



ORDINANCE NO. 99-16

Act: Joyce Bradley

AN ORDINANCE AMENDING ORDINANCE NO. 83-19, AS AMENDED. THIS ORDINANCE RE-ZONES AND RE-CLASSIFIES THE PROPERTY HEREIN AFTER DESCRIBED IN NASSAU COUNTY, FLORIDA, FROM A PRESENT ZONING CLASSIFICATION OF RESIDENTIAL SINGLE FAMILY (RS-1) TO THAT OF A PLANNED UNIT DEVELOPMENT (PUD); THE NAME OF THE PUD IS "HARRISON COVE"; 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

WHEREAS, the "owners" of that certain property described in the attached Exhibit "A" intend 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" have applied for a re-zoning and re-classification of that property from RESIDENTIAL SINGLE FAMILY (RS-1) 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 24 of Ordinance No. 83-19, as amended, of the County of Nassau.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Nassau County 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 24 of Ordinance No. 83-19, as amended, of the County of Nassau and further subject to the additional conditions and requirements:

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. 83-19, as amended.

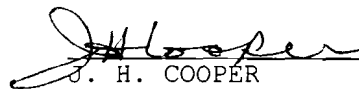
SECTION 2. Owner and Description. The land re-zoned by this Ordinance is owned by Hazel M. Harvey Swift; Amelia Panke; Russell E. Panke; and Edward B. Panke, Estate, owners.

SECTION 3. Conditions: The conditions set forth as Exhibit "C" and Exhibit "D" shall be made a part of this PUD, 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.

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 17th day of May, 1999, by the Board of County Commissioners of Nassau County, Florida.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


J. H. COOPER
Its: Chairman

ATTEST:



J.M. "CHIP" OXLEY, JR.
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:

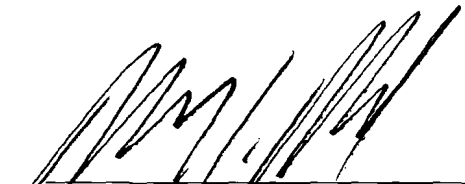

MICHAEL S. MULLIN

EXHIBIT "A"

All that certain tract or parcel of land being a portion of Sections 14 and 18, Township 2 North, Range 28 East, Nassau County, Florida and being more particularly described as follows: For a Point of Beginning commence at the Southwesterly corner of said Section 14 as found monumented according to Florence Point Subdivision recorded in Plat Book 4, Pages 109 and 110 of the public records of said county and run North $02^{\circ}-07'-17''$ West, along the Westerly line of said Section 14, the same being the Easterly line of said Florence Point Subdivision, a distance of 58.29 feet to an iron pipe found where said Easterly line intersects a Southerly line of said Florence Point Subdivision; Run thence North $89^{\circ}-43'-12''$ East, along last mentioned Southerly line, the same being the Southerly line of Riverview Subdivision as denoted on said plat of Florence Point Subdivision which is also mentioned to be the Northerly line of lands described in Deed recorded in the Official Records of said county in Book 643, Page 1046, a distance of 735.32 feet to a concrete monument found at the Southeasterly corner of said Florence Point Subdivision on the Westerly right-of-way line of State Road No. 105/A-1-A (a 200 foot right-of-way as now established); run thence South $02^{\circ}-20'-04''$ West, along said Westerly right-of-way line, a distance of 1163.94 feet to an iron pipe found at the Northeasterly corner of Plantation Point Subdivision, according to the map thereof recorded in Plat Book 5, Pages 270 and 271 of the Public Records of said county; run thence South $84^{\circ}-49'-43''$ West, along the Northerly line of said Plantation Point Subdivision, the same being the Southerly line of said Section 18 and the Southerly line of Lot 4 of the Subdivision of the Surher Tract, according to map thereof recorded in Deed Book 39, Page 289 of the Public Records of said county, a distance of 609.85 feet to a concrete monument found 20 feet, more or less, Easterly of the edge of marsh; thence continue South $84^{\circ}-49'-43''$ West, along said Northerly line of Plantation Point Subdivision and the Westerly prolongation thereof, a distance of 49.45 feet to an angle point in the Southerly line of said Lot 4; run thence North $85^{\circ}-21'-43''$ West, continuing along last mentioned Southerly line, a distance of 27.72 feet to the Southwesterly corner of said lot 4; run thence North $00^{\circ}-04'-28''$ West, along the Westerly line of said Lot 4, the same being to and along an Easterly line of said Florence Point Subdivision, a distance of 122.02 feet to an iron pipe found 9 feet, more or less, Northerly of the edge of marsh; thence continue North $00^{\circ}-04'-28''$ West, along last mentioned Easterly line, a distance of 1036.30 feet to the Point of Beginning.

