

DEC 3 1996

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OFFICIAL RECORDS

RESOLUTION 96- 220

PLANTATION PARK CONSOLIDATED DEVELOPMENT ORDER: A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, AMENDING RESOLUTION 96-01, WHICH AMENDED AND CONSOLIDATED ORDINANCE 86-18 AND ORDINANCE 86-30 APPROVING THE APPLICATION FOR DEVELOPMENT APPROVAL OF THE PLANTATION PARK DEVELOPMENT OF REGIONAL IMPACT, AND CONSOLIDATING FURTHER AMENDMENTS TO 96-01, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, Plantation Park was zoned as a Planned Unit Development (herein after referred to as PUD) pursuant to Ordinance 84-6 adopted on April 30, 1984, and extended on June 11, 1985, by the Board of County Commissioners of Nassau County; and

WHEREAS, on the 19th Day of November, 1985, the Board of County Commissioners of Nassau County did adopt Ordinance 86-3 amending Ordinance 84-6; and

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 (hereinafter referred to as ADA) of the PLANTATION PARK Development of Regional Impact (hereinafter referred to as DRI) subject to certain conditions; and

WHEREAS, on the 19th Day of December, 1985, the Board of County Commissioners of Nassau County, Florida, passed and adopted Resolution 86-30, wherein they amended Resolution 86-18 to provide certain clarifications; and

WHEREAS, on the 8th Day of January, 1996, the Board of County Commissioners of Nassau County, Florida, passed and adopted Resolution 96-01, wherein they amended Resolution 86-18 and consolidated all amendments into a single ordinance; and

A CERTIFIED TRUE COPY

*J. J. Harrison, Clerk by Bradley, Jr.*  
EX-OFFICIO, Clerk to the Board of County Comm.,  
Nassau County, Florida

WHEREAS, on the Thirtieth Day of August, 1996, the Applicant submitted to Nassau County a Notification Of Proposed Change (hereinafter referred to as 1996 NOPC) to Resolution 96-01, in accordance with Section 380.06, Florida Statutes; and

WHEREAS, pursuant to Section 380.06(11) and (19)(f), Florida Statutes, Notices of Public Hearing on the ADA and the 1996 NOPC were duly provided to the Florida Department of Community Affairs (hereinafter referred to as DCA), the Northeast Florida Regional Planning Council (hereinafter referred to as NEFRPC), and other persons designated by DCA rules; and notice was otherwise given according to local zoning procedures; and

WHEREAS, the Nassau County Planning Commission has reviewed the 1996 NOPC, has considered the recommendations of staff and NEFRPC, has held a public hearing on October 1, 1996, has determined that the proposed changes does not constitute a substantial deviation, and has recommended approval to the Board; and

WHEREAS, pursuant to Sections 380.031 and 380.06, Florida Statutes, the Board of County Commissioners of Nassau County, (hereinafter referred to as the Board) is the local government having jurisdiction over and is authorized and required by law to consider the Plantation Park DRI/ADA; and

WHEREAS, the Board held public hearings on the ADA and the 1996 NOPC on October 28, 1996 at which all parties were afforded the opportunity to present evidence and argument on all issues , and any member of the general public requesting to do so was given an opportunity to present written or oral communications; and

WHEREAS, the Board fully considered the 1996 NOPC, the recommendations of staff and NEFRPC, the report of the Planning Commission, and the evidence of record presented at the public hearings, and was otherwise fully advised in the premises.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, THAT SAID BOARD MAKES THE FOLLOWING CONSOLIDATED FINDINGS OF FACT:

1. A Notice of Public Hearing of the proceedings related to the adoption of Resolution 96-01 was duly published in the Fernandina Beach News Leader, a newspaper of general circulation in Nassau County, Florida, pursuant to Section 380.06(11), Florida Statutes, and proof of such publication was duly filed on these proceedings.

2. The legal description of the property comprising Plantation Park is incorporated herein as Attachment "B".

3. Upon consideration of all matters prescribed in Section 380.06(14) Florida Statutes, the Nassau County Comprehensive Zoning Code, and other applicable provisions of local and state law, the Planning Commission has determined that, as conditioned by the recommendations for Plantation Park DRI described in the ADA, it:

- a. Is not located in an area of critical state concern;
- b. Does not interfere with the achievement of the objectives of any adopted State land development plan applicable to the area;
- c. Is consistent with local land development land regulations;

d. Adequately addresses the concerns of regional impact stated in the report and recommendations of the Northeast Florida Regional Planning Council dated September 13, 1985, on file in these proceedings and is consistent with that report;

e. Is consistent with the State comprehensive Plan; and

f. The granting of the Development Order will not adversely affect the public safety and welfare, provided the conditions contained herein are adhered to.

4. The proceedings herein have been conducted in compliance with the provisions of Chapter 380, Florida Statutes; and all conditions precedent to the granting of development approval as required by Chapter 380, Florida Statutes, have occurred.

5. The Plantation Park DRI, as amended, development is not located in an area of critical state concern designated pursuant to the provisions of Section 380.05, Florida Statutes.

6. The Plantation Park DRI, as amended, does not unreasonably interfere with the achievement of the objectives of any adopted state land Development Plan applicable to the area.

7. The proposed Plantation Park, as amended, when developed in accordance with the conditions imposed by these consolidated recommendations, is consistent with the Nassau County Comprehensive Plan, subdivision regulations, and local land development regulations.

8. The Plantation Park DRI, as amended, is in all material and relevant aspects consistent with the 1985 report and recommendations of the NEFRPC submitted pursuant to Section 380.06(11), Florida Statutes.

9. The Plantation Park DRI, as amended, is consistent with the State Comprehensive Plan.

10. The amendment for Plantation Park proposed in the 1996 NOPC is hereby approved subject to the Master Plan and tables as illustrated in Attachment "A" and to the general and special conditions of development contained in Attachment "C" which is made a part hereof by this reference.

11. This resolution constitutes the consolidated Development Order pursuant to Section 380.06, Florida Statutes, for the Plantation Park DRI. The ADA and supplemental information and 1996 NOPC filed by the Applicant are incorporated herein by reference as they apply to the Plantation Park DRI, and the development of Plantation Park shall be carried out substantially in conformance with the ADA and 1995 NOPC as applicable to it. Should the ADA or 1996 NOPC contain any terms or conditions inconsistent herewith, the terms of this resolution and the attachment(s) incorporated by reference shall prevail.

12. The proposed changes to the Development Order in the 1996 NOPC do not constitute a substantial deviation as defined by Florida Statutes, Section 380.06(19).

13. The prior amendment to this Development Order is consolidated herein by notations as follows: Resolution 86-30 (hereinafter referred to as 86-30). The latest amended language is noted as: (1996-1).

14. The Zoning Director or his successor is designated as the local official responsible for receiving and monitoring the annual reports. The provisions of Florida Statutes, Section 380.06(18) shall apply to this Development Order and the local official designated to monitor the annual reports.

15. The Development Order shall take effect upon adoption and shall remain in effect until the date of buildout.

16. Definitions contained in Chapter 380, Florida Statutes, shall control in the construction of this Development Order.

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OFFICIAL RECORDS

17. The obligations of this Development Order shall run with the land. All terms and provisions of this order, and of the ADA and supplemental information and the 1996 NOPC information incorporated by reference shall be binding upon the Applicant, as the current Developer of Plantation Park, and any Developer or Developers (herein after referred to as "Developer") who subsequently engage in development of Plantation Park, during the period of its development activity, and their assignees or successors in interest. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created and designated as successor in interest to , or which otherwise possesses any of the powers and duties of any referenced governmental agency in existence on the effective date of this Development Order.

18. Unless otherwise specifically provided in Attachment "C", any further changes proposed by the Developer to the ADA, as amended herein, shall be submitted to the Board for a determination if such change constitutes a substantial deviation pursuant to Section 380.06(19), Florida Statutes. In addition, a copy of any proposed changes shall be provided by the Applicant to the NEFRPC.

19. Pursuant to Section 380.06(19), Florida Statutes, and Rule 9J-2.025(7), Florida Administrative Code, the Developer shall provide an annual monitoring report relating to its activities to the Zoning Director, the NEFRPC, and the DCA, no later than January 15 each year until buildout, commencing January 15, 1987. The annual report shall contain the following information:

- a. A description of any changes made in the proposed plan of development, phasing, or in the representations contained in the Application for Development Approval since the DRI received approval, and any actions (substantial deviation or non-substantial deviation determinations) taken by local government to address these changes.
- b. A summary comparison of development activity proposed and actually conducted during the preceding calendar year, and projected for the ensuing calendar year, to include: site improvements, number of dwelling units constructed by type, and gross floor area constructed by land use type and location, with appropriate maps.
- c. An identification by location, size, and buyer of any undeveloped tracts of land in the development that have been sold to a separate entity or Developer, with map(s) which show the parcel(s)/ sub parcel(s) involved.
- d. A description of any lands purchased or optioned by the Developer within 1/2 mile of the original DRI site subsequent to issuance of the Development Order. Identify such land, its use and its intended use on a site plan and map.
- e. A listing of any substantial local, state and federal permits which have been obtained, applied for or denied during this period. Specify the agency, type of permit, parcel, location(s) and activity for each.
- f. The number of school children, by grade, enrolled in County schools.
- g. The energy conservation measures which have been implemented in the preceding calendar year, as contained in energy-related Developer Commitments and Conditions to their Development Order.

h. A map locating all wells within the project used for irrigation in the preceding year and listing the wells by depth, size, pump capacity and estimated withdrawals by gallons per day and gallons per year.

i. Traffic reports [which shall be submitted to the Florida Department of Transportation (FDOT) District Office in Lake City in addition to the NEFRPC, DCA and the County] commencing January 15, 1988, shall provide the following information:

(1) The data and maps required in a. and b. above.

