

forth in Article 25 of Ordinance No. 97-19 of the County of Nassau.

NOW, THEREFORE BE IT ORDAINED this 22nd day of April 2002, by the Board of County Commissioners of Nassau County that the application for the amendment to the Planned Unit Development is hereby approved and the land described shall be rezoned as 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 "C". The Planned Unit Development is further subject to the requirements of Ordinance No. 97-19.

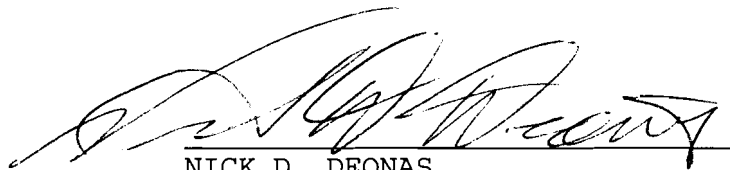
SECTION 2. Owner. The land re-zoned by this Ordinance is owned by Rayland Company, Inc., owners.

SECTION 3. Conditions. The conditions set forth as Exhibit "D" shall be made a part of this PUD, as recommended by staff, along with the conditions as set forth in Exhibit "E" submitted by the applicant, 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 22nd day of April, 2002.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



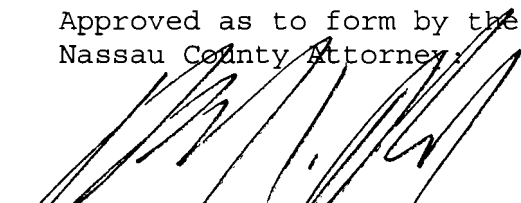
NICK D. DEONAS
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT "A"

EXHIBIT "A"

LEGAL DESCRIPTION FOR REZONING:
AMELIA NATIONAL UNIT ONE BOUNDARY

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 26, 27, 29 AND 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FLOOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4, OF SAID SECTION 27, AND RUN THENCE SOUTH 00°06'24" EAST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, OF SAID SECTION 27, A DISTANCE OF 1,320.39 FEET, TO A POINT, BEING THE NORTHWEST CORNER OF GOVERNMENT LOT 1, SECTION 29; RUN THENCE SOUTH 00°05'34" EAST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 1, AND THEN ALONG THE WESTERLY LINE OF GOVERNMENT LOT 2, ALL IN SECTION 29, A DISTANCE OF 1,799.48 FEET, TO A POINT; RUN THENCE NORTH 86°00'00" WEST, A DISTANCE OF 795.27 FEET, TO A POINT; RUN THENCE NORTH 81°00'00" WEST, A DISTANCE OF 1,800.00 FEET, TO A POINT; RUN THENCE NORTH 84°00'00" WEST, A DISTANCE OF 1,250.70 FEET, TO A POINT; RUN THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1,992.43 FEET, TO A POINT ON THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF A PROPOSED 150 FOOT RIGHT OF WAY, AS SHOWN ON A SKETCH BY PRIVETT AND ASSOCIATES, DATED DECEMBER 17, 1999, DRAWING No. B-3-309(B)-12-96; RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID PROPOSED 150 FOOT RIGHT OF WAY, THE FOLLOWING SEVEN(7) COURSES AND DISTANCES:

COURSE No. 1: NORTH 80°00'00" WEST, A DISTANCE OF 2,532.28 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY;

COURSE No. 2: THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 1,909.86 FEET, THROUGH A CENTRAL ANGLE OF 26°00'00" TO THE RIGHT, AND ARC DISTANCE OF 866.67 FEET, TO THE POINT OF TANGENCY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°00'00" WEST, 859.25 FEET;

COURSE No. 3: NORTH 54°00'00" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 550.61 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY;

COURSE No. 4: THENCE NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 954.93 FEET, THROUGH A CENTRAL ANGLE OF 52°00'00" TO THE RIGHT, AN ARC DISTANCE OF 866.67 FEET, TO THE POINT OF TANGENCY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°00'00" WEST, 837.23 FEET;

COURSE No. 5: NORTH 02°00'00" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,881.51 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY;

