

601  
ORDINANCE NO. 80-12 245  
234

AMENDMENT TO ORDINANCE NO. 74-33

WHEREAS, on the the 9th day of October, 1974, the Board of County Commissioners, Nassau County, Florida, did adopt ORDINANCE NO. 74-33, an Ordinance enacting and establishing a comprehensive zoning code for the unincorporated portion of Nassau County, Florida; and

WHEREAS, TRUSTY HULSLANDER DEVELOPMENT CORP. and DONALD S. M<sup>C</sup>CALL, the owners of the real property described in this ordinance, have applied to the Board of County Commissioners for a rezoning and reclassification of that property from RESIDENTIAL SINGLE FAMILY (RS-2 to PLANNED UNIT DEVELOPMENT (PUD); and

WHEREAS, the Nassau County Zoning Board, after due notice and public hearing has made its recommendations to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that the proposed PUD does not adversely affect the orderly development of the County; that the proposed PUD will not adversely affect the health and safety of residents in the area and will not be detrimental to the natural environment or to the use or development of adjacent properties or the general neighborhood; and that the proposed PUD will accomplish the objectives and will meet the Standards and Performance Criteria of Section 15.5, of Article VI, Ordinance No. 74-33;

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Nassau County, Florida:

SECTION 1. Property Rezoned: The real property described in Section 2 is rezoned and reclassified from Residential Single Family (RS-2) to PLANNED UNIT DEVELOPMENT (PUD) as defined and classified under the Zoning Ordinance, Nassau County, Florida.

SECTION 2. Owner and Description: The land rezoned by this ordinance is owned by TRUSTY HULSLANDER DEVELOPMENT CORPORATION and DONALD S. M<sup>C</sup>CALL and is described as follows:

See appendix "A" attached hereto and made a part hereof by reference.

SECTION 3. Schedule of Development: The property described herein shall be developed in accordance with the schedule as set forth in the attached Exhibit "B".

SECTION 4. Plan of Development: The PUD shall be developed in accordance with the general plan of development attached hereto as Exhibit "C", as modified by letter and attachments attached as Exhibit "D". The only exceptions from such plan to be permitted shall be those approved in advance by the Nassau County Zoning Board. Subsequent to the enactment of this ordinance, the developers shall submit a detailed development plan to the Zoning Board for review and approval in accordance with Article VI, Section 15.4, Nassau County Zoning Code. Such plan shall contain all standards and criteria for development as are set forth in Article VI, Section 15.5 of the Nassau County Zoning Code.

SECTION 5. Record Plat: A preliminary drawing of the proposed development is attached hereto as Exhibit "E" and by reference incorporated herein. Upon approval by the Zoning Board of the final development plan as hereinabove required, the developers shall, during the course of the development, submit to the Zoning Board a plat to be recorded for each phase of development in such form and detail as may be required by the Zoning Board and Board of County Commissioners or by Florida Statute for recording of the same. The developers shall record such plat or plats in the public records of Nassau County, Florida, upon approval of the same by the Zoning Board and Board of County Commissioners.

SECTION 6. Additional Conditions:

- A. Patio lots and townhouse lots shall be developed with the following minimum building requirements per building or structure:
  - (1) Each structure containing townhouses shall comply with the requirements set forth in Article VIII, section 12, of the Nassau County Zoning Code, and shall not exceed 35 feet in height.
  - (2) A maximum of six (6) dwelling units per building or structure shall be permitted in the townhouses, and two (2) dwelling units per building in the patio units.

(3) Patio lots and structures thereon shall be developed with minimum lot widths of 75 feet, and minimum lot area of 7,500 square feet, with minimum yard set back requirements as follows:

- (a) Front: 25 feet
- (b) Rear: 20 feet
- (c) Side: 10 feet, except on common walls, where a zero (0) set back shall be permitted.

B. Single family lots shall be developed with the following minimum building requirements: 75 feet minimum lot width, 7,500 square feet minimum lot. Maximum lot coverage by dwellings shall not exceed 35%. Minimum yard requirements shall be as follows:

- (1) front: 25 feet
- (2) side: 10 feet
- (3) rear: 20 feet

C. All utilities, including telephone, electrical and cable television service shall be placed underground and shall be approved by the County Engineer and Building Official.