(2) Traffic counts, a.m. and p.m., peak hour turning movements where applicable, and levels of service, actual for the past calendar year and projected for the ensuing calendar year, for the primary impact area roads and intersections as depicted on Map J-2 in the ADA. The following intersections shall also be included:

- Burney Road/Plantation Park's internal road system, including entrances to Plantation Park and Amelia Island Plantation.

Actual FDOT traffic counts shall be used where possible. If actual FDOT counts are not available for a particular road, the Developer shall retain, at his expense, a traffic engineering firm to collect the necessary counts. The traffic engineering firm must be acceptable to Nassau County and FDOT. FDOT seasonal adjustment factors shall be used when adjusting traffic counts.

(3) A discussion of actual and projected traffic volumes using public roads and intersections of the internal road system with public roads, in terms of the percentage relationship of Plantation Park traffic with non-project traffic. The methodology used to project future traffic and to determine traffic percentages shall be described.



(4) A description of new and/or improved roadways, traffic control

devices or other transportation facility improvement to be constructed or provided by the Developer or governmental entity to adequately accommodate the total existing anticipated traffic demands.

(5) A schedule for implementing the traffic improvements described

above.

(6) At its option, the Developer may incorporate this traffic report with

similar reports it prepares on other adjacent or nearby projects. (1996)

j. Provide a statement certifying that the NEFRPC, DCA and the County

Zoning Director and all affected agencies have been sent copies of the annual report in conformance with Subsections 380.06(18), Florida Statutes.

k. In the event the County adopts an Impact Fee Ordinance for the purpose of

funding public improvements which the Developer is otherwise required in whole or in part to fund or construct under terms and conditions contained herein, then under those conditions, the Developer's compliance with the impact fee ordinance shall be deemed to relieve the Developer of the obligations contained herein to fund or construct those same public improvements.

20. This Development Order shall not be interpreted to prevent the County from subsequently adopting impact fee ordinances nor shall this order be interpreted to exempt the Developer from payment of any such impact fees that otherwise would be applicable to Plantation Park. The Developer shall, however, receive a credit against any such adopted or negotiated impact fees equal to the fair market value of all money and other resources contributed or required improvements installed by the Developer including but not limited to monetary

contributions toward traffic improvements, recreational facilities, beach access acquisition funds and the cost of traffic and public safety facilities installed or constructed by Developer.

21. In the event that there is more than one Developer of Plantation Park at any time, each Developer shall be responsible for compliance with any commitments, conditions or stipulations applicable to the land it is developing and to the impacts generated by the improvements constructed thereon. As provided in Section 380.11, Florida Statutes, the County may enforce the provisions of the Development Order by any legal means including an action for injunctive relief to halt development by any Developer not complying with the terms hereof.

22. The master land use plan for the development is acknowledged to be conceptual in nature setting forth the maximum number of dwelling units and square feet to be developed, and the approximate acreage allocated to various residential and non-residential use. The Developers shall have the right, without further review by the County, to increase or decrease the number of square feet or units in a parcel or the acreage of any such parcel by not more than five percent (5%), provided the total number of units or square feet in the entire area encompassed by this Development of Regional Impact may not exceed the presently approved total.

23. In the event that any portion or section of this Development Order is determined to be invalid by a court of competent jurisdiction, the remaining portions or sections of this Development Order shall remain in full force and effect.

24. Notice of the adoption of this resolution and a certified copy of this resolution shall be recorded by the Applicant in accordance with Section 380.60(06)(15), Florida Statutes.

25. The County Clerk shall transmit a certified copy of this Development Order by certified mail, return receipt requested, to the DCA, the NEFRPC and the Applicant within ten (10) days of its adoption.

26. This Development Order shall remain effective until December 30, 2007 and shall terminate on that date unless the Applicant has requested and received an amendment to the Development Order including this termination clause (86-30; Amended 1996).

27. 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. (86-30)

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PASSED AND ADOPTED this 28th Day of October  
Board of County Commissioners.

OFFICIAL RECORDS  
1996 by the

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

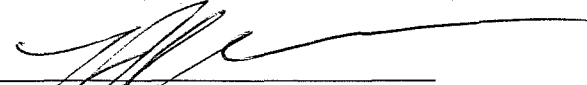
By:



Jim B. Higginbotham

Its Chairman

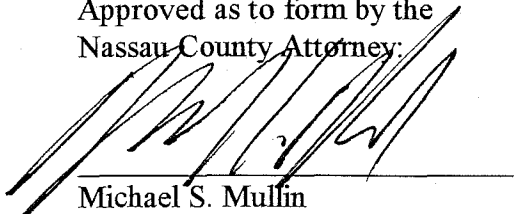
Attest:



T. J. Gresson

Its Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney:



Michael S. Mullin

**ATTACHMENT A**

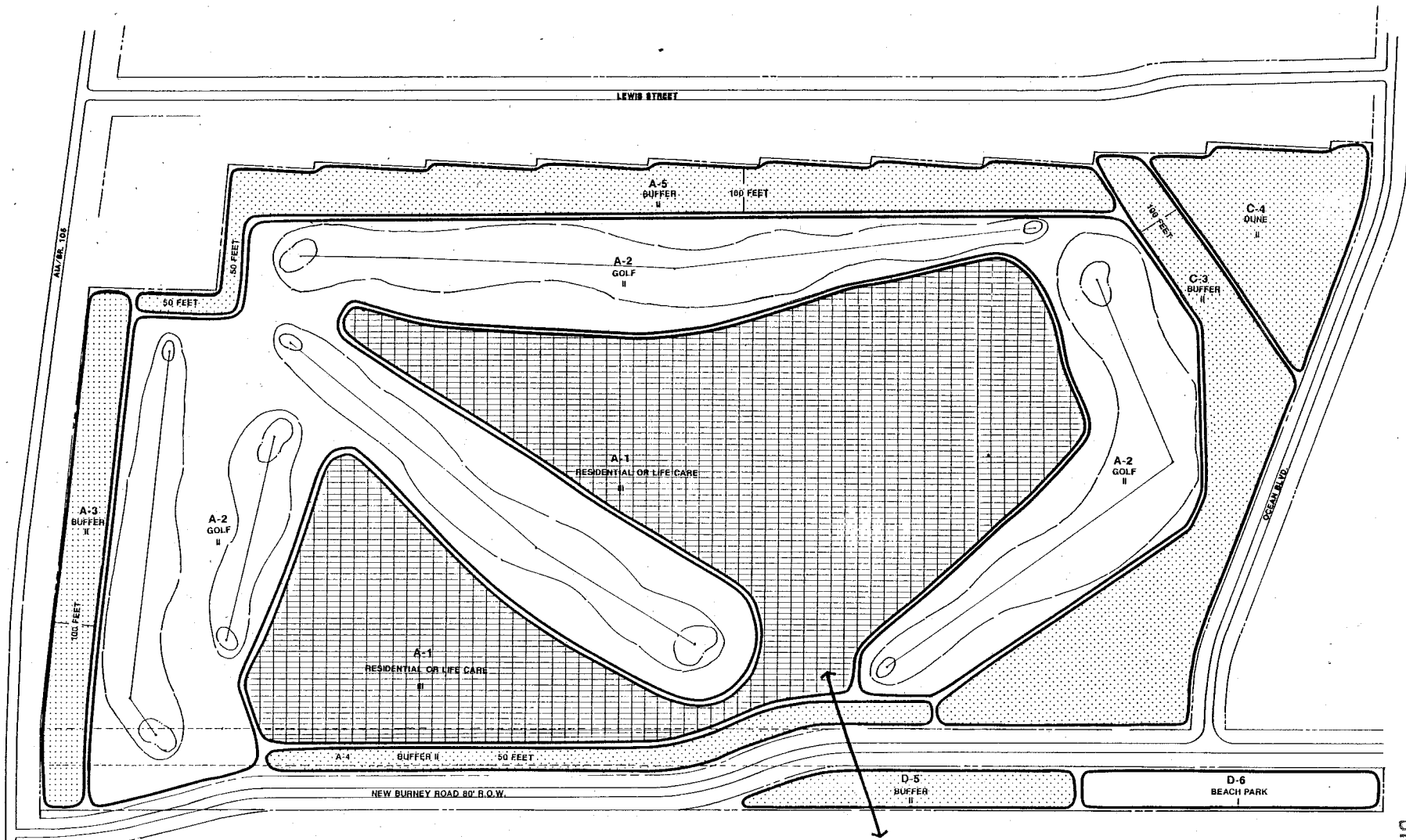
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Map H-1-R, MASTER PLAN, Revised August 30, 1996