COURSE No. 6: THENCE NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE WESTERLY, AND HAVING A RADIUS OF 5,729.58 FEET, THROUGH A CENTRAL ANGLE OF 01°27'00" TO THE LEFT, AN ARC DISTANCE OF 145.00 FEET, TO THE POINT OF TANGENCY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°43'30" WEST, 145.00 FEET;

COURSE No. 7: NORTH 03°27'00" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 406.32 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN 25 FOOT WIDE UTILITY EASEMENT DESCRIBED IN THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 164, PAGE 580 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE, ALONG THE NORTHERLY LINE OF SAID 25 FOOT WIDE UTILITY EASEMENT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: NORTH 87°43'05" EAST, A DISTANCE OF 1,428.54 FEET, TO A POINT;

COURSE No. 2: NORTH 88°40'45" EAST, A DISTANCE OF 820.40 FEET, TO A POINT;

COURSE No. 3: NORTH 88°10'15" EAST, A DISTANCE OF 1,419.45 FEET, TO A POINT;

COURSE No. 4: NORTH 88°55'25" EAST, A DISTANCE OF 359.25 FEET, TO A POINT;

THENCE NORTH 53°00'00" EAST, DEPARTING FROM AFORESAID NORTHERLY EASEMENT LINE, A DISTANCE OF 813.17 FEET, TO A POINT; RUN THENCE NORTH 37°00'00" EAST, A

DISTANCE OF 354.32 FEET, TO A POINT; RUN THENCE NORTH 00°00'00" WEST, A DISTANCE OF 277.67 FEET, TO A POINT; RUN THENCE SOUTH 87°00'00" EAST, A DISTANCE OF 335.30 FEET, TO A POINT ON THE WESTERLY LINE OF NASSAU LAKES SUBDIVISION PHASE 1-B, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 72 AND 73 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE, ALONG THE WESTERLY AND SOUTHERLY BOUNDARY LINES OF SAID NASSAU LAKES SUBDIVISION PHASE 1-B, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
COURSE No. 1: SOUTH 18°07'47" EAST, A DISTANCE OF 498.06 FEET, TO A POINT;
COURSE No. 2: SOUTH 68°12'42" EAST, A DISTANCE OF 655.25 FEET, TO A POINT;
COURSE No. 3: NORTH 77°22'52" EAST, A DISTANCE OF 2,340.00 FEET, TO THE SOUTHWESTERLY CORNER OF TRACT "D", OF AFORESAID NASSAU LAKES SUBDIVISION PHASE 1-B; RUN THENCE NORTH 89°29'45" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "D", AND THEN ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 408, PAGE 89, A DISTANCE OF 649.80 FEET, TO THE SOUTHEASTERLY CORNER OF SAID LANDS, AND TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD No. 107, (A 66 FOOT PUBLIC ROAD RIGHT OF WAY, AS CURRENTLY ESTABLISHED); RUN THENCE SOUTH 04°32'33" EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD No. 107, A DISTANCE OF 577.44 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 4, SECTION 27, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 796, PAGE 1442; RUN THENCE SOUTH 89°39'09" WEST, ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 4, SECTION 27, A DISTANCE OF 935.49 FEET, TO THE NORTHWEST CORNER THEREOF, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 28,782,497 SQUARE FEET, OR 660.75 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION PREPARED BY:
A & J LAND SURVEYORS, INC.
DATED: February 28, 2002

EXHIBIT "B"

EXHIBIT "B"

LEGAL DESCRIPTION FOR REZONING
AMELIA NATIONAL UNIT TWO BOUNDARY

A PARCEL OF LAND BEING A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 28 EAST, AND RUN NORTH 89°35'23" EAST, ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 2,643.15 FEET, TO THE WESTERLY LINE OF GOVERNMENT LOT 4, OF SAID SECTION 29; RUN THENCE NORTH 00°05'34" WEST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 947.75 FEET, TO THE POINT OF BEGINNING.