D. Commercial uses shall not exceed those as permitted in commercial neighborhood districts under the Nassau County Zoning Code.

SECTION 7. Effective Date: This Ordinance shall become effective upon being signed by the Chairman of the Board of County Commissioners of Nassau County, Florida.

ADOPTED this 14<sup>th</sup> day of October, 1980.

AMENDMENT NO. \_\_\_\_\_  
TO  
ORDINANCE NO. 74-33

CERTIFICATE OF AUTHENTICATION  
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS  
OF NASSAU COUNTY, FLORIDA

Attest: D. O. OXLEY  
D. O. OXLEY

By: JOHN F. CLAXTON  
JOHN F. CLAXTON

Its: Ex-officio Clerk

Its: Chairman

12-3

250

PRELIMINARY SCHEDULE OF DEVELOPMENT  
TRUSTY-HULSLANDER DEVELOPMENT CORPORATION AND DONALD S McCALL

TRACT I:

Tract I will be developed in eight phases over a period not to exceed twenty years.

Phase I will consist of patio homes along State Road No. S-107. This phase will have a two and one-half year span in order to initiate a cash flow to finance more extensive study and planning for the coordination of phases to follow. This is particularly needed in preparing for the future sewer and water needs of the community.

Phase II will consist of two-story townhouses along State Road S-107. This phase is scheduled for two years with implementation dependent upon acceptable utility service being available.

Phase III will be patio homes and will be completed within a period of two years.

Phase IV will consist of two-story townhouses and be completed within three years.

Phase V will be patio homes with generally larger lots than Phases I and III and will be completed within four years.

Phase VI will be patio-homes and single family lots. Development of the commercial area will begin with this phase. This phase is scheduled for four years.

Exhibit B

624

251

TRACT I  
Page two

Phase VII and VIII will be single family and involve no more than one and one-half years and one year respectively.

TRACT I  
LAND USE

PHASE	NUMBER OF DWELLING UNITS	AREA (ACRES)	UNITS/ACRE
I	14	1.1	12.7
II	22	1.8	12.2
III	22	2.6	8.5
IV	26	2.4	10.8
V	28	4.1	6.8
IV	35	9.8	3.6
VII	14	7.1	2.0
VIII	6	2.5	2.4
Total	167	31.5	5.3
Treatment Plant		0.9	
Commercial		1.4	
Useable Open Spaces		7.6	
Passive Open Space		13.6	
Total Number of Dwelling Units		Total Land Area Less Commercial	Total Units/Acre
167		53.5	3.1

625

10  
252

## TRACT II

Tract II will be developed simultaneously with Tract I. It will consist of eight phases developed over a period not to exceed the same twenty year span as Tract I.

Phase I consist of patio homes along Lofton Chester Road. This phase will have the same two and one-half year schedule as Phase I, Tract I for the reasons stated as the Tracts will be developed independently within the guidelines of the P.U.D. ordinance.

Phase II will continue the patio homes and be completed within two years.

Phase III will be two story townhouses covering five years in development.

Phase IV will be two story townhouses and patio homes and be constructed within a period of five years.

Phase V, VI, VII and VIII will be single family residences developed over two years, one year, one year and one and a half-years respectively.

The Open Spaces will be prepared as the adjoining phases providing access is developed.

Initially, septic tanks and an approved temporary water system will be installed. During the development of the two Phase I's a sewer and water system for each Tract or possibly a combined system for both Tracts will be developed and installation commenced.

420

240

253

TRACT II  
Page two

All streets, open spaces,<sup>3</sup> drainage areas ~~and sewer and~~  
~~water systems~~ will be dedicated to the county for public use  
and maintenance as they are completed.



