



508

EXHIBIT "A"

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:

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), 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 Fourteen Hundredths (3021.14) feet to the POINT OF BEGINNING.

510

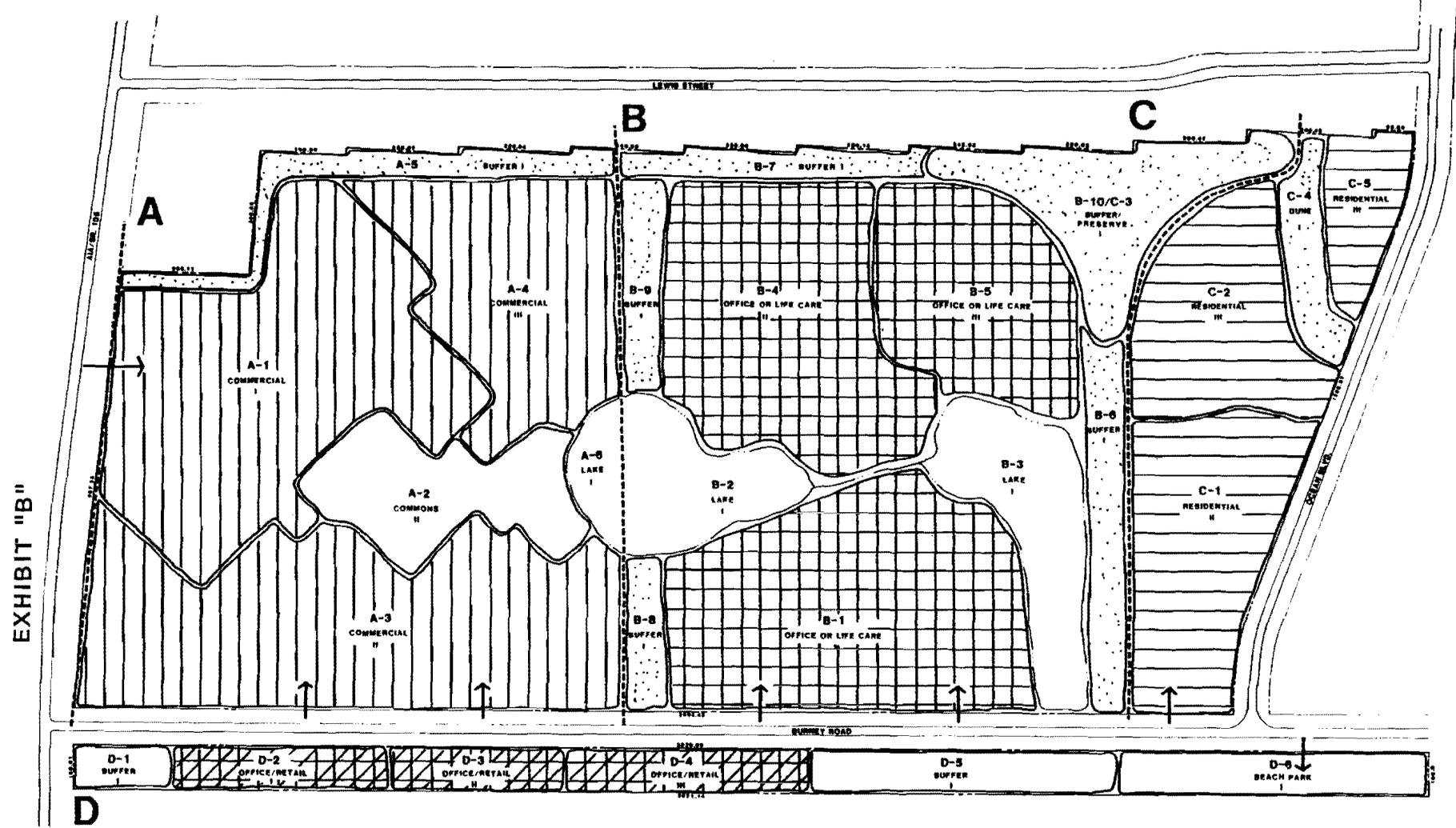


EXHIBIT "B"

# PLANTATION PARK

PLANTATION PARK ASSOCIATES, LTD.