Map H-2-R, PHASING PLAN, Revised January 9, 1996

Table 12B-2, PHASING SCHEDULE, Revised August 30, 1996

Table 12A-1, LAND USE SUMMARY, Revised August 30, 1996






# PLANTATION PARK



LANDERS-ATKINS PLANNERS



### LAND USE SUMMARY

	RESIDENTIAL OR LIFE CARE 27.79 ACRES MAXIMUM OF 198 RESIDENTIAL OR LIFE CARE UNITS
	BUFFER / DUNE PRESERVATION 21.54 ACRES
	RECREATION / GOLF 35.06 ACRES

TOTAL ACREAGE= 84.39

### KEY

A-4	SUBPARCEL NUMBER
RESIDENTIAL	LAND USE
II	PHASE

### COMPARISON OF SITE / BURNEY ROAD ACREAGE

	APPROVED PLAN	PROPOSED PLAN
SITE	83.8	84.39
BURNEY RD	4.73	4.16
TOTAL	88.53	88.53

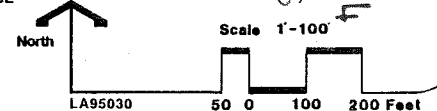
MAP H-1-R

MASTER PLAN  
P.U.D. PRELIMINARY DEVELOPMENT PLAN

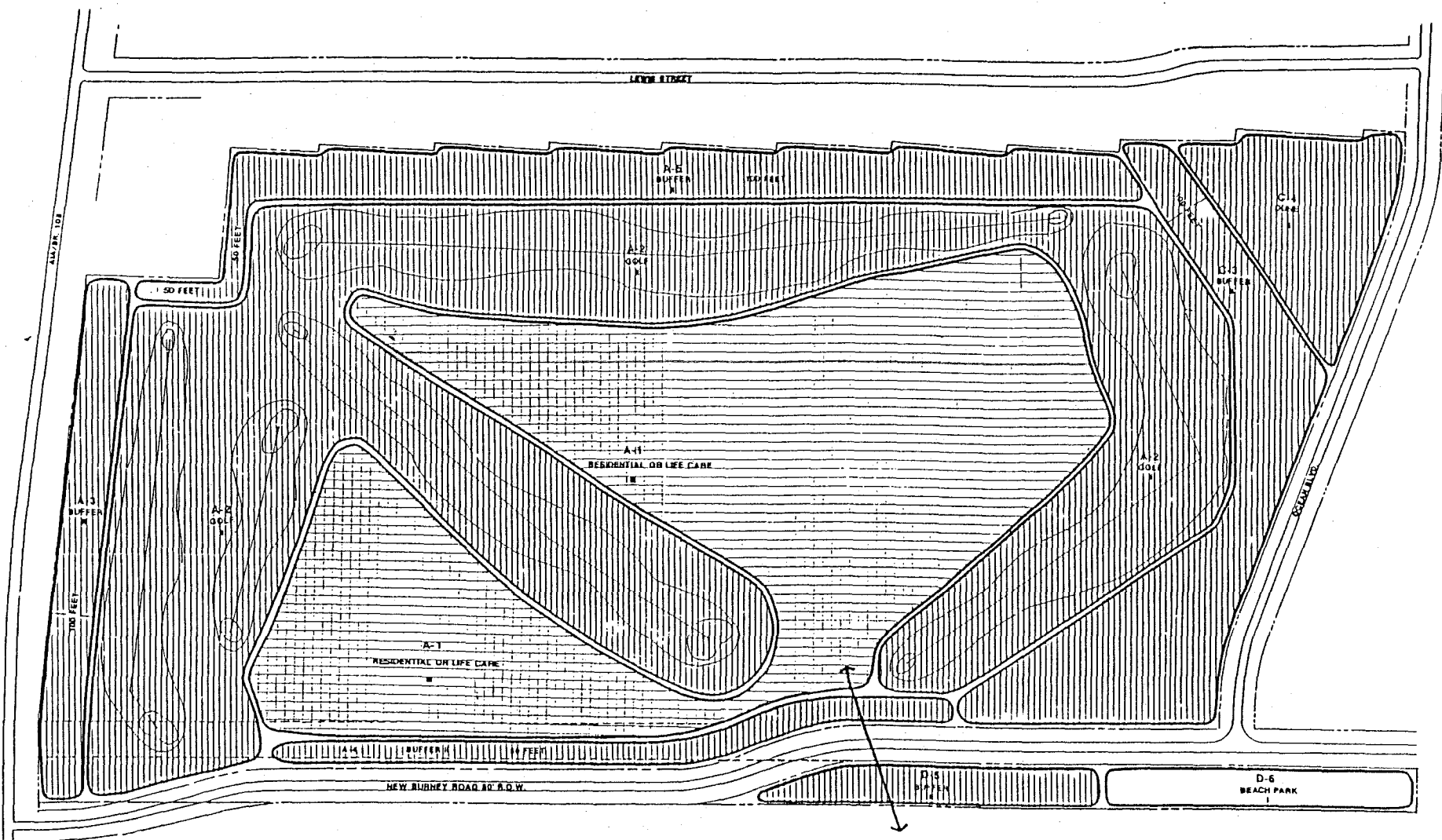
OCT. 5, 1995  
REVISED DEC. 14, 1995  
REVISED JAN. 9, 1996  
REVISED AUGUST 30, 1996

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LA95030



# PLANTATION PARK



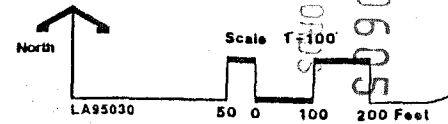
	PHASE I DECEMBER 30, 1996
	PHASE II DECEMBER 30, 1999
	PHASE III DECEMBER 30, 2003

KEY	
A-4	SUBPARCEL NUMBER
RESIDENTIAL	LAND USE
I	PHASE

## MAP H-2-R PHASING PLAN

P.U.D. PRELIMINARY DEVELOPMENT PLAN

OCT. 8, 1995  
REVISED DEC. 14, 1995  
REVISED JAN. 9, 1996



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**TABLE 12 A-1**  
**LAND USE SUMMARY**  
08/04/95 (Revised 12/14/95)  
(Revised 1/9/96)  
(Revised 8/30/96)

SUB-PARCELS	RESIDENTIAL (1)		OPEN SPACE RECREATION		TOTAL ACRES
	DU	ACRES	TYPE	ACRES	
A-1	198	27.79			27.79
A-2			GOLF	33.52	33.52
A-3			BUFFER	2.64	2.64
A-4			BUFFER	1.82	1.82
A-5			BUFFER	5.98	5.98
<b>SUB-TOTALS</b>				43.96	71.75
C-3			BUFFER	6.17	6.17
C-4			BUFFER/ DUNE	3.32	3.32
<b>SUB-TOTALS</b>				9.49	9.49
D-4					
D-5			BUFFER	1.61	1.61
D-6			BEACH PARK	1.54	1.54
<b>SUB-TOTAL</b>				3.15	3.15
<b>TOTALS</b>				<b>56.60 (2)</b>	<b>84.39</b>

**Notes:** (1) The residential area and units may be developed as either standard residential units, life care retirement units with support facilities, or a combination thereof.

(2) BUFFER 18.22  
DUNE 3.32  
PARK 1.54  
GOLF 33.52  
**TOTAL 56.60**

95030DISK2/TA12A-1R.XLS



**TABLE 12 B-2  
PHASING SUMMARY**  
(Revised 11/09/95)  
(Revised 12/14/95)  
(Revised 1/2/96)  
(Revised 8/30/96)

SUB-PARCELS	RESIDENTIAL (1)		OPEN SPACE		TOTAL ACRES
	DU	ACRES	RECREATION TYPE	ACRES	
<b>PHASE I: 1985-12/30/96</b>					
D-6			BEACH	1.54	1.54
<b>SUB-TOTAL</b>				1.54	1.54
<b>PHASE II: 12/31/96 - 12/30/99</b>					
A-2			GOLF	35.69	35.69
A-3			BUFFER	2.64	2.64
A-4			BUFFER	2.35	2.35
A-5			BUFFER	5.98	5.98
B-6			BUFFER	1.79	1.79
C-3			BUFFER	1.68	1.68
C-4			DUNE	3.32	3.32
D-5			BUFFER	1.61	1.61
<b>SUB-TOTALS</b>				55.06	55.06
<b>PHASE III: 12/31/99 - 12/30/03</b>					
A-1	198	27.79			27.79
<b>SUB-TOTALS</b>				0.00	27.79
<b>TOTALS</b>				56.60	84.39

**Notes: (1)** The residential area and units may be developed as either standard residential units, life care retirement units (including assisted living, congregate living, nursing, adult care and other similar terms) with support facilities, or a combination thereof.

