

provisions of Article 24 of Ordinance 83-19 of the County of Nassau and further subject to the Additional conditions and requirements:

Section I The Planned Unit Development concept shall be as indicated on the land use plan prepared by SATILLA PLANNING AND MANAGEMENT Associated, Inc. which is attached hereto as exhibit "B" and made a part hereof.

Section II The preliminary development plan is approved as indicated on the land use plan attached hereto as exhibit "B". Said preliminary development plan is approved subject to the stipulations contained in Exhibit "C" attached hereto and made a part hereof.

Section III This Ordinance shall take effect upon adoption by the Board of County Commissioners and filing in the Secretary of State's office.

ADOPTED this 25th day of September, 1984 by the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

By: John F. Claxton
John F. Claxton
Its: Chairman

ATTEST:

T. J. Greeson
Its: Ex-Officio Clerk

EXHIBIT "A"

PARCEL A

A portion of Sections 26, 27 and 40, Township 2 North, Range 28 East, Nassau County, Florida; said portion being more particularly described as follows: For a point of beginning commence at a concrete monument found at the Northwestern corner of said Section 27 and run North 88°49'03" East along the Northerly line thereof, a distance of 2637.50 feet to a concrete monument found at the Northeasterly corner of the Northwest one-quarter (¼) of said Section 27; run thence South 0°59'55" East along the Easterly line of said Northwest one-quarter (¼), a distance of 1386.43 feet to the Southwesterly corner of Government Lot 1, said Section 27 as shown to be monumented and occupied according to survey for I.T.T. Rayonier, Inc. by Vernon N. Drake and Associates, dated November 8, 1977; run thence North 89°12'41" East along the Southerly line of said Government Lot 1, a distance of 969.33 feet to a concrete monument found on the Northwestern right-of-way line of State Road No. 107 (a 66-foot right-of-way as now established); run thence South 40°16'30" West along said Northwestern right-of-way line, a distance of 65.10 feet to a concrete monument found at the point of curvature; run thence in a Southerly direction along the arc of a curve in the Westerly right-of-way line of said State Road No. 107, said curve being concave to the East and having a radius of 606.69 feet, a chord distance of 462.71 feet to a concrete monument found at the point of tangency, the bearing of the aforementioned chord being South 17°51'30" West; run thence South 04°33'30" East along said Westerly right-of-way line, a distance of 780.0 feet to an iron found on the Southerly line of Government Lot 2, said Section 27; run thence South 89°29'53" West along said Southerly line, a distance of 600.00 feet to a concrete monument (set); run thence South 0°59'55" East, a distance of 800.00 feet to a concrete monument (set); run thence South 77°23'00" West, a distance of 2340.0 feet to a concrete monument (set); run thence North 68°12'34" West, a distance of 655.25 feet to an iron pipe set on the Westerly line of said Section 27; run thence North 18°07'39" West, a distance of 3847.33 feet to a concrete monument set on the Northerly line of said Section 26, said Northerly line as found monumented; run thence North 89°52'00" East along last mentioned Northerly line, a distance of 1166.70 feet to the point of beginning. The land thus described contains 303.78 acres, more or less.

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 NASSAU COUNTY
 STATE OF FLORIDA
 DOCUMENTARY STAMP TA
 DECEMBER 22 1977
 7544.05

EXHIBIT A continuedPARCEL B

A portion of Government Lot 3, Section 27, Township 2 North, Range 28 East, Nassau County, Florida; said portion being more particularly described as follows: For a point of reference commence at a concrete monument found at the Northwesterly corner of said Section 27 and run North 88°49'03" East along the Northerly line thereof, a distance of 2637.50 feet to a concrete monument found at the Northeasterly corner of the Northwest one-quarter (¼) of said Section 27; run thence South 0°59'55" East along the Easterly line of said Northwest one-quarter (¼), a distance of 1386.43 feet to the Southwesterly corner of Government Lot 1, said Section 27 as shown to be monumented and occupied according to survey for I.T.T. Rayonier, Inc. by Vernon N. Drake & Associates, dated November 8, 1977; run thence North 89°12'41" East along the Southerly line of said Government Lot 1, a distance of 969.33 feet to a concrete monument found on the Northwesterly right-of-way line of State Road No. 107 (a 66-foot right-of-way as now established); run thence South 40°16'30" West along said Northwesterly right-of-way line, a distance of 65.10 feet to a concrete monument found at the point of curvature; run thence in a Southerly direction along the arc of a curve in the Westerly right-of-way line of said State Road No. 107, said curve being concave to the East and having a radius of 606.69 feet, a chord distance of 462.71 feet to a concrete monument found at the point of tangency, the bearing of the aforementioned chord being South 17°51'30" West; run thence South 04°33'30" East along said Westerly right-of-way line, a distance of 780.0 feet to an iron found on the Northerly line of Government Lot 3, said Section 27 for the point of beginning.

