedestrian way or homeowners association or property owners association maintained easement. County owned vehicles shall be permitted access on privately owned roads, easements and common open spaces in order to perform and in contemplation of the County's performance of, basic County services such as fire and police protection, including traffic enforcement, emergency service needs of PUD residents, and site inspection by the Planning, Engineering and Code Enforcement departments to monitor adherence to County regulations and the PUD conditions contained herein.

13. MSBU/Development Agreement:

The Developer acknowledges that the Board of County Commissioners of Nassau County has approved assessment areas and authorized the imposition of assessments to fund the construction and maintenance of the four lane improvements to Amelia Concourse pursuant to Resolution 2003-109 adopted August 11, 2003 and pursuant to Resolution 2003-141 adopted November 10, 2003 (the "MSBU"). The bonds to construct the road have been paid off and the capital assessments are terminated. Developer acknowledges that the MSBU will subject the development within the Village Walk Lands to MSBU maintenance assessments.

III. Justification for Planned Unit Development (PUD) Classification for this Project and Approval for the Preliminary Development Plan:

The proposed project allows for development of the Village Walk Lands for residential and neighborhood commercial uses in a manner that warrants flexibility in the application of land use controls for Nassau County, Florida consistent with the intent of Article 25 of the Zoning Code. The project design is in harmony with the general purpose and intent of the Nassau County Comprehensive Plan and the Zoning Code. The design and layout of the Village Walk PUD implemented by these PUD Conditions.

1. Is creative in its approach through the use of natural features of the site and its approach to development of the project;
2. Accomplishes a more desirable environment than would be possible through the strict application of minimum requirements of the Zoning Code;
3. Provides for an efficient use of the Village Walk Lands, resulting in small well-designed networks of utilities and streets and thereby lowers development costs;
4. Allows for the development of a mixed use center that will create new jobs;
5. Allows for the development of a walkable commercial village that will provide convenient services to adjacent and nearby residents;
6. Provides an environment of stable character compatible with the surrounding areas;
7. Retains property values over the years and makes a substantial improvement to the quality of development of the Village Walk Lands after the date hereof; and
8. The Village Walk PUD Preliminary Development Plan which incorporates by reference the terms of these PUD conditions and the statements made by the Applicant in the related zoning application includes the criteria required for the Nassau County Planning and Zoning Board and the Nassau County Board of County Commissioners to review and approve the Village Walk PUD Preliminary Development Plan and these conditions.