## TRACT NUMBERED ONE (1):

A portion of Tract's "A", "B" AND "C", AMERICAN BEACH, SECTION 3, Nassau County, Florida, according to plat recorded in the public records of the aforesaid County in Plat Book 2, page 64. Said portion being more particularly described as follows: 8778 PG 0608  
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Begin at the Southwest corner of Block Twelve (12), Unit Two (2) of American Beach, Section Three (3), according to plat recorded in the aforesaid public records in Plat Book 4, page 1; and run the following courses and distances along Unit Two (2) aforesaid: North Eighty-eight (88) degrees, Twenty-nine (29) minutes, Twenty (20) seconds East, One Hundred Ninety-nine and Ninety-five Hundredths (199.95) feet; North One (01) degree, Thirty (30) minutes, Twenty-five (25) seconds West, Sixteen and Three Hundredths (16.03) feet; North Eighty-eight (88) degrees, Twenty-nine (29) minutes, Five (05) seconds East, Two Hundred Fifty and Two Hundredths (250.02) feet; North One (01) degree, Twenty-eight (28) minutes, Thirty-three (33) seconds West, Seventeen and One Hundredth (17.01) feet; North Eighty-eight (88) degrees, Thirty-one (31) minutes, Fifty-seven (57) seconds East, Two Hundred Fifty and Four Hundredths (250.04) feet; North One (01) degree, Thirty (30) minutes, Twenty (20) seconds West, Sixteen and Twenty-four Hundredths (16.24) feet; North Eighty-eight (88) degrees, Thirty-one (31) minutes, Thirty-nine (39) seconds East, Two Hundred Forty-nine and Ninety-five Hundredths (249.95) feet; North One (01) degree, Twenty-seven (27) minutes, Fifty-one (51) seconds West, Sixteen and Ten Hundredths (16.10) feet; North Eighty-eight (88) degrees, Thirty-one (31) minutes, Nine (09) seconds East, Two Hundred Fifty and Eight Hundredths (250.08) feet; North One (01) degree, Twenty-six (26) minutes, Fifty-one (51) seconds West, Sixteen and Two Hundredths (16.02) feet; North Eighty-eight (88) degrees, Thirty-one (31) minutes, Nine (09) seconds East, Two Hundred Fifty and Fourteen Hundredths (250.14) feet; North One (01) degree, Thirty-two (32) minutes, Eight (08) seconds West, Fifteen and Ninety-five Hundredths (15.95) feet; North Eighty-eight (88) degrees, Thirty-two (32) minutes, Nineteen (19) seconds East, Two Hundred Forty-nine and Ninety-eight Hundredths (249.98) feet; North One (01) degree, Twenty-seven (27) minutes, Forty-one (41) seconds West, Fifteen and Ninety-five Hundredths (15.95) feet; North Eighty-eight (88) degrees, Thirty-two (32) minutes, Nineteen (19) seconds East, Two Hundred Fifty and Three Hundredths (250.03) feet; North One (01) degree, Twenty-five (25) minutes, Fifty-nine (59) seconds West, Twenty-six and Three Hundredths (26.03) feet; North Eighty-eight (88) degrees, Thirty-two (32) minutes, Nineteen (19) seconds East, Fifty and Three Hundredths (50.03) feet; North Eighty-four (84) degrees, Forty-six (46) minutes, Fourteen (14) seconds East, Two Hundred and Forty-five Hundredths (200.45) feet; North One (01) degree, Twenty-seven (27) minutes, Forty-seven (47) seconds West, Twenty-eight and Seven Hundredths (28.07) feet; North Eighty-eight (88) degrees, Thirty-two (32) minutes, Thirteen (13) seconds East, Two Hundred Eighty and Forty-eight Hundredths (280.48) feet; North One (01) degree, Thirty-one (31) minutes, Nineteen (19) seconds West, Seventeen and Eighty-six Hundredths (17.86) feet; North Eighty-seven (87) degrees, Forty-five (45) minutes, Fifty-two (52) seconds East, Ninety-five and Nine Hundredths (95.09) feet to the Westerly right of way line of a County Road (an Eighty (80.0) foot right of way); run thence South Two (02) degrees, Fourteen (14) minutes, Eight (08) seconds East along said right of way a distance of Thirty-two and Eleven Hundredths (32.11) feet to the beginning of a curve concave to the Westerly having a radius of Five Hundred Ninety-two and Ninety-six Hundredths (592.96) feet; run thence in a Southerly direction continuing along said right of way and along the arc of said curve an arc distance of One Hundred Eighty-five and Eighty-two Hundredths (185.82) feet to the point of tangency; the aforesaid arc has a chord distance of One Hundred Eighty-five and Six Hundredths (185.06) feet that bears South Six (06) degrees, Forty-four (44) minutes, Thirty-two (32) seconds West; run thence South Fifteen (15) degrees, Forty-three (43) minutes, Twelve (12) seconds West, continuing along said right of way a distance of Nine Hundred Seventeen and Eighty-six Hundredths (917.86) feet to the beginning of a curve concave to the Easterly having a radius of Five Hundred Eighty-seven and Twenty-five Hundredths (587.25) feet; run thence in a Southerly direction continuing along said right of way and along the arc of said curve an arc distance of Two Hundred Twelve and Twenty-eight Hundredths (212.28) feet to the point of tangency, the aforesaid arc has a chord distance of Two Hundred Eleven and Twelve Hundredths (211.12) feet that bears South Five (05) degrees, Twenty-one (21) minutes, Fifty-two (52) seconds West; run thence South Four (04) degrees, Fifty-nine (59) minutes, Twenty-eight (28) seconds East continuing along said right of way a distance of Thirty-seven and Eight Tenths (37.8) feet to where said right of way intersects the Northerly right of way of a County Road (an Eighty (80.0) foot right of way); run thence South Eighty-four (84) degrees, Fifty-nine (59) minutes, Fifty (50) seconds West along said

## Attachment "B" (continued)

Northerly right of way line, a distance of Two Thousand Five Hundred Eighty-four and Forty-three Hundredths (2584.43) feet to where said right of way intersects the Easterly right of way line of State Road No. 105, A-1-A, (a Two Hundred (200.0) foot right of way); run thence in a Northerly direction along said Easterly right of way line and along the arc of a curve concave to the Easterly having a radius of Five Thousand Six Hundred Twenty-nine and Fifty-eight Hundredths (5629.58) feet an arc distance of Five Hundred Thirty and Eighty-eight Hundredths (530.88) feet to the point of tangency, the aforesaid arc has a chord distance of Five Hundred Thirty and Seventy-one Hundredths (530.71) feet that bears North Zero (00) degrees, Twenty-two (22) minutes Fifteen (15) seconds West; run thence North Two (02) degrees, Nineteen (19) minutes, Fifty (50) seconds East, continuing along said right of way a distance of Four Hundred Fifty-five and Forty-seven Hundredths (455.47) feet; run thence North Eighty-five (85) degrees, Fifty-nine (59) minutes East, a distance of Two Hundred Eighty-three and Eleven Hundredths (283.11) feet to the Southerly extension of the Westerly line of Block Twelve (12), Unit Two (2) of American Beach, Section Three (3), aforementioned; run thence North One (01) degree, Thirty-one (31) minutes, Fifty (50) seconds East, along said extension a distance of Three Hundred and Sixty-three Hundredths (300.63) feet to the POINT OF BEGINNING.

## TRACT NUMBERED TWO (2)

A portion of Tract's "A", "B" and "C", AMERICAN BEACH, Section 3, Nassau County, Florida. According to plat recorded in the public records of the aforesaid County in Plat Book 2, page 64. Said portion being more particularly described as follows:

Begin at the Southwest corner of Block Three (3), Unit One (1) of American Beach, Section Three (3), according to plat recorded in the aforesaid public records in Plat Book 3, page 19; and run North Five (05) degrees, Zero (00) minutes, Ten (10) seconds West along the Westerly line of said Block a distance of One Hundred (100.0) feet to the Southerly right of way line of a County Road (an Eighty (80.0) foot right of way); run thence South Eighty-four (84) degrees, Fifty-nine (59) minutes, Fifty (50) seconds West along said right of way line a distance of Three Thousand Twenty and Eight Hundredths (3020.08) feet to where said right of way intersects the Easterly right of way line of State Road No. 105, A-1-A, (a Two Hundred (200.0) foot right of way); run thence in a Southerly direction along said Easterly right of way line and along the arc of a curve concave to the Easterly having a radius of Five Thousand Six Hundred Twenty-nine and Fifty-eight Hundredths (5629.58) feet an arc distance of One Hundred and One Hundredth (100.01) feet to the Southerly line of Tract "A" aforementioned, the aforesaid arc has a chord distance of One Hundred and One Hundredth (100.01) feet that bears South Four (04) degrees, Twenty-three (23) minutes, Forty-seven (47) seconds East; run thence North Eighty-four (84) degrees, Fifty-nine (59) minutes, Fifty (50) seconds East along the Southerly line of Tract's "A", "B" and "C" aforementioned a distance of Three Thousand Twenty-one and Fourte Hundredths (3021.14) feet to the POINT OF BEGINNING.