The land thus described contains 19.38 acres, more or less.

EXHIBIT "C"

Conditions for R-98-026 (Harrison Cove, located on the west side of A1A between Florence Drive and Plantation Point Drive:

1. The area previously designated as commercial is to be replaced by a maximum of 37 townhouse units.
2. An undisturbed, natural buffer consisting of existing native vegetation of no less than 15 feet in width shall be required along the northerly and easterly boundaries of the townhouse development, i.e., alongside the right of way of SR 200 (A1A). This buffer is to be placed in an easement and kept in its existing natural state.
3. Approval of the PUD is conditioned to the acceptance of vertical elevations as visually and architecturally compatible. These elevations, when approved, are to be added to the development order issued for the PUD. Final construction plans submitted for the PUD must be compatible with the approved elevations designated as Exhibit "B-1" attached hereto.
4. The vegetative buffer along the portion of the right of way of SR 200 (A1A) that is adjacent to the subject property is to remain in its existing, natural state except for the entranceway to the PUD.
5. A six foot privacy fence shall be installed along the north and west sides of the property. In addition to the natural buffers shown on the submitted plan, a natural or landscaped buffer ten feet in width shall be required to screen the northeastern-most residential lot from the stabilized grass guest parking area.
6. The single family residential lots shall be restructured to permitted uses listed under the RS-2 district.
7. The residential portion shall utilize the following setbacks: the minimum front yard setback shall be 25 feet, except that it may be reduced to 15 feet where such reductions allow for the additional protection of hardwood trees 36" or larger. The minimum side yard is ten feet but may be reduced to five feet to allow for the additional protection of hardwood trees 36" or larger. Any such reductions shall be added to the opposite side yard so that the combined side yards shall be 20 feet. The minimum rear yard setback is ten feet. Favorable requests will be given for variance requests which are intended to save individual trees of significant size.
8. The townhouse lots shall be restricted to the permitted use of townhouses and no other use. The townhouse section shall utilize the following setbacks: all townhouses shall be at least 15 feet from the northerly and easterly property lines. They shall also be at least 15 feet from the edge of the right of way on the westerly and southerly boundaries of the townhouse development (see Exhibit "A-1", attached hereto). Minimum interior lots for

townhouses shall be zero feet. Minimum exterior lots shall be 20 feet. Favorable requests will be given for variance requests which are intended to save individual trees of significant size.

9. The development shall contain a foot path, via an easement, which may be located within the required open space area. The total of all open space areas in residential areas combined shall not be less than 3.87 acres.

EXHIBIT "D"

REQUIRED ADDITIONS TO THE DEVELOPMENT AGREEMENT FOR HARRISON COVE P.U.D.

Natural Buffer

An undisturbed natural buffer of no less than 15' shall be required along the easterly boundary of the development between the townhouse section and the right-of-way of SR 200 (A1A). This buffer shall continue across the northerly boundary of the development to the eastern property line of Lot 22 in the single-family section of the development.

Architecture

Final architectural plans for the townhouse element must be submitted with the final development plans. These plans should include full vertical architectural renderings of the townhouse element and must be consistent with all conditions required for the development.

Final architectural plans will be reviewed for consistency with the preliminary development plans by the County Planning and Zoning staff and are subject to their approval.

Roads

All roadways within the townhouse area of the proposed development shall remain private and be maintained through a property owners association.

Roadways in the single-family area of the proposed development may have the option to be turned over to the county for maintenance in the future.

Parking

The storage of boats, trailers, recreational vehicles, or other similar vehicles and equipment shall not be permitted in outdoor parking areas inside the development.

Guest parking for the townhouse section of the development shall be located on the north end of the townhouse section on a stabilized grass surface.

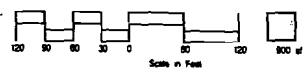
This parking surface must maintain a 15' undisturbed natural buffer from the northerly property line of the development and a 10' landscaped or undisturbed buffer from Lot 22 of the single-family section of the development.

Approval of the alternative parking surface (i.e. stabilized grass) must be obtained from the Director of Public Works prior to the submittal of the final development plans.