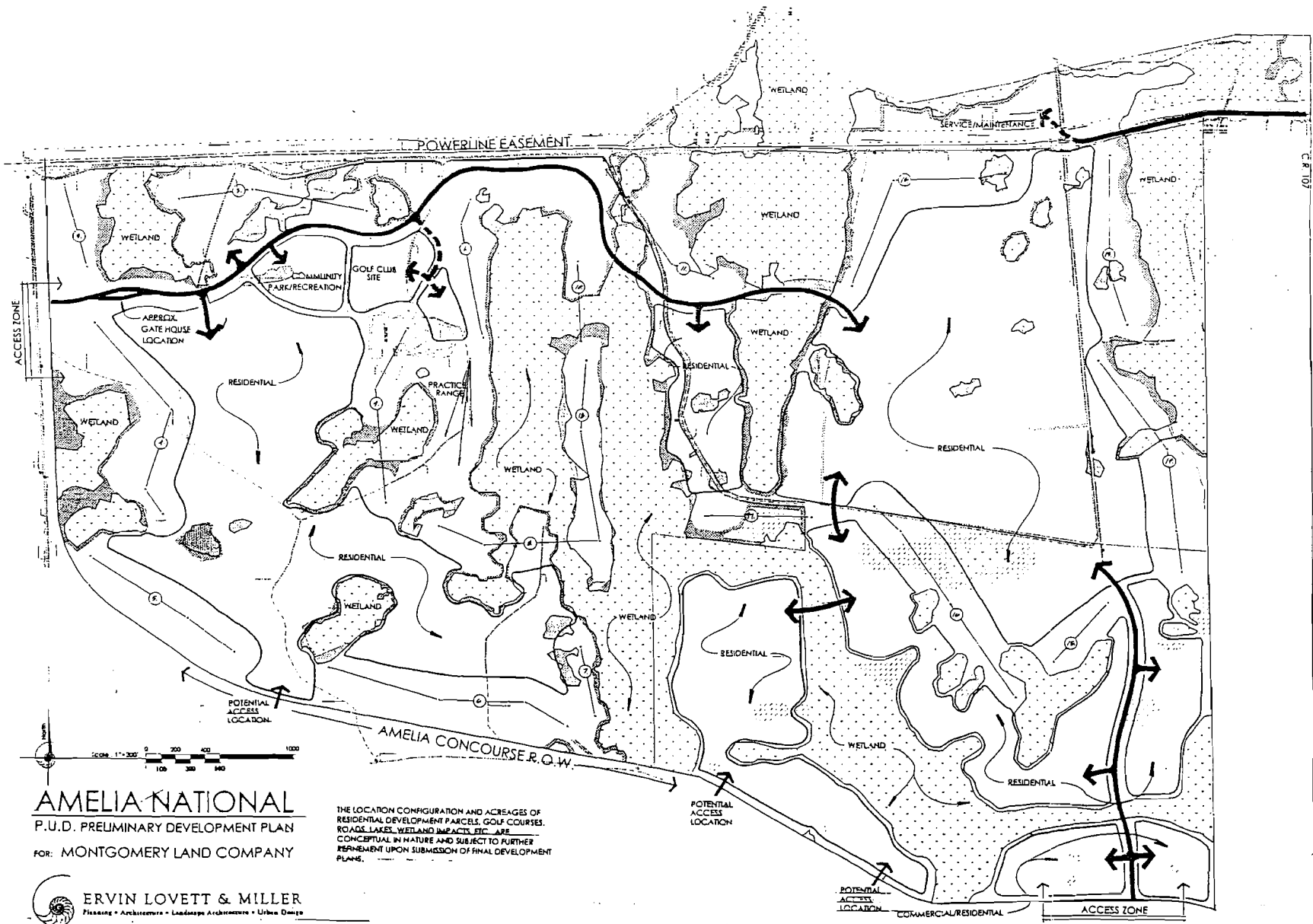
FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 00°05'34" WEST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, AND THEN ALONG THE WESTERLY LINE OF GOVERNMENT LOT 3, A DISTANCE OF 2,609.08 FEET, TO A POINT; RUN THENCE NORTH 86°00'00" WEST, A DISTANCE OF 795.27 FEET, TO A POINT; RUN THENCE NORTH 81°00'00" WEST, A DISTANCE OF 1,800.00 FEET, TO A POINT; RUN THENCE NORTH 84°00'00" WEST, A DISTANCE OF 1,250.70 FEET, TO A POINT; RUN THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1992.43 FEET, TO A POINT ON THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF A PROPOSED 150 FOOT RIGHT OF WAY, AS SHOWN ON SKETCH BY PRIVETT AND ASSOCIATES, DATED DECEMBER 17, 1999, DRAWING No. B-3-309(B)-12-96; RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID PROPOSED 150 FOOT RIGHT OF WAY, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No.1: THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 1,273.34 FEET, THROUGH A CENTRAL ANGLE OF 20°17'00" TO THE RIGHT, AN ARC DISTANCE OF 450.78 FEET, TO THE POINT OF TANGENCY, OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°51'30" EAST, 448.43 FEET;
COURSE No. 2: THENCE SOUTH 59°43'00" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,260.24 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;
COURSE No. 3: THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 1,050.00 FEET, THROUGH A CENTRAL ANGLE OF 31°34'37" TO THE LEFT, AN ARC DISTANCE OF 578.68 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°30'18" EAST, 571.38 FEET;
COURSE No. 4: THENCE NORTH 88°42'23" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,015.37 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;
COURSE No. 5: THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 1,200.00 FEET, THROUGH A CENTRAL ANGLE OF 19°00'26" TO THE RIGHT, AN ARC DISTANCE OF 398.09 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°47'24" EAST, 396.26 FEET;
COURSE No. 6: THENCE SOUTH 72°17'11" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 366.85 FEET, TO A POINT ON THE AFORESAID WESTERLY LINE OF SAID GOVERNMENT LOT 4, SECTION 29, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 9,373,307 SQUARE FEET, OR 215.18 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION PREPARED BY:
A & J LAND SURVEYORS, INC.
DATED: February 28, 2002