**ATTACHMENT C**

**GENERAL AND SPECIAL CONDITIONS**

**BK 0778 PG 0610**  
**OFFICIAL RECORDS**

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ATTACHMENT C

GENERAL AND SPECIAL CONDITIONS

BK 0778 PG 0611  
OFFICIAL RECORDS

1.0 GENERAL CONDITIONS/DEVELOPMENT STANDARDS

1.1 The Plantation Park Application for Development Approval (ADA) and the commitments therein, plus additional information submitted to the NEFRPC and Nassau County by the Developer and consultants during the review period (April 15 to September 5, 1985; and October 6, 1995 to January 8, 1996) shall be made a part of the Development Order.

1.2 Any subsequent owner/Developer or assignee shall be subject to the provisions contained in the Plantation Park Development Order issued by the County.

1.3 The development shall be subject to further review in the event significant physical development has not commenced within three years. The three year time period shall be tolled during any period of time that the Developer is prevented from commencing significant physical development due to state or federal licensure or judicial delays beyond the control of the Applicant. (Significant physical development can include land preparation, streets and infrastructure.) This condition was fulfilled prior to the filing of the 1995 NOPC to the Development Order. (Amended 1996)

1.4 The life care facility shall be subject to site plan review based upon the standards of the RG2 zoning district to the extent applicable to the approvals granted herein.

1.5 Notwithstanding any other provisions contained herein, residential building heights in parcels B & C shall not exceed 85' by the method defined in the Zoning Ordinance. A maximum of seven habitable floors over one story of parking will be permitted so long as the 85' height is not exceeded.

1.6 Parking within the building envelope shall be considered as the first alternative, as a means of further reducing the impact on the vegetative area, to the extent possible. All buildings exceeding five (5) stories shall incorporate parking within the building envelope.

1.7 Off-street parking areas shall be landscaped, having minimum of one 100 square foot island landscaped with shade trees and to utilize natural vegetation to the extent possible, for every 15 spaces (Amended 86-30).

1.8 All permanent utilities shall be placed underground.

1.9 The Applicant shall regularly and routinely consult with the Public Safety Director, Sheriff, County Engineer and Planning and Zoning director regarding final Development Orders and PUD's including the suggestions of the aforementioned officials in any Final Development Plans. All applications for final Development Plans submitted to the County shall contain the written comments of the aforementioned officials.

1.10 The Applicant shall enter into negotiations with the Board of County Commissioners regarding impact fees as the project will impact the fire, schools, police and rescue capabilities as well as the park and recreation services and the road systems of Nassau County. The negotiations shall commence prior to the approval of any final Development Plan and the impact fees shall be determined prior to the approval of any final Development Plan; however, negotiations may be continued based upon the mutual agreement of the parties and final Development Plans may be approved if there are good faith negotiations under way. The Developer shall receive credit for negotiated impact fees against any later imposed impact fees that shall be imposed by ordinance.

1.11 The Developer, working closely with the Nassau County Board of County Commissioners and American Beach, Inc. (ABI), will undertake a feasibility study related to financing the extension of sewer, water and other public services in the Development and in the American Beach Community. All available financing mechanisms will be considered. A steering committee, consisting of the District Commissioner, the County Coordinator, representatives of the Developer, and representatives of ABI approved by the Commission, will provide project overview and coordination. The County will provide profile and invert surveys of the study area to support the analysis. The study will be completed within one year of the effective date of this Development Order unless an extension is provided by the Commission. (1996)

In addition to the General Conditions, the following are the specific conditions for development of Plantation Park.

## NATURAL RESOURCES

### 2.0 AIR QUALITY

2.1 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. (Amended 86-30).

2.2 Based on the annual traffic monitoring reports, if the level of service is projected to deteriorate below "C" in the ensuing year at any intersection where the majority of trips are generated by Plantation Park, the Developer shall monitor such intersection(s) for carbon monoxide (CO) levels. Methodology and assumptions for monitoring shall be approved by the Department of Environmental Protection (hereinafter referred to as DEP), Bureau of Air Quality

Management (BAQM), in concurrence with the NEFRPC, monitoring results shall be provided to the BAQM and NEFRPC. However, if a similar provision for air quality monitoring of the intersections at which the level of service has been determined to be below the level of Service C is included in any updated Amelia Island Transportation Study, the Developer will not be required to perform and report such monitoring.

### 3.0 LAND RESOURCES/DUNE STABILIZATION

3.1 A revegetation and stabilization program shall be established for exposed dune areas. The plan shall be prepared and submitted for review and approval to the NEFRPC in consultation with DEP, county Planning and Zoning Department and the Soil Conservation Service. The plan shall be submitted to the NEFRPC thirty (30) days prior to submission of the Final Development Plan for Phase II.

3.2 Development of Parcels A-1 and A-2 shall be subject to detailed site plan review as provided in the County's PUD Final Development Plan Process. (1996)

3.3 The Developer shall design and construct a public access dune walkway from Ocean Boulevard leading into the dune area. Configuration of the walkway will be determined through consultation with American Beach, Inc., with final approval by the County Coordinator or Public Works Director. The walkway shall be designed to help protect this dune from pedestrian erosion. The walkway shall be completed no later than the date of completion of the golf course improvements on the property, subject to a mutually agreeable legal arrangement that provides for maintenance and liability for public use. (1996)



3.4 The Developer shall design and construct a handicapped accessible ~~dune~~ beach walkover in the public right-of-way from Gregg Street to the beach near the end of Burney Road subject to design approval by the County Coordinator or Public Works Director and to the regulations of DEP. The County will provide a profile survey of the site. (1996)

BK 0778 PG 0615  
OFFICIAL RECORDS

3.5 The Developer will upgrade the landscaping of I.H. Burney Park according to plans prepared by the Developer and approved by the County Coordinator or Public Works Director. Particular attention will be given to screening the lift station located in the park. The County will provide a base drawing for the design and will be responsible for the maintenance of the Park. (1996)

#### 4.0 WATER RESOURCES/DRAINAGE

4.1 The side slopes within the lakes shall be 7:1 or more shallow from the control elevation of three feet below the control elevation along a minimum of 50% of the shore.

4.2 The Developer shall prepare a planting, grading and management plan of the littoral zone that surrounds the created water bodies. The plan shall include the side slopes and the types, extent and timing of planting that will be provided in the littoral zone. The plan shall also identify the management activities which will ensure the continuance and health of the littoral zone and the prevention of mosquito production. The plans shall be approved by the NEFRPC, in consultation with St. Johns River Water Management District (hereinafter referred to as SJRWMD), DEP and Florida Game and Fresh Water Fish Commission (herein after referred to as FGFWFC). The plan shall be submitted to the NEFRPC thirty (30) days prior to submission of

the Final Development Plan or prior to the application for permits related to construction of the lake system from any regulatory agency, whichever submission is made earlier. BR0778 PG 0616  
OFFICIAL RECORDS

4.3 The Developer shall work with the local utility company to make all possible efforts to dispose of treated sewage effluent on the golf course, and other open spaces by means of a spray irrigation system. The Developer shall provide for the disposal of the maximum amount of effluent commensurate with state regulations and maintenance of a healthy golf course. (1996)

4.4 The golf course shall be designed so that sheet flow from grassed areas into any pond or wetland area does not occur during the first one-half inch of rainfall in a storm event. (1996)

4.5 The Developer shall work with the County to receive storm water from a pumping facility to be developed by the County to alleviate a drainage problem in the vicinity of Gregg, Julia and Ocean Streets in American Beach. The County will obtain all permits for the pumping facility and provide design quantities to the Developer in a timely fashion. (1996)

## 5.0 VEGETATION/WILDLIFE

5.1 The Developer shall retain canopy trees in the maritime forest area throughout the development. Approximately twenty per cent (20%) of the canopy is to be preserved in the buffer area alone. Outside of these areas, canopy trees shall be retained consistent with site planning to achieve a canopy retention of at least thirty five percent (35%) in the maritime forest is achieved.

5.2 Final Development Plans for each phase of the Plantation Park Development shall be submitted to the NEFRPC simultaneously with submission to the County. The plans shall

include the following information specifying protection of the dunes and other natural resources as generally submitted by the Applicant.:

BR07780617  
OFFICIAL RECORDS

- a. All the areas to be preserved shall be roped off prior to commencement of development in each phase;
- b. Excavation shall be confined to development zones, containing building pads, drainage, parking and access driveways, with maximum efforts made to minimize damage in all areas;
- c. Each final development plan shall show the existing and proposed grading of the development zone for each parcel as listed in above (#2b). This is to ensure that there shall be a maximum amount of preservation of natural vegetation;
- d. Building footprints and designs, lot grading and layout and height of buildings above Mean Sea Level (hereinafter referred to as MSL);
- e. Location of Flood Zones;
- f. Location and number of parking spaces;
- g. All other requirements of Section 24.05(F) Final Development Plan Review, Nassau County Zoning Ordinance.