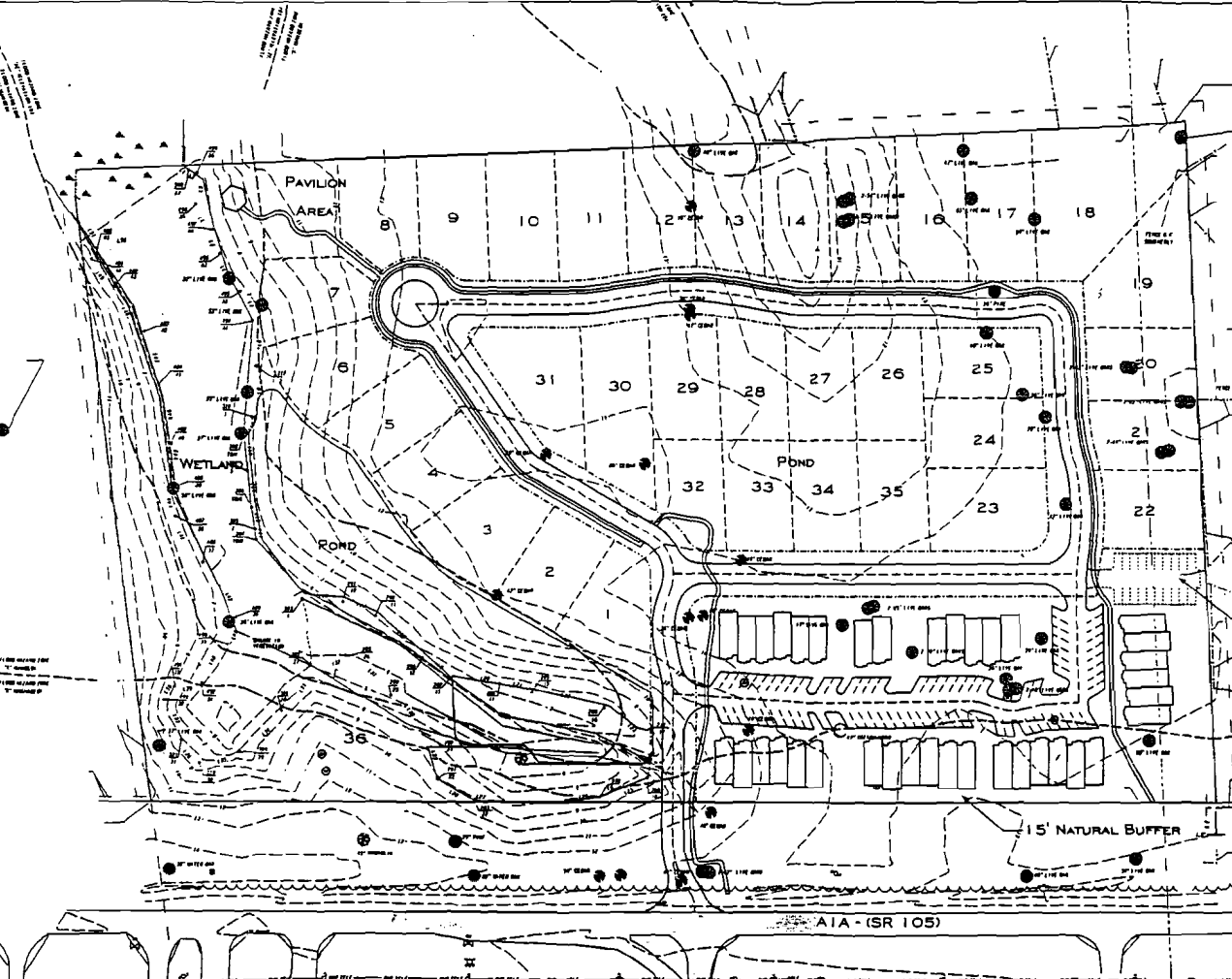
Dumpsters

Dumpster locations for the townhouse section must be located near the western (interior) border of the townhouse section and are not permitted on or near the easterly or northerly boundaries of the development.

EXHIBIT B



ENGINEER - McCRANIE & ASSOCIATES, INC.
 DEVELOPER - MORTON HOMES & LAND DEV., INC.



AREA CALCULATIONS			
		GROSS	NET
TOTAL	19.38 AC.		
RESIDENTIAL	8.62 AC.	44%	51%
TOWNHOUSE	3.09 AC.	16%	18%
OPEN SPACE	5.19 AC.	27%	31%
R/W	2.48 AC.	13%	
NET	16.90 AC.		