1000 First Coast Highway, South  
Arnold, Florida 32034  
904/261-2919

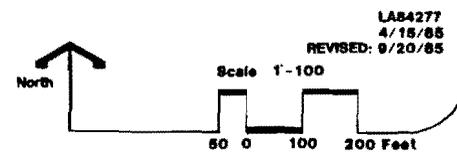


	COMMERCIAL		RESIDENTIAL
	OFFICE OR LIFE CARE		BUFFER/PRESERVE
	OFFICE/RETAIL		RECREATION

**KEY**

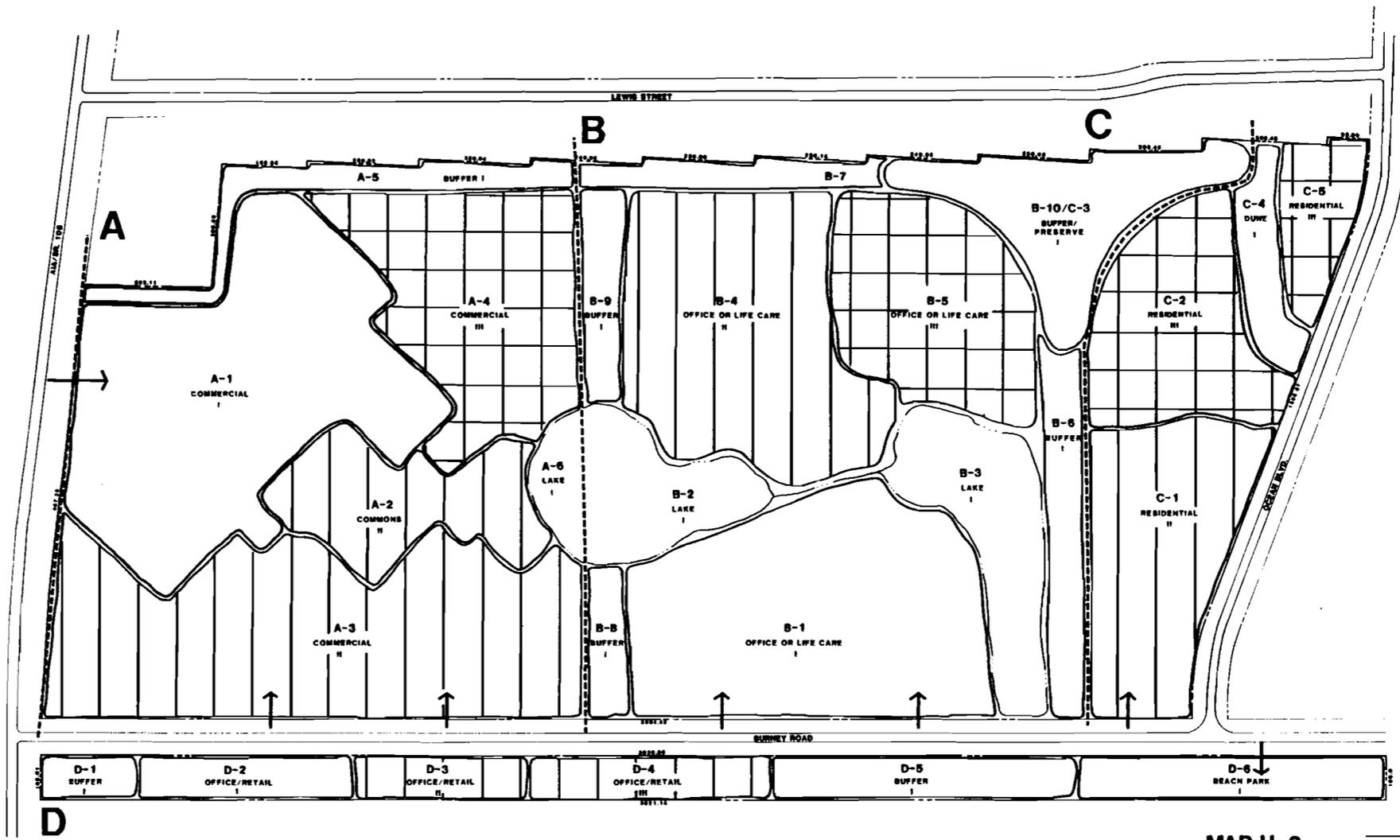
A-3	SUBPARCEL NUMBER
COMMERCIAL	LAND USE
II	PHASE