5.3 The buffers shall be as shown on the Master Plan (Map H-2-R). However, at the Final Development Plan review, the Applicant shall have the options of:

- a. Moving the 100 foot north/south buffer located along A1A to the eastern side of the tract and adding it to the buffer in that area so that the width of the Dune/Ocean Boulevard buffer is increased to a minimum of 200 feet; and

b. Reducing the east/west buffer along the north side of the property to a minimum of 50 feet

BK 0778 PG 0618

OFFICIAL RECORDS

If these options are selected, there shall be no decrease in the total size of buffer areas below the 16.05 acres as shown on the H-1-R Plan (revised December 14, 1995), and Table 12B-2 (revised January 2, 1996). (1996) (See Attachment "D")

### PUBLIC FACILITIES

#### 6.0 WASTEWATER MANAGEMENT

6.1 Upon submission of each Final Development Plan, the Developer shall present an executed agreement with the Amelia Island Waterworks, Inc., or other service public or private utility servicing the property, for committed treatment capacity sufficient for that increment.

6.2 The use of septic tanks and drainfields shall be limited to portable construction and sales office and to golf rest stations, upon permitting approval by the State of Florida Department of Health and Rehabilitative Services and the Nassau County Health Department. (Amended 1996)

#### 7.0 WATER SUPPLY

7.1 The Developer shall be required to consult with the SJRWMD on the consumptive use and well construction permitting requirements for this area prior to irrigation well construction if wells fall within SJRWMD jurisdiction.

7.2 The Developer shall be required to apply for permits for water well use from SJRWMD when threshold limits are reached.

7.3 The Developer shall be required to utilize the lake system for irrigation water prior to making ground water withdrawals except for the maintenance of water levels if the golf course option is developed. (Amended 1996)

BK 0778 PG 0619  
OFFICIAL RECORDS

7.4 The Developer shall be required to use treated wastewater effluent for irrigation when it becomes available, where it is permitted by the DEP and Department of Health and Rehabilitative Services (hereinafter referred to as HRS).

## 8.0 ENERGY

8.1 All outdoor lighting in areas such as parking and recreation shall use energy efficient lighting systems such as high pressure sodium or low pressure sodium or their equivalent.

8.2 All life care facilities shall use automated electrical load management systems, such as microcomputer systems or equivalent.

8.3 Highly efficient water-conserving systems shall be used for irrigation.

8.4 The Developer shall be required to confer with the Energy Conservation Office of the Florida Public Utility Company. If the Good Cents program or its equivalent is rejected, the Applicant shall provide justification to the NEFRPC for review and comment.

## 9.0 RECREATION/OPEN SPACE

9.1 Ownership of the beach parcel shown as sub-parcel D-6 shall be transferred to the County upon the request of the County Commission but no later than the granting of the first building permit for the project. (This transfer has occurred; property is now a part of I. H. Burney Park).

9.2 The Applicant shall construct multi-purpose trails in the development to promote non-vehicular trips.

9.3 The multi-purpose trails shall link residential and recreational areas.

9.4 Bike racks shall be installed at recreational facilities.

BK 0778 PG 0620

OFFICIAL RECORDS

#### 10.0 PUBLIC SAFETY/HURRICANE PROTECTION

10.1 All buildings in excess of three (3) stories shall be equipped with internal fire suppression/protection equipment such as stand pipes, sprinkler systems and pressurized stair wells based upon recommendations of the County Public Safety Director. In addition, streets leading to all buildings shall be wide enough and have sufficient support to accommodate heavy fire suppression apparatus up to the size of a ladder truck.

10.2 The Applicant shall be required to place the appropriate fire hydrants and water mains in the vicinity prior to building materials being placed on the site. Said fire hydrants shall be located and provide water pressure as specified by the Public Safety Director.

#### TRANSPORTATION

##### 11.0 TRANSPORTATION

11.1 The Developer shall construct or fund the construction of left turn and acceleration/deceleration lanes on SR A1A (105) at all intersections with Plantation Park's internal road system at the time such intersections are created. The Developer shall provide signalization when deemed warranted by FDOT and Nassau County.

11.2 The Developer shall fund the construction of or construct left turn and right turn lanes on Burney Road at all intersections with Plantation Park's internal road system and access points to Parcels D-2, D-3, D-4 and D-6 when warranted by Nassau County. The timing of these improvements shall be based on data provided in the annual traffic reports.

BR 0778 PG 0621  
OFFICIAL RECORDS

11.3 During Phase III, or when determined by the FDOT and Nassau County that level of service "C" has been exceeded on the following segments of SR A1A (105), the Developer shall pay a proportionate share of the costs of widening these segments to four (4) lanes. These segments are:

- SR A1A (105) from Burney Road north to Fletcher Avenue
- SR A1A (105) from Burney Road south to the Amelia Island South DRI developments (Amended 1996)

11.4 The above improvements shall include the construction of left turn and acceleration/deceleration lanes at the intersection of Julia Street and Fletcher Avenue with SR A1A (105). Signalization shall be installed when warranted. The Developer has committed to funding the cost of installing traffic signals when warranted and constructing left turn lanes at the entrance at Burney Road during Phase III. (Amended 1996)

11.5 During Phase III, or when it has been determined by Nassau County that level of service "C" has been exceeded on Amelia Island Parkway, the Developer shall pay a proportional share of widening the following segments to four lanes:

- Amelia Island Parkway from CR 105A to 14th St.
- Amelia Island Parkway from SR A1A (105) to CR 105A (at the Chrysler Dealership), and
- Amelia Island Parkway from 14th St. to SR A1A (200) (Amended 86-30 and 1996)

11.6 The above improvement shall include the construction of left and right turn lanes and signalization at the following intersections of Amelia Island Parkway with:

CR 105A

14th Street

SR A1A (105) at Julia Street

SR A1A (200)

Fletcher Avenue

BK0778PG0622  
OFFICIAL RECORDS

11.7 During Phase III, or upon determination by Nassau County that level of service "C" has been exceeded and additional through lanes are required to SR 105A (Fletcher Avenue to Amelia Island Parkway), the Developer shall pay a proportionate share of the road improvements costs. The above shall include intersection improvements, i.e. turn lanes and signalization, when warranted. (Amended 1996)

11.8 During Phase III and upon determination by Nassau County that improvements are warranted at the following intersections, the Developer shall pay a proportionate share of the cost of the improvements. These intersections are:

- SR A1A and Julia Avenue
- SR A1A and South Fletcher Avenue
- 14th Street and Amelia Island Parkway
- 14th Street and Sadler Road
- CR 105A and Amelia Island Parkway
- Amelia Island Parkway and South Fletcher Avenue
- SR A1A and South Fletcher Avenue



- SR A1A (8th Street) and Sadler Road
- SR A1A and Burney Road
- 14th Street and Sadler Road
- SR A1A and South Fletcher Avenue
- SR A1A (8th Street) and Sadler Road
- 14th Street and Sadler Road

BK 0778 PG 0623

OFFICIAL RECORDS

The timing of the above improvements shall be based on data in the annual traffic monitoring reports and future updates to the Amelia Island Transportation Study. (Amended 1996)

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. (Amended 86-30)

11.10 During Phase III specified below, or when determined by the FDOT and Nassau County that level of service "C" has been exceeded on the following road segments, the Developer shall pay a proportionate share of road improvement costs.

- Widen 14th St. to four (4) lanes from Sadler Road to Atlantic Avenue
- Widen Sadler Road to four (4) lanes from 8th Street to 14th Street
- Widen 14th St. to four (4) lanes from Amelia Island Parkway to Sadler Rd.
- Widen SR A1A (200) to six (6) lanes from Intracoastal Waterway to Atlantic Avenue

- Widen Sadler Road to four (4) lanes from 14th Street to Fletcher Avenue (Amended 1996)

BK 0778 PG 0624

OFFICIAL RECORDS

11.11 Upon determination by Nassau County and the FDOT that traffic generated by Plantation Park is utilizing ten per cent (10%) or more of level of service "C" capacity on any of the following road segments and their major intersections, the Developer shall be required to pay a proportionate share of the costs of improving such road segments and intersections. These road segments are:

- 8th Street from Jasmine Street to Atlantic Avenue
- Fletcher Avenue from Jasmine Street to Atlantic Avenue

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 A1A from Burney road north to Fletcher Avenue (Halls Corner) and from Halls Corner to Amelia Island Parkway, including intersections therein, which are 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 A1A 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.