GUEST PARKING ON STABILIZED GRASS

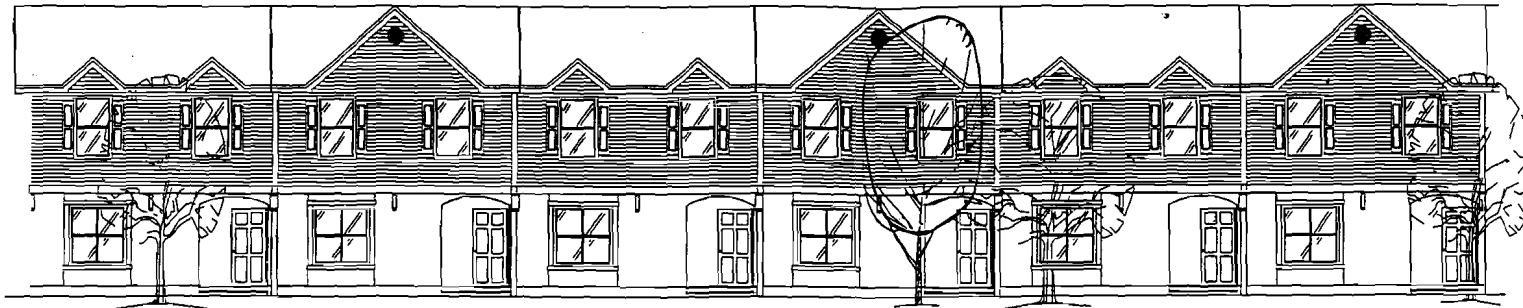
MAXIMUM # OF TOWNHOMES = 37
 MAXIMUM # OF LOTS = 36

<p>DATE: 11.28.87</p> <p>BY: [Signature]</p> <p>SCALE: AS SHOWN</p>	<p>McCrane & Associates, Inc. 23 SOUTH SHIPLEY - AMELIA ISLAND, FLORIDA 32034 LAND DEVELOPMENT - RESIDENT DESIGN - PLANNING</p>	<p>MORTON HOMES, INC.</p>	<p>HARRISON COVE PUD</p>	<p>PRELIMINARY DEVELOPMENT PLAN</p>	<p>Sheet No. PDP-1</p> <p>ISSUE DATE MARCH 30, 1989</p> <p>REGISTERED PROFESSIONAL 88064</p>
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JIFFY STORE PARK PLACE OF AMELIA SUMMER BEACH REALTY PETROFERM

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

EXHIBIT B-1



FRONT ELEVATION



REAR ELEVATION

NO.	DATE	DESCRIPTION
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30		

DESIGNER	D. McCORMACK
ARCHITECT	D. McCORMACK
DATE	10/1/99
SCALE	AS SHOWN
PROJECT NO.	99044

McCrane & Associates, Inc.
 83 SOUTH 32ND STREET - AUSTIN, TEXAS 78704
 LAND DEVELOPMENT • RESIDENTIAL DESIGN • PERMITS

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE.
 DRAWING IS REDUCED IF LESS THAN 8 1/2" x 34"

MORTON HOMES, INC.