TRACT II  
LAND USE

PHASE	NUMBER OF DWELLING UNITS	AREA (ACRES)	UNITS/ACRE
I	4	0.7	5.7
II	14	2.0	7.0
III	66	4.5	14.7
IV	52	5.0	10.4
V	17	6.9	2.5
VI	15	5.9	2.5
VII	8	3.6	2.2
VIII	12	5.3	2.3
Total	188	34.0	5.5
Treatment Plan		1.0	
Useable Open Space		8.0	
Passive Open Space		7.1	
TOTAL NUMBER OF DWELLING UNITS		TOTAL LAND AREA	TOTAL UNITS/ACRE
188		50.4	3.7

021

247  
254

PROPOSED PLANNED UNIT DEVELOPMENT  
NASSAU COUNTY, FLORIDA  
TRUSTY-HULSLANDER DEVELOPMENT CORPORATION AND DONALD S. McCALL

The development site consists of a tract of land in two ownerships, consisting of a total of approximately 105.3 Acres. Tract I owned by Trusty-Hulslander Development Corporation contains 54.9 acres and Tract II owned by Donald S. McCall contains 50.4 acres. It is situated near the intersection of State Road No. S-107 and Lofton Chester Road. There is approximately 1600 feet of frontage on State Road No. S-107 and 300 feet frontage on Lofton Chester Road.

The two tracts will be developed independently of each other by their respective owners. With the tracts being contiguous, the owners desire to coordinate their efforts in developing the property in an orderly fashion which will be beneficial to them, the residences and the county.

Tract I will have two story townshouses, patio homes, single family lots and a residential oriented commercial site. Open space for parks, recreation, nature trails, conservation of natural areas and drainage will be provided.

Access into Tract I will be from two entrances off State Road No. S-107.

Tract II will have two story townshouses, patio homes and single family lots. Open space for park, recreation, conservation of natural area and drainage will be provided.

Exhibit "C"

627

2  
255

PROPOSED PLANNED UNIT DEVELOPMENT  
Page two

Access into the development will be from Lofton Chester Road and eventually will tie together with the road system in Tract I. All roads in the development will have sixty (60) foot rights of way and be constructed to county standards.

Sewer and water services will be provided. At present, a separate sewage treatment plant is proposed for each Tract. We are investigating the possibility of having one plant to serve the entire development.

The sewer and water systems can be owned, operated and maintained by a private utility firm. ~~or dedicated to the county.~~

All roads and open spaces will be dedicated to the county for public use and maintained as they are completed.

This development will provide a variety of housing to meet a number of income and family needs.

The development will be completed according to plans approved by the P.U.D. ordinance.

*Justin Kuhlender, Dnr Engr.*  
*Michael J. ...*  
\_\_\_\_\_  
Signature

*Donald S. McCall*  
\_\_\_\_\_  
Signature



# HARBOR ENGINEERING COMPANY

1615 HUFFINGHAM LANE • JACKSONVILLE, FLORIDA 32216

TELEPHONE 904-724-8522

•ENGINEERS  
•PLANNERS  
•SURVEYORS

LAKE G. RAY, JR., P. E.  
EUGENE M. HAGAN

A. DARRELL BROWN, JR., R. L. S.  
WILLIAM JONES, R. L. S.

September 12, 1980

Mr. Doug Jones, Zoning Administrator  
Nassau County Building & Zoning Dept.  
Route 2 Box 176  
Fernandina Beach, Florida 32034

Re: Rezoning Application No. R-80-17  
Trusty-Hulslander Development Corporation and  
Donald S. McCall

Dear Mr. Jones,

In Phase I, Tract I we will require a thirty (30) foot access easement parallel with S-107 to be used as the sole access to these lots. Individual driveways connecting with S-107 will not be permitted and this restriction will be placed in the deeds.

A similar concept will be used in Phase II. We will coordinate the design of this phase with the County Engineer and secure his approval on the number and location of the driveways.

All multifamily buildings will comply with Article VI Section 15.5 of the Zoning Code. The townhouses will consist of from four to six dwelling units per building. The patio homes will consist of two dwelling units.

In Tract II, access will be provided for Phases I thru III to the Open Space/Recreation Area East of Phase IV.

A schedule of the land use areas is attached for your use.