BR 0778 PG 0625  
OFFICIAL RECORDS

11.13 The Developer may relocate part of Burney Road to the south from SR A1A to Ocean Boulevard as illustrated on Map H-1-R, Master Plan. The Developer will provide an eighty (80) foot wide right-of-way for the relocation, provide the design as a Final Development Plan or as part of a Final Development Plan, construct the new roadway to meet or exceed county specifications from A1A to Gregg Street, obtain appropriate FDOT driveway permits, provide the County all information required to abandon a portion the existing right-of-way, dedicate all required new right of way, obtain any stormwater permits, and maintain traffic service throughout the construction process. The County will implement conforming right-of-way action through appropriate ordinances upon acceptance of the new construction. (1996)

11.14 If Burney Road is relocated, the Applicant shall install an American Beach identity sign at the new intersection of A1A and Burney Road. The sign shall be based on the one illustrated in the American Beach "Feasibility Study" dated June 5, 1995, with final design approval to be coordinated with the Board of Directors of American Beach, Inc. (1996)

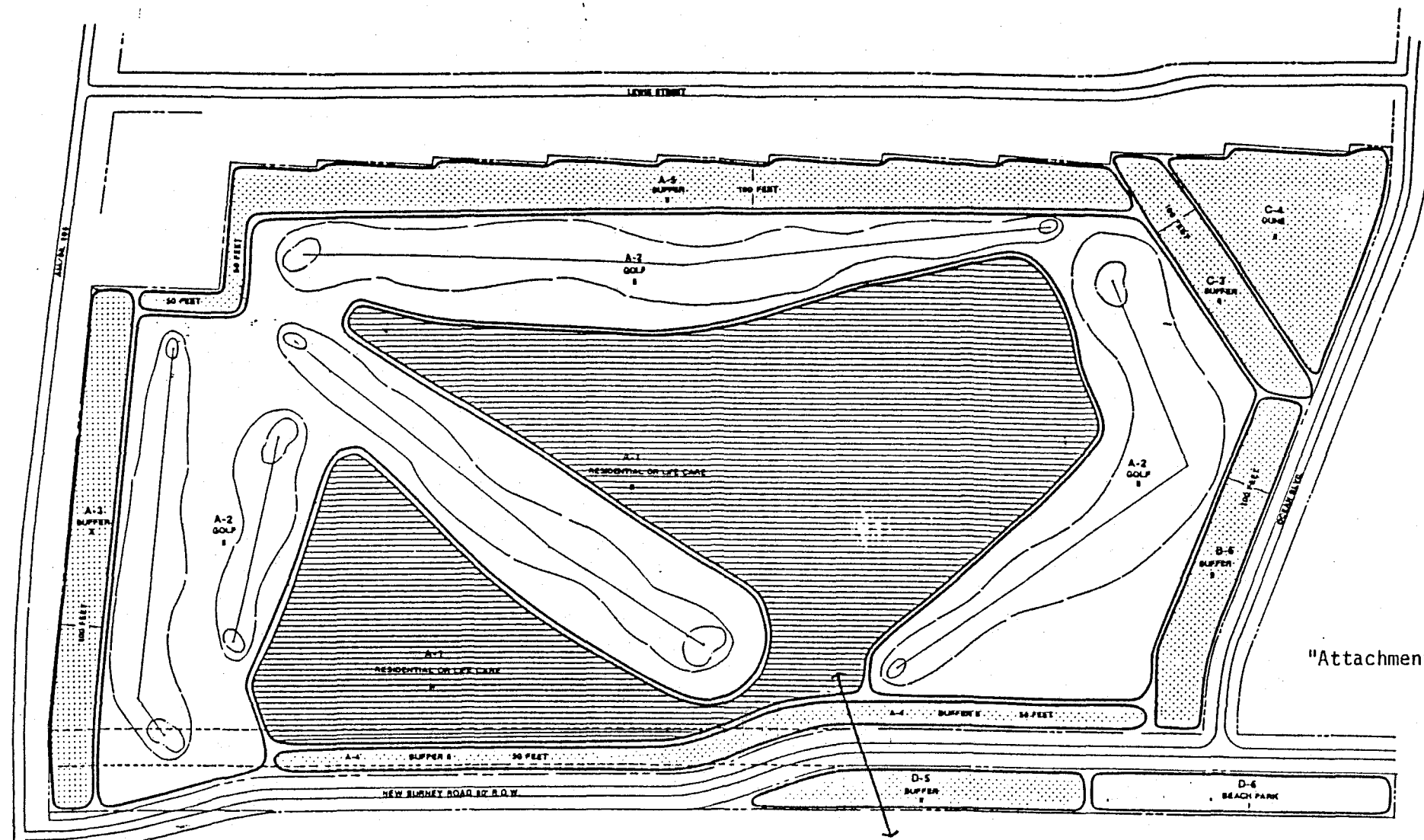
+++++

**ATTACHMENT D**  
Per Condition 5.3 of Attachment "C" only

BK 0778 PG 0626  
OFFICIAL RECORDS

Map H-1R, MASTER PLAN, Revised December 14, 1995

Table 12B-2, PHASING SCHEDULE, Revised January 2, 1996






"Attachment D, Page 2"

# PLANTATION PARK

Amelia Island Company

LANDERS-ATKINS PLANNERS  
**A**

### LAND USE SUMMARY

-  RESIDENTIAL ON LIFE CARE  
27.78 ACRES  
MAXIMUM OF 150 RESIDENTS  
OR LIFE CARE UNITS
  -  BUFFER / DUNE PRESERVATION  
18.37 ACRES
  -  RECREATION / GOLF  
37.23 ACRES
- TOTAL ACREAGE = 84.38

### KEY

- A-4 SUBPARCEL NUMBER
- RESIDENTIAL LAND USE
- PHASE

### COMPARISON OF SITE / BURNEY ROAD ACREAGE

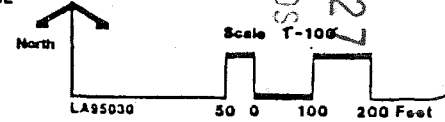
	APPROVED PLAN	PROPOSED PLAN
SITE	82.8	84.38
BURNEY RD	4.73	4.16
TOTAL	88.53	88.53

MAP H-1-R

MASTER PLAN  
P.U.D. PRELIMINARY DEVELOPMENT PLAN

OCT. 5, 1995  
REVISED DEC. 14, 1995

BK0778PC0627  
 OFFICIAL RECORDS



PLANTATION PARK DRI  
95030

BK0778PG0628

OFFICIAL RECORDS

TABLE 12 B-2  
PHASING SUMMARY  
(Revised 11/09/95)  
(Revised 12/14/95)  
(Revised 1/2/96)

SUB-PARCELS	RESIDENTIAL (1)		OPEN SPACE RECREATION		TOTAL ACRES
	DU	ACRES	TYPE	ACRES	
<b>PHASE I: 1985-12/30/96</b>					
D-6			BEACH	1.54	1.54
<b>SUB-TOTAL</b>				1.54	1.54
<b>PHASE II: 12/31/96 - 12/30/99</b>					
A-2			GOLF	35.69	35.69
A-3			BUFFER	2.64	2.64
A-4			BUFFER	2.35	2.35
A-5			BUFFER	5.98	5.98
B-8			BUFFER	1.79	1.79
C-3			BUFFER	1.68	1.68
C-4			DUNE	3.32	3.32
D-5			BUFFER	1.61	1.61
<b>SUB-TOTALS</b>				55.06	55.06
<b>PHASE III: 12/31/99 - 12/30/03</b>					
A-1	150	27.79			27.79
<b>SUB-TOTALS</b>				0.00	27.79
<b>TOTALS</b>		150		56.60	84.39

Notes: (1) The residential area and units may be developed as either standard residential units, life care retirement units with support facilities, or a combination thereof.

FILED & RECORDED IN PUBLIC  
RECORDS OF NASSAU COUNTY, FL  
RECORD VERIFIED

9625322

96 DEC -3 PM 12:55

*J. Green*  
CLERK OF COURTS  
NASSAU COUNTY, FLORIDA

6-15-92

DEC 3 1996

NOTICE OF THE ADOPTION  
OF RESOLUTION NO. 96-220

BK 0778 PG 0588  
OFFICIAL RECORDS

On October 28, 1996 the Nassau County Board of County Commissioners adopted Resolution No. 96-220 - Plantation Park Consolidated Development Order: A Resolution by the Board of County Commissioners of Nassau County, Amending Resolution 96-01, Which Amended and Consolidated Ordinance 86-18 and Ordinance 86-30 Approving the Application for Development Approval of the Plantation Park Development of Regional Impact, and Consolidating Further Amendments to 96-01, subject to certain conditions.

The legal description of the property covered by the Resolution is attached hereto as Exhibit "A".

The adopted Resolution may be examined at the Office of the Clerk, 416 Centre Street, Fernandina Beach, Florida 32034, or at the Nassau County Planning and Zoning Office located at 2290 State Road 200, Fernandina Beach, Florida 32034.

The adopted Resolution constitutes a Land Development Regulations that governs the property.

This notice shall be recorded.