MAP H-1  
**MASTER PLAN**  
 P.U.D. PRELIMINARY DEVELOPMENT PLAN



LAB4277  
4/15/85  
REVISED: 9/20/85

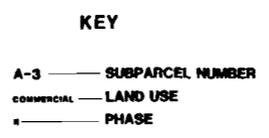
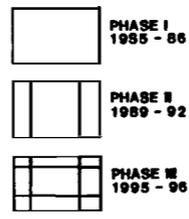
511



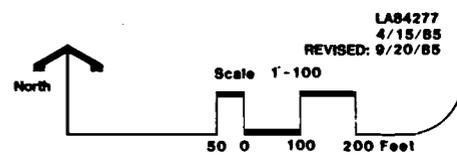
# PLANTATION PARK

PLANTATION PARK ASSOCIATES, LTD.

1600 First Coast Highway, South  
 Amelia Island, Florida 32034  
 904/261-2919



MAP H-2  
 PHASING PLAN  
 P.U.D. PRELIMINARY DEVELOPMENT PLAN



LAB4277  
 4/15/85  
 REVISED: 9/20/85

T A B L E O F C O N T E N T S

GENERAL CONDITIONS

1.0 General Conditions/Development Standards. . . . 11

NATURAL RESOURCES

2.0 Air Quality . . . . . 12
3.0 Land Resources/Dune Stabilization . . . . . 13
4.0 Water Resources/Drainage . . . . . 13
5.0 Vegetation/Wildlife . . . . . 14

PUBLIC FACILITIES

6.0 Wastewater Management . . . . . 15
7.0 Water Supply . . . . . 15
8.0 Energy. . . . . 15
9.0 Recreation/Open Space . . . . . 16
10.0 Public Safety/Hurricane Protection . . . . . 16

TRANSPORTATION

11.0 Transportation . . . . . 17

T A B L E O F C O N T E N T S

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11.0 Transportation . . . . . 17

GENERAL CONDITIONS

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) 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.)

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 a

minimum of one 100 sq. ft. island landscaped with shade trees and natural vegetation to the extent possible, for every 15 spaces.

1.8 Commercial and office uses in parcel D shall be limited to a maximum height of two stories and conform to the uses listed in the CPO zoning district plus service establishment and as barber shops, beauty shops, tailor, travel agencies, dry cleaners and similar uses.

1.9 All permanent utilities shall be placed underground.

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 underway. The Developer shall receive credit for negotiated impact fees against any later imposed impact fees that shall be imposed by ordinance.

1.11 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 include 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.

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 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 DER, 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 determined to be below level of Service C is included in the proposed 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 to implement Vegetation and Wildlife commitments #4 and #5. The plan shall be prepared and submitted for review and approval to the NEFRPC in consultation with Florida Department of Natural Resources (DNR), County Planning and Zoning Department and the Soil Conservation Service. The plan shall be submitted to the NEFRPC 30 days prior to submission of the Final Development Plan for Phase I.

3.2 Development of sub-parcels 1-5 shall be subject to detailed site plan review.

4.0 WATER RESOURCES/DRAINAGE

4.1 The side slopes within the lakes shall be 7:1 or shallower 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 for 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 plan shall be approved by the NEFRPC, in consultation with St. Johns River Management District (WMD), DER, and FGFWFC. The plan shall be submitted to the NEFRPC 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.

5.0 VEGETATION/WILDLIFE

5.1 The Developer shall retain canopy trees in the maritime forest area throughout the development. Approximately 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 35% in the maritime forest.