EXHIBIT "C"



AMELIA NATIONAL
 P.U.D. PRELIMINARY DEVELOPMENT PLAN
 FOR: MONTGOMERY LAND COMPANY

THE LOCATION CONFIGURATION AND ACRESAGES OF
 RESIDENTIAL DEVELOPMENT PARCELS, GOLF COURSES,
 ROADS, LAKES, WETLAND IMPACTS, ETC. ARE
 CONCEPTUAL IN NATURE AND SUBJECT TO FURTHER
 REFINEMENT UPON SUBMISSION OF FINAL DEVELOPMENT
 PLANS.

ERVIN LOVETT & MILLER
 Planning • Architecture • Landscape Architecture • Urban Design

EXHIBIT "D"
CONDITIONS

In accordance to the criteria specified in Section 25.05 (c) (1-6) of the Zoning Code, Planning and Zoning staff has made the following determinations and recommendations:

1. The proposed PUD is consistent with the surrounding low-medium density residential character of the surrounding area. The density for the proposed PUD would be approximately ~~68~~ .83 du/a. This is within the acceptable level of density for the FLUM classification of Residential, Medium Density, which allows up to 5 du/a.
2. Water and sewer be expanded to serve the general geographic impact area.
3. Of the total 674 acres of this proposed development, the preliminary plan shows 253.5 acres, or 37.5% of the total acreage to be dedicated as open space. Section 25.04(F)(1) requires all PUD's to have a minimum of twenty percent (20%) of their total gross acreage as common recreation and open space. The preliminary plan has exceeded this requirement. The applicants have stated that this open space will be maintained by a property owner's association to be established by the developer.
4. On-site recreational requirements may be applied off-site to increase acreage for the adjacent regional park.
5. Water and Sewer service will be provided by ~~United Water~~ JEA. The preliminary stormwater drainage plan presented has been found sufficient at this time.

6. Phases of development shown on the preliminary plan are feasible and reflect the compatibility to operate as an independent development.
7. The proposed Amelia National development will create a high-quality residential community that will strengthen the character of the surrounding area and promote positive growth in the O'Neal-Nassauville area of the county.
8. Amelia National development is compatible with and conforms with the requirements of the Nassau County Comprehensive Plan and should comply with Policies 1.02.05(B) and 1.08.07.
9. Lofton Square Boulevard - the following conditions shall apply to the construction of the western connection to the future alignment of the Lofton Square Boulevard:
 - a. The Developer shall work with the County and the other owners and developers whose properties are affected by Lofton Square Boulevard to support the research and development of a financing mechanism that will result in the design, permitting and construction of Lofton Square Boulevard as a public roadway on right-of-way owned by the County. The objectives of this effort are to effectuate a "fair share" mechanism for constructing the roadway with minimal impact on the county's general budget, and to achieve scheduling the improvement within the first three years of the