From the point of beginning thus described continue South 04°33'30" East along said Westerly right-of-way line, a distance of 801.98 feet to a concrete monument (set); run thence South 89°29'53" West parallel to the Northerly line of said Government Lot 3, a distance of 649.80 feet to a concrete monument (set); run thence North 0°59'55" West, a distance of 800.00 feet to a concrete monument set on the Northerly line of said Government Lot 3; run thence North 89°29'53" East along last mentioned Northerly line, a distance of 600.00 feet to the point of beginning. The land thus described contains 11.476 acres, more or less.

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1983 DEC 23

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NASSAU COUNTY
CLERK

EXHIBIT C
STIPULATION

1. The triangular parcel of property indicated on the attached exhibit "A", and borders State Road 107, shall not be included in the P.U.D.

2. The Developer shall enter into negotiations with the Board of County Commissioners regarding impact fees as the project will impact the fire, police, and rescue capabilities as well as the park and recreation services and the road systems of Nassau County. The negotiations should commence prior to approval of any final development plans and the impact fees should be determined prior to the approval of any final development plans, however, the negotiations may be continued based upon the mutual agreement of the parties.

3. The Board finds that, based upon their public hearings, the recommendations of the Planning Board and the comprehensive land use plan, that the tract of land on Exhibit "B", adjacent to State Road 107, designated by the developer as 13.00 acres of neighborhood commercial is, as of the date of this ordinance, not a justifiable nor permissible use. However, the tract shall be designated for planning purposes for commercial neighborhood uses as set forth in Article 15, Section 15.01 of Ordinance 83-19 with the following stipulations:

1. The total acreage to be utilized for commercial neighborhood purposes within the 13 acre tract, shall be determined by the Board of County Commissioners based upon the recommendations of the Planning Board. The Planning Board shall submit its recommendations to the Board no later than the approval of the final development plan for phase three (3). The developer may furnish information to the Planning Board at any time for the Planning Board's review and the Planning Board shall make a report to the Board of County Commissioners within forty five (45) days of the receipt of the information.

2. The location and types of commercial uses within the designated tract shall be determined by the Board of County Commissioners based upon the recommendations of the Planning Board. The developer shall submit specific requests to the Planning Board indicating the types of commercial use and the location of the buildings. The Planning Board shall submit its recommendations to the Board of County Commissioners within forty five (45) days of the receipt of the request.

3. The Planning Board, in considering its recommendations as to acreage, uses and sites, shall among other items, consider the following

(a) Criteria for commercial acreage and uses as provided by the

North East Florida Regional Planning Council;

(b) Market studies provided by the developer;

(c) All other relevant information submitted the the developer;

(d) Comments of the appropriate county department heads.

4. The developer shall be allowed to place lateral lines underneath the pavement during phase one rather than installing main water lines. The water lines shall be installed prior to the development of phase two. In addition, the entire project shall have fire hydrants and the hydrants and the water system shall conform to N.F.P.A. standards.

5. The Developer shall have the right to place the sales office on the property immediately off of State Road 7 and the sales office shall be used specifically and only for sales of land within the project itself.

6. The project shall be built in phases as indicated on the attached map as phase one, two and three. Phase one shall be built within one to three years of the date of a P.U.D. ordinance approved by the Board of County Commissioners and phases two and three shall be built within one to five years of the date of the ordinance approved by the Board of County Commissioners.

7. The Developer shall regularly and routinely consult with the Public Safety Director, Sheriff, County Engineer and Planning and Zoning Director regarding the final development plans and wherever practical and consistent with the development principles of this P.U.D. ordinance and Ordinance 83-19, Section 24.05, include the suggestions of the aforementioned officials in the final development plans. The aforementioned officials should regularly make written reports to the Board of County Commissioners and Planning Board as to the said recommendations and consultations.

8. The amount of open park space and recreational amenities shall be determined by the Board of County Commissioners based upon information to be provided by the Northeast Florida Regional Planning Council. Said determination shall be made prior to approval of final development plans for phase one.

9. The recommendations of the County Engineer, dated April 26, 1984, and attached hereto as "ADDENDUM I" shall be a part of the stipulation.

10. The maximum lot coverage for the phase three multi-family area shall be as indicated in Article 13, Section 13.06 (b).

11. Phase one may utilize septic tanks however, the water and sewage treatment plant shall be constructed and operational on or before approval of the final development plan for phase two. The dwellings in phase one shall be required to hook up to the water and sewage plant when it is completed and operational. Said hook ups shall occur within a reasonable time after the completion.

12. Developer shall, to aid in the patrolling of the development, install security lights as recommended by the Nassau County Sheriff's Office.

13. The developer, prior to obtaining approval of any final development plans or issuance of any permits, shall obtain a binding letter from the Department of Community Affairs that said development does not constitute a development of regional impact.

