

RESOLUTION 86- 30

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA, AMENDING RESOLUTION 86-18  
WHICH SET FORTH THE APPROVAL FOR DEVELOPMENT OF  
PLANTATION PARK, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, on the 19th day of November, 1985, the Board of County Commissioners of Nassau County, Florida, passed and adopted Resolution 86-18 wherein they granted the application for development approval of PLANTATION PARK subject to certain conditions, and

WHEREAS, Board of County Commissioners, in approving Resolution 86-18, stated that any errors or omission discovered, after review of said resolution, would be immediately corrected and forwarded to the State, and

WHEREAS, PLANTATION PARK as proposed in the ADA is a planned community located on approximately 83 acres in the unincorporated area of Nassau County consisting of commercial, office and/or life care, and residential uses and related recreational uses; and

WHEREAS, the Board of County Commissioners, after consulting with Florida Department of Community Affairs, has agreed to amend Resolution 86-18 to provide for clarifications, and

WHEREAS, the Board of County Commissioners, at a duly held meeting in its' chambers, has considered the clarifications.

NOW THEREFORE BE IT RESOLVED THAT:

The Board of County Commissioners of Nassau County Florida, hereby amends Resolution 86-18 as follows:

1. Add Paragraph 23 to read as follows:

23. This development order shall remain, effective for a period of fifteen (15) years from the date of the development order and shall terminate on that date unless the

applicant has requested and received amendment to the development order including this termination clause.

2. Add Paragraph 24 to read as follows:

24. Nassau County will not downzone or reduce the unit densities or intensity of this development during the effective life of this development order provided that the applicant complies with the requirements of the County's PUD ordinance pertaining to commencement of development within one year of the effective date and unless Nassau County can demonstrate that substantial changes have taken place.

3. Add Paragraph 1.7 to read as follows:

1.7 Off-Street parking area shall be landscaped, having a minimum of 100 sq. ft. island landscaped with shade trees and to utilize natural vegetation to the extent possible, for every 15 spaces.

4. Paragraph 2.0 is hereby amended by adding the following sentence:

2.0 Should exceedences of CO standards occur, the applicant shall identify and commit to appropriate mitigative measures to bring CO levels below state and federal standards.

5. Paragraph 11.5 is hereby amended to read as follows:

11.5 During the development phase specified below, or when determined by Nassau County that level of service "C" has been exceeded on Amelia Island Parkway, the developer shall pay a proportionate share of widening the following segments to four lanes:

Phase I - Amelia Island Parkway from CR 105A (at Chrysler Dealership) to 14th Street.

Phase II- Amelia Island Parkway from SR AIA (105) to CR 105 A (at the Chrysler Dealership).

- Amelia Island Parkway from 14th Street to SR AIA (200).

6. Paragraph 11.0 TRANSPORTATION is hereby amended to add 11.12:

11.12: It is the County's intent and condition of the Development Order approval that the Level of Service "D" during peak season be maintained on the segments of AIA from Burney Road north to Fletcher Avenue (Halls Corner) and from Halls Corner to Amelia Island Parkway), including intersections therein, impacted by the development. The County Engineer shall report to the County Commission each year as to the traffic status of the above segments including a projection of when level "D" is expected to be exceeded on the segments. If the County Engineer, after consultation with NEFRPC and FDOT, determines that:

(1). The annual traffic reports required pursuant to this Development Order indicate that this standard will be exceeded during the next reporting period;

(2). Plantation Park will utilize 10% or more of peak season Level of Service "D" service volume;

(3). If the construction of AIA or intersection improvements needed to preserve the above Level of Service will not be begun that reporting period and completed prior to completion of the next phase of development of Plantation Park, then a substantial deviation will have occurred and the development will undergo further DRI review. All development underway at such point in time may proceed during this process. If the County adopts an impact fee program for roadway improvements, this clause of the development order shall cease to apply.

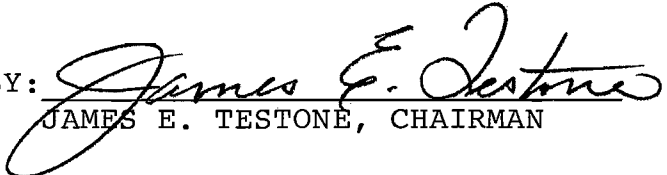
7. Paragraph 11.9 "The applicants proportionate share of road improvement costs shall be based on the percentage of applicant generated traffic using such improvements" is hereby amended to read as follows:

11.9 The applicant's proportionate share of road improvement costs shall be based on the percentage of the total applicant generated traffic calculated based upon planned build-out using such improvements. The applicant's proportionate share contribution shall be used for the purpose of constructing the road improvement in the area of and necessitated by Plantation Park.

PASSED and adopted this 19th day of December, 1985.

THE BOARD OF COUNTY COMMISSIONERS  
OF NASSAU COUNTY, FLORIDA

BY:

  
JAMES E. TESTONE, CHAIRMAN

ATTEST:

BY:

  
T.J. GREESON

Its: Ex-Officio Clerk