County's 2001 Five-year Work Plan. The County will assist in convening the other parties related to Lofton Square Boulevard, as well as owners of larger property located along County Road 107 that may benefit from the construction of Lofton Square Boulevard. The County will make the services of its current legal and financial consultants available to undertake the necessary studies to support establishment of the financing mechanism, with the costs of this consultation being included in the proceeds from the funding mechanism. The Applicant agrees to participate in an MSBU to be formed for the extension of Lofton Square Boulevard and to pay its fair share of the assessment.

- b. If condition 2.a does not result in the construction of Lofton Square Boulevard prior to the issuance of the 350th residential Certificate of Occupancy in Amelia National, the developer shall have the option of extending Lofton Square Boulevard southward to the western entrance of Amelia National. In the event that the segment of Lofton Square Boulevard between 1) SR A1A and the entrance to North Hampton and/or 2) the entrance to North Hampton and the entrance to Flora Parke have not been constructed by this time, the developer will construct the respective segments as may be needed.

10. All necessary rights of way adjacent to the length of the PUD shall be improved in accordance with Nassau County standards; the developer shall be responsible for all improvements to the extension of Amelia Concourse to the southeasterly boundary as it fronts said roadway if an Municipal Service Benefit Unit (MSBU) has not been initiated at the time of construction; the developer has agreed to join with other developers in the area to build the Amelia Concourse that would join the North Hampton and Lofton Pointe PUD's with CR 107 creating an alternate traffic route to relieve some traffic from A1A across the span between CR 107 and Chester Road; the proposal is to create an MSBU or some other financial vehicle; if the MSBU is not done the developer has the flexibility to extend the road from where it now terminates at North Hampton down to the initial entrance and as long as the developer has met traffic concurrency for the first phase; and over a period of time before commencing the later phases the developer shall provide a secondary ingress/egress point.

EXHIBIT E

ADDITIONAL PUD CONDITIONS
SUBMITTED BY APPLICANT

Nassau County's Zoning Ordinance requires that proposed PUD rezoning Ordinance enumerate conditions that assure that certain requirements attendant to execution of the Ordinance will be met. The following is a proposed set of conditions that the Applicant is committing to meet in response to the County's requirements. It is anticipated that these conditions will be converted into an exhibit that is attached to the PUD Ordinance.

- A. Ownership and Maintenance: The Amelia National PUD and related facilities, other than individual residential lots or commercial parcels, will be owned, maintained and operated as follows:
1. The golf course, club and associated facilities will be owned, operated and maintained by the developer or its assignee.
 2. Any common areas associated with the residential and commercial properties, including common preservation areas, amenities, landscape areas, signage, etc., will be managed by a homeowner's or property owner's association to be established by the developer through deed restrictions.
 3. The roadways and stormwater management facilities will remain private and will be maintained and operated by the developer or the homeowner's or property owner's association as established by the developer.
 4. Ownership, maintenance and operation of the water, sewer, electrical, telephone and other service utilities will be the responsibility of the respective franchise companies serving the area.
- B. Permitted Uses: The following uses are permitted as illustrated on the Preliminary Development Plan.
1. Up to ~~460~~ a combined total of 749 single-family residences, patio homes or townhouse homes in areas designated as residential use on the Preliminary Development Plan.

2. Up to 20,000 square feet of Office/Commercial use to be controlled by Article 15: Commercial Neighborhood: CN of the Nassau County Zoning Ordinance.
3. A maintenance/service facility that may include a storage area for resident's boats and recreational vehicles.
4. An eighteen-hole golf course and associated driving range, cart barn, and other support facilities.
5. A Golf Clubhouse facility with food and beverage services.
6. A Social Club facility including pool, tennis, children's playground and playfield and similar community recreational uses.
- ~~7. A general community recreational facility, including a multi purpose playfield and children's playground.~~