JOHN A. CRAWFORD  
CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

ATTEST:

T. J. "JERRY" GREESON  
EX-OFFICIO CLERK

## EXHIBIT "A"

TRACT NUMBERED ONZ (1):

BK 0778 PG 0589  
PUBLIC RECORDS

A portion of Tract's "A", "B" AND "C", AMERICAN BEACH, SECTION 3, Nassau County, Florida. According to plat recorded in the public records of the aforesaid County in Plat Book 4, page 64. Said portion being more particularly described as follows:

Begin at the Southwest corner of Block Twelve (12), Unit Two (2) of American Beach, Section Three (3), according to plat recorded in the aforesaid public records in Plat Book 4, page 1; and run the following courses and distances along Unit Two (2) aforesaid: North Eighty-eight (88) degrees, Twenty-nine (29) minutes, Twenty (20) seconds East, One Hundred Ninety-nine and Ninety-five Hundredths (199.95) feet; North One (01) degree, Thirty (30) minutes, Twenty-five (25) seconds West, Sixteen and Three Hundredths (16.03) feet; North Eighty-eight (88) degrees, Twenty-nine (29) minutes, Five (05) seconds East, Two Hundred Fifty and Two Hundredths (250.02) feet; North One (01) degree, Twenty-eight (28) minutes, Thirty-three (33) seconds West, Seventeen and One Hundredth (17.01) feet; North Eighty-eight (88) degrees, Thirty-one (31) minutes, Fifty-seven (57) seconds East, Two Hundred Fifty and Four Hundredths (250.04) feet; North One (01) degree, Thirty (30) minutes, Twenty (20) seconds West, Sixteen and Twenty-four Hundredths (16.24) feet; North Eighty-eight (88) degrees, Thirty-one (31) minutes, Thirty-nine (39) seconds East, Two Hundred Forty-nine and Ninety-five Hundredths (249.95) feet; North One (01) degree, Twenty-seven (27) minutes, Fifty-one (51) seconds West, Sixteen and Ten Hundredths (16.10) feet; North Eighty-eight (88) degrees, Thirty-one (31) minutes, Nine (09) seconds East, Two Hundred Fifty and Eight Hundredths (250.08) feet; North One (01) degree, Twenty-six (26) minutes, Fifty-one (51) seconds West, Sixteen and Two Hundredths (16.02) feet; North Eighty-eight (88) degrees, Thirty-one (31) minutes, Nine (09) seconds East, Two Hundred Fifty and Fourteen Hundredths (250.14) feet; North One (01) degree, Thirty-two (32) minutes, Eight (08) seconds West, Fifteen and Ninety-five Hundredths (15.95) feet; North Eighty-eight (88) degrees, Thirty-two (32) minutes, Nineteen (19) seconds East, Two Hundred Forty-nine and Ninety-eight Hundredths (249.98) feet; North One (01) degree, Twenty-seven (27) minutes, Forty-one (41) seconds West, Fifteen and Ninety-five Hundredths (15.95) feet; North Eighty-eight (88) degrees, Thirty-two (32) minutes, Nineteen (19) seconds East, Two Hundred Fifty and Three Hundredths (250.03) feet; North One (01) degree, Twenty-five (25) minutes, Fifty-nine (59) seconds West, Twenty-six and Three Hundredths (26.03) feet; North Eighty-eight (88) degrees, Thirty-two (32) minutes, Nineteen (19) seconds East, Fifty and Three Hundredths (50.03) feet; North Eighty-four (84) degrees, Forty-six (46) minutes, Fourteen (14) seconds East, Two Hundred and Forty-five Hundredths (200.45) feet; North One (01) degree, Twenty-seven (27) minutes, Forty-seven (47) seconds West, Twenty-eight and Seven Hundredths (28.07) feet; North Eighty-eight (88) degrees, Thirty-two (32) minutes, Thirteen (13) seconds East, Two Hundred Eighty and Forty-eight Hundredths (280.48) feet; North One (01) degree, Thirty-one (31) minutes, Nineteen (19) seconds West, Seventeen and Eighty-six Hundredths (17.86) feet; North Eighty-seven (87) degrees, Forty-five (45) minutes, Fifty-two (52) seconds East, Ninety-five and Nine Hundredths (95.09) feet to the Westerly right of way line of a County Road (an Eighty (80.0) foot right of way); run thence South Two (02) degrees, Fourteen (14) minutes, Eight (08) seconds East along said right of way a distance of Thirty-two and Eleven Hundredths (32.11) feet to the beginning of a curve concave to the Westerly having a radius of Five Hundred Ninety-two and Ninety-six Hundredths (592.96) feet; run thence in a Southerly direction continuing along said right of way and along the arc of said curve an arc distance of One Hundred Eighty-five and Eighty-two Hundredths (185.82) feet to the point of tangency; the aforesaid arc has a chord distance of One Hundred Eighty-five and Six Hundredths (185.06) feet that bears South Six (06) degrees, Forty-four (44) minutes, Thirty-two (32) seconds West; run thence South Fifteen (15) degrees, Forty-three (43) minutes, Twelve (12) seconds West, continuing along said right of way a distance of Nine Hundred Seventeen and Eighty-six Hundredths (917.86) feet to the beginning of a curve concave to the Easterly having a radius of Five Hundred Eighty-seven and Twenty-five Hundredths (587.25) feet; run thence in a Southerly direction continuing along said right of way and along the arc of said curve an arc distance of Two Hundred Twelve and Twenty-eight Hundredths (212.28) feet to the point of tangency, the aforesaid arc has a chord distance of Two Hundred Eleven and Twelve Hundredths (211.12) feet that bears South Five (05) degrees, Twenty-one (21) minutes, Fifty-two (52) seconds West; run thence South Four (04) degrees, Fifty-nine (59) minutes, Twenty-eight (28) seconds East continuing along said right of way a distance of Thirty-seven and Eight Tenths (37.8) feet to where said right of way intersects the Northerly right of way of a County Road (an Eighty (80.0) foot right of way); run thence South Eighty-four (84) degrees, Fifty-nine (59) minutes, Fifty (50) seconds West along said



EXHIBIT "A" (continued)

Northerly right of way line, a distance of Two Thousand Five Hundred Eighty-four and Forty-three Hundredths (2584.43) feet to where said right of way intersects the Easterly right of way line of State Road No. 105, A-1-A, (a Two Hundred (200.0) foot right of way); run thence in a Northerly direction along said Easterly right of way line and along the arc of a curve concave to the Easterly having a radius of Five Thousand Six Hundred Twenty-nine and Fifty-eight Hundredths (5629.58) feet an arc distance of Five Hundred Thirty and Eighty-eight Hundredths (530.88) feet to the point of tangency, the aforesaid arc has a chord distance of Five Hundred Thirty and Seventy-one Hundredths (530.71) feet that bears North Zero (00) degrees, Twenty-two (22) minutes Fifteen (15) seconds West; run thence North Two (02) degrees, Nineteen (19) minutes, Fifty (50) seconds East, continuing along said right of way a distance of Four Hundred Fifty-five and Forty-seven Hundredths (455.47) feet; run thence North Eighty-five (85) degrees, Fifty-nine (59) minutes East, a distance of Two Hundred Eighty-three and Eleven Hundredths (283.11) feet to the Southerly extension of the Westerly line of Block Twelve (12), Unit Two (2) of American Beach, Section Three (3), aforesaid; run thence North One (01) degree, Thirty-one (31) minutes, Fifty (50) seconds East, along said extension a distance of Three Hundred and Sixty-three Hundredths (300.63) feet to the POINT OF BEGINNING.

TRACT NUMBERED TWO (2)

A portion of Tract's "A", "B" and "C", AMERICAN BEACH, Section 3, Nassau County, Florida. According to plat recorded in the public records of the aforesaid County in Plat Book 2, page 64. Said portion being more particularly described as follows:

Begin at the Southwest corner of Block Three (3), Unit One (1) of American Beach, Section Three (3), according to plat recorded in the aforesaid public records in Plat Book 3, page 19; and run North Five (05) degrees, Zero (00) minutes, Ten (10) seconds West along the Westerly line of said Block a distance of One Hundred (100.0) feet to the Southerly right of way line of a County Road (an Eighty (80.0) foot right of way); run thence South Eighty-four (84) degrees, Fifty-nine (59) minutes, Fifty (50) seconds West along said right of way line a distance of Three Thousand Twenty and Eight Hundredths (3020.08) feet to where said right of way intersects the Easterly right of way line of State Road No. 105, A-1-A, (a Two Hundred (200.0) foot right of way); run thence in a Southerly direction along said Easterly right of way line and along the arc of a curve concave to the Easterly having a radius of Five Thousand Six Hundred Twenty-nine and Fifty-eight Hundredths (5629.58) feet an arc distance of One Hundred and One Hundredth (100.01) feet to the Southerly line of Tract "A" aforesaid, the aforesaid arc has a chord distance of One Hundred and One Hundredth (100.01) feet that bears South Four (04) degrees, Twenty-three (23) minutes, Forty-seven (47) seconds East; run thence North Eighty-four (84) degrees, Fifty-nine (59) minutes, Fifty (50) seconds East along the Southerly line of Tract's "A", "B" and "C" aforesaid a distance of Three Thousand Twenty-one and Fourths Hundredths (3021.14) feet to the POINT OF BEGINNING.

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*[Signature]*  
 CLERK OF COURTS