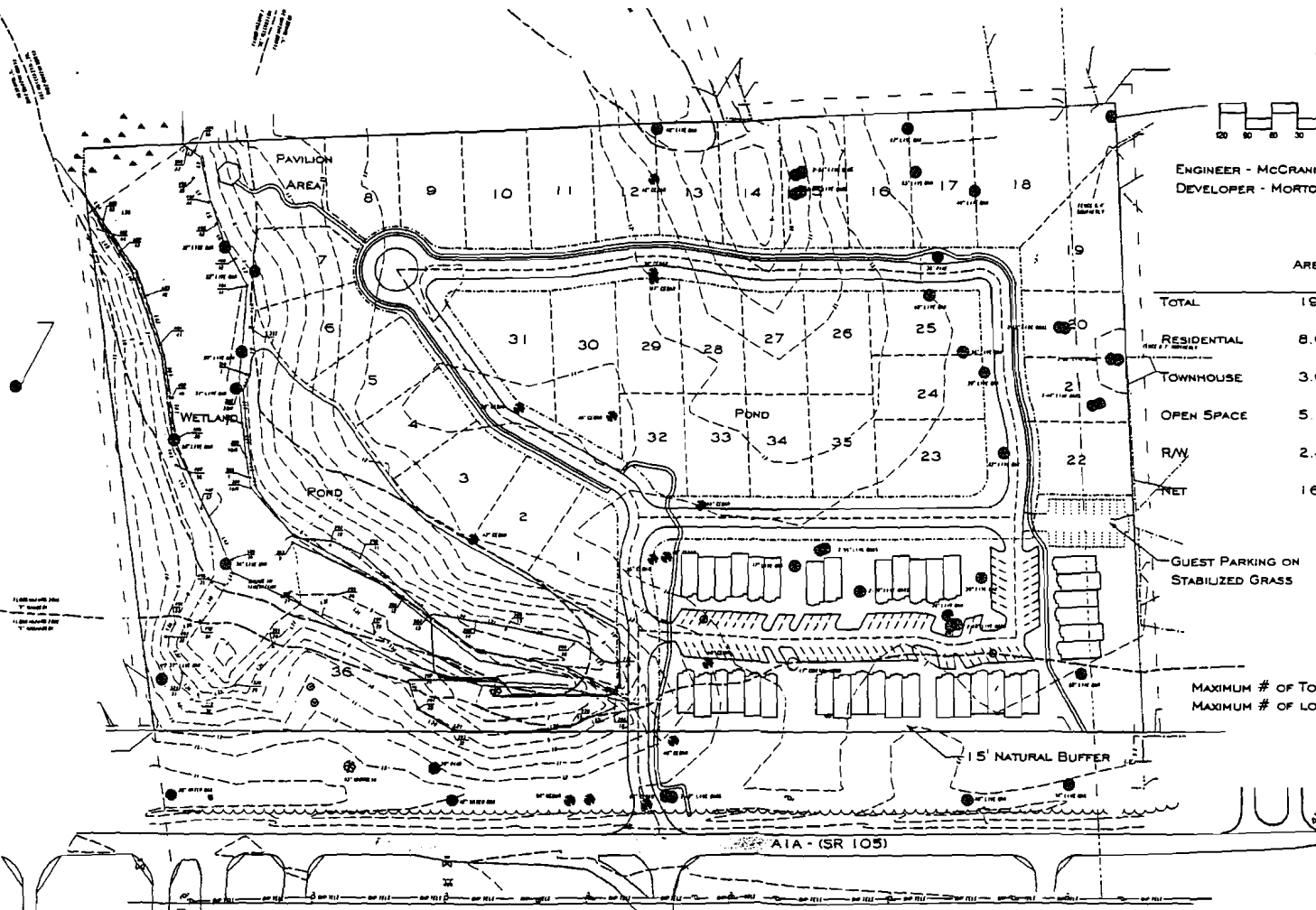
HARRISON COVE
PUD

TOWNHOME ELEVATIONS

REGISTERED PROFESSIONAL

Sheet No. **EL-1**
 of **1**
 Date: **March 30, 1999**
 Project No. **99044**

EXHIBIT A-1



ENGINEER - MCCRANIE & ASSOCIATES, INC.
 DEVELOPER - MORTON HOMES & LAND DEV., INC.

TOTAL	AREA CALCULATIONS	
	GROSS	NET
19.38 AC.		
RESIDENTIAL	8.62 AC.	44%
TOWNHOUSE	3.09 AC.	16%
OPEN SPACE	5.19 AC.	27%
RAW	2.48 AC.	13%
NET	16.90 AC.	

GUEST PARKING ON STABILIZED GRASS

MAXIMUM # OF TOWNHOMES = 37
 MAXIMUM # OF LOTS = 36

15' NATURAL BUFFER

AIA - (SR 105)

JIFFY STORE

PARK PLACE
OF AMELIA,

SUMMER
BEACH
REALTY

PETROFERM

SCALE:
PROJECT: HARRISON COVE
DRAWN BY: D. MCCRANIE
CHECKED BY: D. MCCRANIE
DATE: 10/20/99
SCALE: 1" = 300'

McCranie & Associates, Inc.
 25 SOUTH SHOREWAY, AMELIA ISLAND, FLORIDA 32034
 LAND DEVELOPMENT • ROADWAY DESIGN • PERMITTING

MORTON HOMES, INC.

HARRISON COVE
PUD

PRELIMINARY
DEVELOPMENT
PLAN

Sheet No.
PDP-1

Issue Date:
March 30, 1999

Prepared by:
D. McCranie

REGISTERED PROFESSIONAL ENGINEER

DO NOT SCALE THIS DRAWING. DIMENSIONS AND NOTES TAKE PRECEDENCE.
 DRAWING IS REDUCED IF LESS THAN 8 1/2" x 11"