C. Temporary Uses: The following temporary uses are permitted:

1. A temporary sales office for the sale of lots, houses, commercial properties, and club memberships will be permitted within Phase I at or near each entrance to the site until all of the residential lots are sold.
2. Temporary construction trailers as needed to support the construction process for the various uses. All trailers shall be removed within thirty days of the completion of the permanent structures and facilities.
3. A temporary golf clubhouse and golf cart storage facility, which shall be removed upon completion of the permanent club.
4. Up to two temporary "mid-way" comfort facilities for the golf club which shall be removed upon completion of the permanent club and mid-way facilities. Port-O-Lets can be used if screened from view of neighboring homes with six (6) foot fencing.
5. These temporary facilities may utilize septic tanks and/or pump-out sewerage storage tanks as approved by the County Health Department, and temporary overhead electrical service.

D. Silvicultural Uses: The property may continue to be used for Silviculture activity until such time as construction commences on specific portions of the site and any portions

not subject to construction or other encumbrances may continue to be used for Silviculture subject to application of "best management practices" including controlled burning as approved by the Florida Forestry Division.

E. Access and Circulation:

1. Access: There shall be two primary entrances on the Amelia Concourse, a golf maintenance entrance on CR-107, and possible future additional accesses to the site as determined to be beneficial to the development and approved by Nassau County staff. Access Zones are shown on the Preliminary Development Plan to enable flexibility to align the entrances with surrounding constraints. The Preliminary Development Plan shows all access locations and is described as follows: a ~~service entrance, a temporary construction entrance, and an emergency entrance to the project as depicted on the Preliminary Development Plan and described as follows:~~

- a. Primary entrances: The initial primary entrance will be from ~~CR-107~~ the west end of the project onto the Amelia Concourse with a second primary entrance to be provided ~~from the future extension of Lofton Square Boulevard, subject to the conditions provided in E.2. below~~ at the southeastern corner of the project on to the Amelia Concourse, as shown on the Preliminary Development Plan.
- b. A golf Maintenance/Service Entrance: A golf maintenance/service access will be provided from CR-107 at the power line.
- c. Temporary Construction Entrance: Prior to the construction of Lofton Square Boulevard, the existing forest road within the right-of-way which has been established for Lofton Square Boulevard may be utilized as a temporary access road to support construction, providing that there are no conflicts with the Lofton Square Boulevard construction process.
- d. Emergency Entrance: An emergency access drive may be provided from the future Lofton Square Boulevard as shown on the Preliminary Development Plan.

F. Development Standards: The development shall be subject to the following standards:

1. Accessory Structures: Per Article 27.16 of the Zoning Code.
2. Minimum Lot Requirements:
 - a. Minimum lot width: Fifty-five (55) feet for single family units, thirty-five (35) feet for patio units, and twenty-five (25) feet for townhouse units.
 - b. Minimum lot area: Six thousand eight hundred (6,800) square feet for single family units, three thousand five hundred (3,500) square feet for patio units, two thousand five hundred (2,500) square feet for townhouse units.
3. Minimum Yard Requirements:
 - a. Front Yard: ~~Twenty-five (25)~~ (20) feet.
 - b. Side yards: Five (5) feet for single family lots eighty (80) feet wide and less and Seven and one-half (7.5) feet for single family houses lots larger than eighty (80) feet in width; a total of seven and one-half (7.5) feet for patio units with one side yard being allowed to be zero feet; Ten feet for the end units of townhouse sets.
 - c. Rear yard: Ten (10) feet.
 - d. All yards shall be measured from the finished face of the exterior foundation wall.
4. Building Restrictions:
 - a. Maximum building height: Thirty-five (35) feet for residential and Forty five (45) feet for clubhouse and social club facilities, as measured to the cornice line to average roofline elevation.
 - b. Maximum lot coverage: Forty (40) percent for single family houses; sixty (60) percent for patio units; seventy (70) percent for townhouse units.
5. Signage: Project identification signs that may also identify the golf club, not to exceed 150 square feet on each face may be installed at the ~~CR-107 and the Lofton Square Boulevard project entrances~~ two primary signage locations on the Amelia Concourse. A service entry sign not to exceed 50 square feet on each face may be installed at the service entrance on CR-107.