All utilities will comply with existing Federal, State and County codes or regulations. Septic tanks are being used in the first phase in case a lessor density is determined to be a better plan of development. If the development goes as planned, it will be required that all units connect to and use the sewer and water system for the development.

Exhibit "D"



# HARBOR ENGINEERING COMPANY

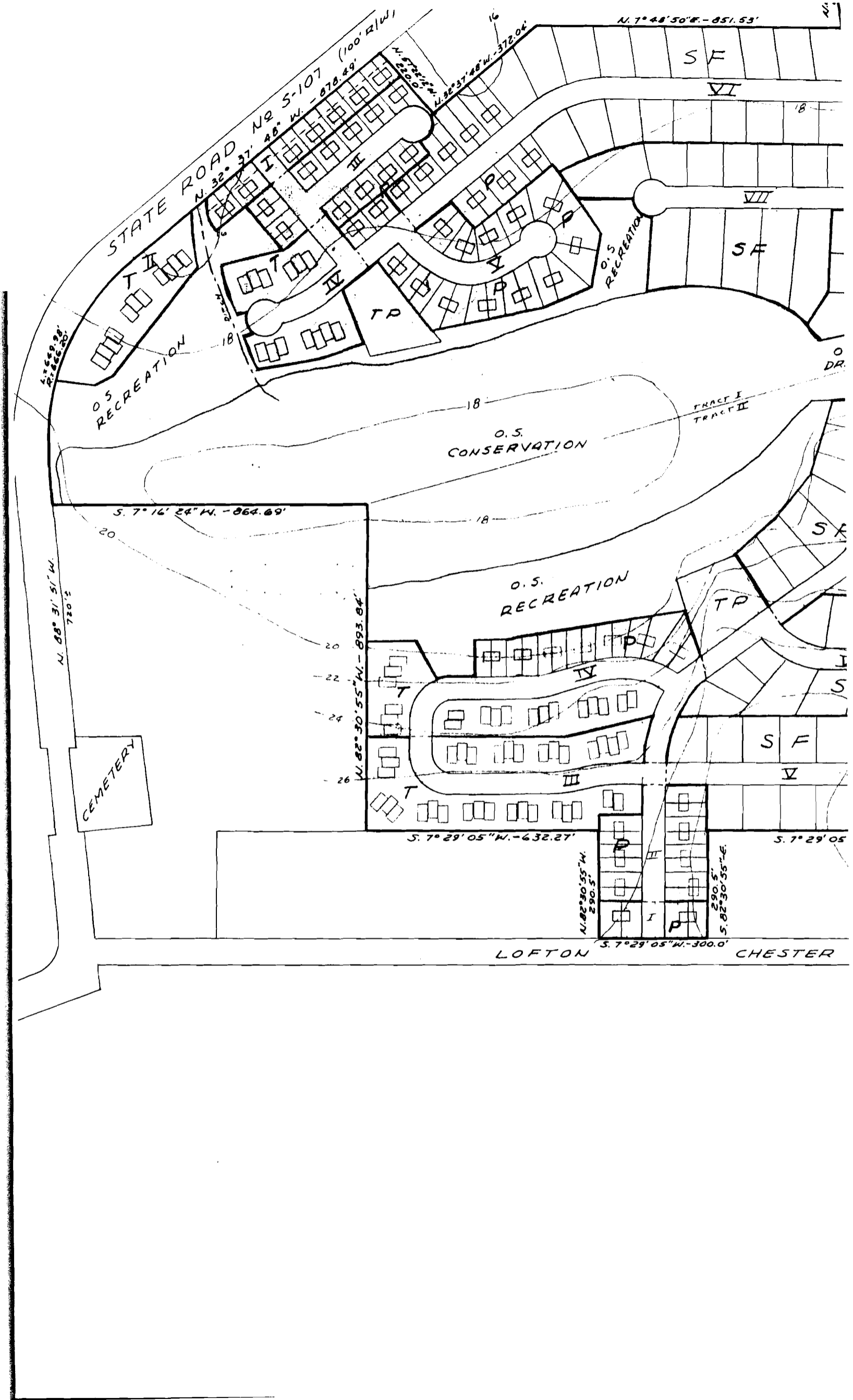
Mr. Doug Jones  
September 12, 1980  
Page two