If a binding letter of determination indicates that this PUD independently constitutes a development of regional impact, then no further development plans shall be approved hereunder except in accordance with the procedures of 380.06 of Florida Statutes. In addition, the County retains the right to amend the PUD Ordinance based upon local issues that are addressed in the DRI review process.

14. The developer shall place all utilities under ground.

15. The covenants and restrictions shall be presented to the Board of County Commissioners for approval prior to the approval of any final development plans. Said covenants and restrictions shall be recorded.

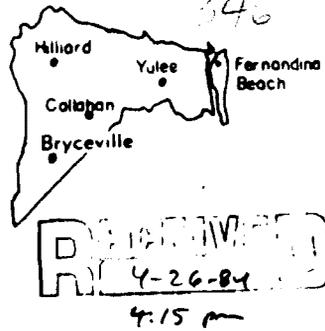
16. All other provisions of Ordinance 83-19; Article 24 shall be adhered to.



NASSAU COUNTY

DEPARTMENT OF TRANSPORTATION

RICHARD L. KING, P. E. County Engineer



BOARD OF COUNTY COMMISSIONERS

ENE R. BLACKWELDER
IST. NO. 1 Fernandina Beach

AZEL JONES
IST. NO. 2 Fernandina Beach

DHN F. CLAXTON
IST. NO. 3 Yulee

AMES E. TESTONE
IST. NO. 4 Hilliard

DHN F. ARMSTRONG, SR.
IST. NO. 5 Callahan

ADDENDUM I

April 26, 1984

JERRY GREESON
Ex-Officio Clerk

ARTHUR I. JACOBS
Attorney

TO: Nassau County Zoning Board
Ann Coonrod, Chairman

FROM: R. L. King, Nassau County Engineer

REGARDING: Evaluation of Drainage and Construction Plans
For Nassau Lakes

I have met with Mrs. Margaret Campbell and her staff regarding the P.U.D. for Nassau Lakes and would like to point out the following requirements that will be necessary in order for me to approve the engineer's design.

I. DRAINAGE

- A. Overflow from retention areas (existing lakes) will be properly connected to the existing channeled waterway in the Northeast corner of the property which outfalls directly to marsh and box culverts under S.R. 200 (AlA). This ditch is to be constructed in such a manner that will not affect the culvert and outfall system from S.R. 107.
- B. A perimeter ditch will be required in low areas where sheet runoff could affect the adjacent property owners, especially adjacent to the Northerly property line in the Mt. Zion area. After a more detailed drainage has been presented, there may be other perimeter ditches required.
- C. No roadside drainage in the Mt. Zion area will be permitted.
- D. All roadside drainage within the project shall be subject to final review by the County Engineer and shall be according to the Subdivision Regulations.
 - 1. Swale or open ditch section design
 - 2. Curb and gutter, storm sewer design

PLY TO

Box 386
Hilliard, Florida 32046
407-356-2003
407-845-3610

(cont.)

An Affirmative Action/Equal Opportunity Employer

REPLY TO

Route 3, Box 176
Fernandina Beach, FL 32034
(904) 261-7274
(904) 356-6670
(904) 261-6041

- E. All drainage shall be subject to D.E.R. and D.N.R. for approval; but, will be subject to final approval by the County Engineer.
- F. All outfall systems shall be by recorded easement to positive drainage.

II. ROADWAY SYSTEM

A. Access to S.R. 107

- 1. Access to S.R. 107 will be in a State designated 30 mile per hour zone. This main access to S.R. 107 poses a minor concern regarding sight distance. I have reviewed this in the field and feel with the traffic at the required design speed, this should pose no problem regarding safety.
- 2. In order to improve the flow of traffic on S.R.107, a deceleration lane should be constructed in Phase I, minimizing the interference of the flow of the traffic going South; which, in turn, also improves the Northerly sight distance.
- 3. Because of the curve condition, the no passing zone should be extended through this area.
- 4. Due to sight distance and entry problems for the commercial area to S.R. 107, a service road will be required rather than the business having direct contact with the State highway. No traffic light will be required under the proposed P.U.D.

B. Access to Blackrock Road, C-107 area

- 1. During the construction of Phase II the access road from the development will be required to be paved to S.R. 200 (A1A) by the developer and at the developer's cost.
- 2. The Easterly Mt. Zion Road connection to this development should be omitted for safety purposes. Under the proposed layout, Blackrock Road connection should be sufficient.

C. Evaluation of Roads

- 1. I have indicated to the developer no lengthy dead-end roads (cul-de-sac) should be considered because of mail carriers, school buses, fire, rescue and police control.

328

2. When constructing Phase I, no deadend roads will be permitted. Temporary cul-de-sacs will be required and shall be removed during the construction of Phase II.
3. All road rights of way shall be according to Subdivision Regulations. All development of roads and drainage for the entire project shall be according to current Nassau County Subdivision Regulations and shall be subject to permits from the Florida Department of Transportation and D.N.R. and D.E.R.