5.2 Final development plans for each phase of the Plantation Park Development shall be submitted to the Northeast Florida Regional Planning Council (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 committed by the Applicant:

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 insure 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 MSL;

e. Location of Flood Zones;

f. Location and number of parking spaces;

g. All other requirements of Article 24.05 (f) Final Development Plan Review, Nassau County Zoning Ordinance.

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 offices, upon approval by the Nassau County Health Department.

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.

7.4 The developer shall be required to use treated wastewater effluent for irrigation when it becomes available, where it is permitted by the DER and Health and Rehabilitative Services (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 commercial, office and 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.

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 the commercial, residential and recreational areas.

9.4 Bike racks shall be installed at commercial and recreational facilities.

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 AIA (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.

11.3 During the development phase specified below, or when determined by the FDOT and Nassau County that level of service "C" has been exceeded on the following segments of SR AIA (105), the developer shall pay a proportionate share of the costs of widening these segments to four lanes. These segments are:

Phase I - SR AIA (105) from Burney Road north to Fletcher Avenue.

Phase II - SR AIA (105) from Burney Road south to the Amelia Island South DRI developments.

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 AIA (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 north entrance to Plantation Park and at Burney Road during Phases I and II, respectively.)

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.  
14th Street/Amelia Island Parkway  
14th Street/Sadler Road  
CR 105/Amelia Island Parkway (Chrysler Dealership)  
Amelia Island Parkway/South Fletcher Avenue

1992 - Phase II - SR AIA South Fletcher Avenue  
 SR AIA (8th Street)/Sadler Road  
 SR AIA/Burney Road  
 14th Street/Sadler Road

1996 - Phase III -SR AIA/South Fletcher Avenue  
 SR AIA (8th Street)/Sadler Road  
 14th Street/Sadler Road

The timing of the above improvements shall be based on data in the annual traffic monitoring reports and the proposed Amelia Island Transportation Study.

Phase II - Amelia Island Parkway from SR AIA (105) to CR 105A (at the Chrysler Dealership)  
 Amelia Island Parkway from 24th Street to SR AIA (200).

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 AIA (105) at Julia Street
- SR AIA (200)
- Fletcher Avenue

11.7 Prior to the commencement of 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 improvement, ie. turn lanes and signalization, when warranted.

11.8 Upon determination by Nassau County that improvements are warranted at the following intersections, the developer shall pay proportionate share of the cost of the improvements.

These intersections are:

1988 - Phase I

- SR AIA/Julia Avenue
- SR AIA/South Fletcher Avenue
- 14th St/Amelia Island Parkway
- 14th St/Sadler Road
- CR 105A/Amelia Island Parkway
- Chrysler Dealership)
- Amelia Island Parkway/S.Fletcher Ave.

1991 - Phase II

- SR AIA South Fletcher Avenue
- SR AIA (8th Street)/Sadler Rd
- SR AIA/Burney Road
- 14th Street/Sadler Road

1996 - Phase III

- SR AIA/South Fletcher Avenue
- SR AIA (8th St)/Sadler Road
- 14th Street/Sadler Road

The timing of the above improvements shall be based on data in the annual traffic monitoring reports and the proposed Amelia Island Transportation Study.

11.9 A developer's proportionate share of transportation improvement costs shall be based on the percentage of total project generated traffic using such improvements. The developer shall escrow or file an acceptable letter of credit for his share of improvement costs with the appropriate governmental entity, upon determination that such improvements are warranted. further developments at the project site shall not be allowed until these funds have been escrowed or acceptable letter of credit filed with the appropriate government entity.

11.10 During the development phase 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.

Phase I - Widen 14th Street to four lanes (Sadler Road to Atlantic Avenue)

Widen Sadler Road to four lanes (8th Street to 14th Street)

Phase II - Widen 14th Street to four lanes (Amelia Island Parkway to Sadler Road)

Phase III - Widen SR AIA (200) to six lanes (Intracoastal Waterway to Atlantic Avenue)

Widen Sadler Road to four lanes (14th Street to Fletcher Avenue)

11.11 Upon determination by Nassau County and the FDOT that traffic generated by Plantation Park is utilizing 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 (Jasmine St to Atlantic Ave)

Fletcher Avenue (Jasmine St to Atlantic Ave)