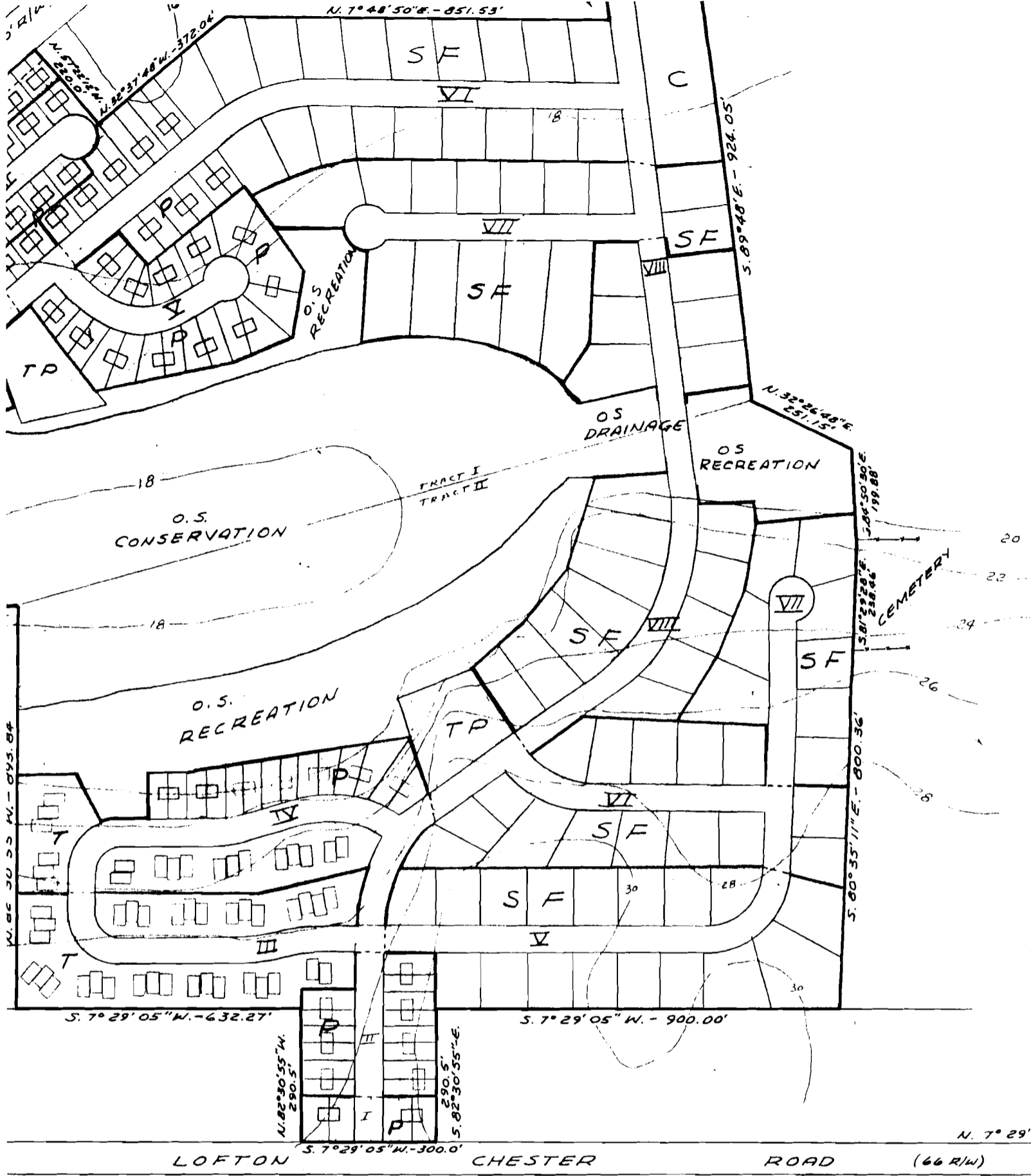
If there are any questions, please do not hesitate to contact our office.