~~The emergency entrance on Lofton Square Boulevard, if constructed, shall have a directional sign prohibiting normal use of the entrance not to exceed 10 square feet.~~ Within the project, signs identifying each club, recreational facility and residential area may be installed not to exceed 50 square feet each. All project signs shall be designed as ground-mounted signs or integrated into or mounted on the landscape features such as walls and fences. All lighting of signs shall be ground-mounted units projecting onto the sign. Business identification signs for the office/commercial site will conform to the County code.

6. Landscaping and Buffers: The office/commercial site ~~and the maintenance/service site~~ shall be buffered from adjacent properties by an opaque wall at least six feet in height and by a landscape planting area at least ten feet deep. The golf maintenance/service site shall be buffered with landscape planting at least ten feet in width.
7. Off-street parking and loading: All off-street parking and loading requirements in Article 29 of Nassau County's zoning ordinance shall apply for the commercial and club uses.
- G. Construction Standards: All streets, sidewalks, sewer facilities, utilities and drainage shall be constructed according to the requirements of the Nassau County Subdivision Regulations. Sidewalks may meander to compliment landscaped and hardscaped areas.
- H. Utilities: All sewer, water, electrical, telephone, and cable distribution and collection lines will be constructed underground where possible, unless stated otherwise. Above ground utility elements such as transformers and switching boxes will be screened and/or landscaped. Above grade electrical, telephone and cable lines may be used to serve the maintenance and service facility so long as they parallel the existing transmission line. All utilities shall be provided in accordance with the rules and regulations established by the appropriate governmental agency. Ownership, maintenance and operation of the water, sewer, electrical, telephone and other service utilities will be the responsibility of the respective franchises companies serving the area. The existing power transmission line and easements which traverse the property and their future use are under the control of the respective holders of the easements and not the developer.

- I. Open Spaces: The area depicted as "open spaces", including but not limited to the golf course, wetland preservation areas, wetland mitigation areas and recreational amenities, on the Preliminary Development Plan shall be permitted to be used for passive and active recreational activities. Multi-purpose trails and walkways may be constructed in and through these areas subject to applicable wetlands and other permits. The exact boundaries of all such areas shall be established on the Final Development Plans for each phase or increment of development.
- J. Community Recreational Amenity: Prior to the issuance of the certificate of occupancy on the 150th residential unit, the developer shall provide a community recreational site that includes an open play field, children's play structure, benches, and picnic facilities. The sidewalks on the street(s) abutting this facility shall be on the same side of the street as the facility. The location of this facility shall be established on a Final Development Plan. Upon agreement between the County and the Developer, the Developer shall have the option of fulfilling this requirement by contributing like kind value for land area and facilities at the County's regional park located to the south of Amelia National. This provision and the other recreational club facilities in Amelia National shall fulfill the County's recreational concurrency requirements.
- K. Sidewalks and Trails: Multi-purpose sidewalks and trails ~~shall~~ may be provided to link the residential areas with the club and recreational facilities.
- L. Streetlights: Streetlights shall be provided on each street in the residential areas.
- M. Stormwater Management Facilities: All stormwater management facilities shall be permitted by and constructed to the standards of the St. Johns River Water Management District whereby fences are not required, and shall be conveyed to the homeowner's/property owner's association which shall have responsibility for maintenance and insurance.
- N. Wetlands and Wetland Buffers: A professional analysis of the wetlands on the property has been undertaken based on the St. Johns River Water Management District (SJRWMD) criteria, and the wetland lines based on that analysis have been flagged and surveyed. In addition, the wetland areas that are generally defined on the County's Future Land Use Map have been indicated. The wetlands on the site will be managed subject to an Environmental Resource Permit from the SJRWMD and Individual Permit from the US Army Corps of Engineers. These permits will utilize on-site wetland creation, enhancement and buffering to mitigate all impacts

associated with the development such that there will be a net increase in wetland areas and improvement of wetland functions on the site. Existing and created wetlands that correspond to FLUM wetlands will be protected by an upland buffer as required by the current Nassau County requirements at the time of construction plan approval.~~that has an average width of fifty (50) feet and minimum width of twenty five (25).~~ All other wetlands on the site will be buffered pursuant to specific permit requirements of the St. Johns River Water Management District. All wetland areas and buffers shall be identified on the Final Development Plan(s).