Very truly yours,

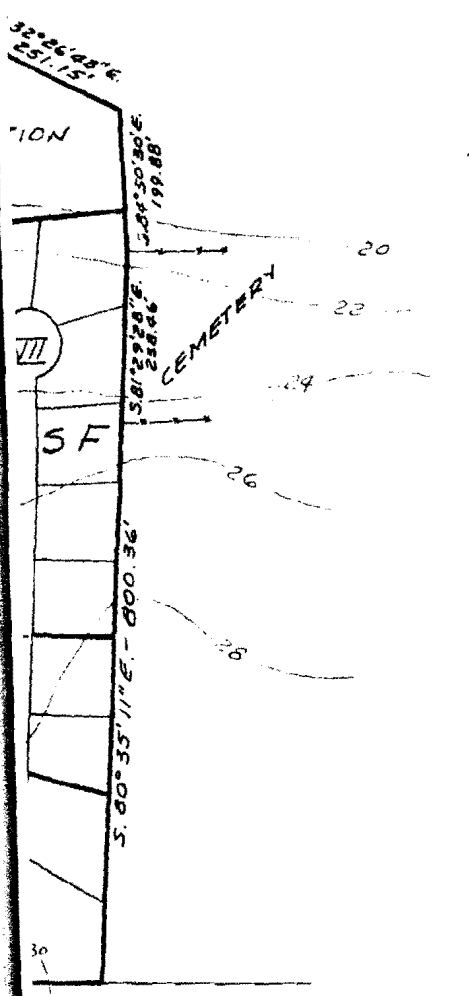
F.W. (Bill) Jones, Jr.

FWJjr/dn  
Enclosure  
cc: Mr. Buddy Jacobs/County Attorney





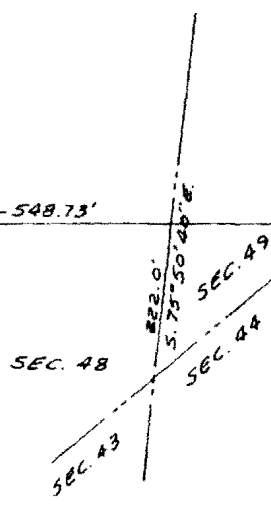
- KEY :-
- S F SINGLE FAMIL
  - P RATIO HOMES
  - T TOWNHOUSES
  - C COMMERCIAL
  - OS OPEN SPACE
  - TP TREATMENT PL
  - V DEVELOPMENT



N. 7°29'05" E. - 2360.0'

N. 7°10'05" E. - 548.73'

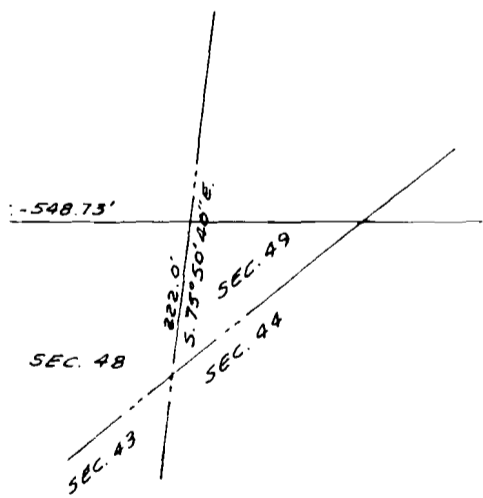
AD (66 R/W)



BY :-

- SINGLE FAMILY
- RATIO HOMES
- TOWNHOUSES
- COMMERCIAL
- OFFICE





REVISED  
DESCRIPTION  
25 E.M. BY S-107

**HARBOR ENGINEERING COMPANY**  
ENGINEERS · PLANNERS · SURVEYORS  
JACKSONVILLE, FLORIDA

Addendum – Exhibit E

Chester Meadows  
PUD  
August 1980  
Sheet 1 of 1

Site Map on File at Clerk of Court's office