

Return to:
Joyce Bradley

ORDINANCE NO. 2000- 05

AN ORDINANCE AMENDING ORDINANCE NO. 83-19, AS AMENDED. THIS ORDINANCE REZONES AND RECLASSIFIES THE PROPERTY HEREIN AFTER DESCRIBED IN NASSAU COUNTY, FLORIDA, FROM A PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO THAT OF A PLANNED UNIT DEVELOPMENT (PUD); THE NAME OF THE PUD IS "AMELIA NATIONAL"; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on the 28th day of September, 1983, the Board of County Commissioners did adopt Ordinance No. 83-19, an Ordinance Enacting and Establishing a Comprehensive Zoning Code for the unincorporated portion of Nassau County, Florida, and which Ordinance has been subsequently amended including Ordinance No. 97-19, adopted on the 28th day of July, 1997; and

WHEREAS, the "owners" of that certain property in the attached Exhibit "A" intend to develop the described property in accordance with a master plan; and

WHEREAS, the "owners" of that certain property described in the attached Exhibit "A" have applied for a re-zoning and re-classification of that property from OPEN RURAL (OR) to that of PLANNED UNIT DEVELOPMENT (PUD); and

WHEREAS, the Planning and Zoning Board of Nassau County has considered said application and held public hearings on the same after due notice, and made its findings and recommendations thereon; and

WHEREAS, the County Commission of Nassau County has considered the findings and recommendations of the Planning Board and held its own public hearings on the application after due notice and also considered the Comprehensive Land Use Plan, and finds that the property described in the attached Exhibit "A" is suitable in location and character for the uses proposed in said application according to the criterion as set forth in Article 25 of Ordinance No. 97-19 of the County of Nassau.

NOW, THEREFORE, BE IT ORDAINED this 28th day of February, 2000, by the Board of County Commissioners of Nassau County that the application for the Planned Unit Development is hereby approved and the land shall be re-zoned as a Planned Unit Development (PUD) in accordance with and subject to the provisions of Article 25 of Ordinance No. 97-19, of the County of Nassau and further subject to the additional conditions, requirements, and findings described below:

SECTION 1. The Planned Unit Development concept shall be as indicated on the Preliminary Development Plan attached hereto as Exhibit "B". The Planned Unit Development is further subject to the requirements of Ordinance No. 97-19.

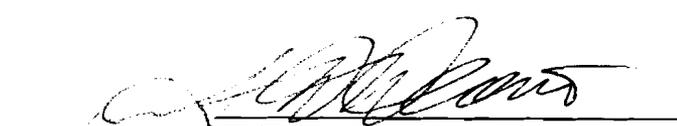
SECTION 2. Owner and Description. The land re-zoned by this Ordinance is owned by Rayland Company, Inc.; Ronald D. Warren, Jason Hepler, John Price and William Gibson, General Partners, Owners.

SECTION 3. Conditions. The conditions set forth as Exhibit "C" shall be made a part of this PUD, as recommended by staff, along with the conditions as set forth in Exhibit "D" submitted by the Applicant, and the property shall be subject to said conditions. Further the conditions set forth for site plan review are applicable as are Goals and Objectives of the Comprehensive Plan.

SECTION 4. This Ordinance shall take effect upon adoption by the Board of County Commissioners and filing in the Secretary of State's Office.

ADOPTED this 28th day of February, 2000.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



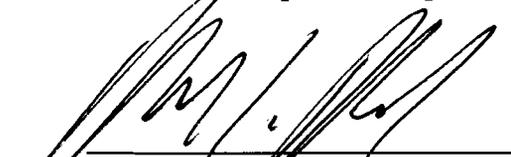
NICK D. DEONAS
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN



**SURVEYORS
&
LAND PLANNERS**

PRIVETT & ASSOCIATES, INC.

1201 SHADOWLAWN DRIVE
ST. MARYS, GEORGIA 31558

Telephone: 912/882-3738
Fax: 912/882-2729
Email privett@gate.net

EXHIBIT "A"

DECEMBER 7, 1999

LEGAL DESCRIPTION OF THE SUMMER BEACH O'NEIL DEVELOPMENT IN SECTIONS 26, 27, 29 AND 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

FOR: SUMMER BEACH DEVELOPMENT GROUP, LTD.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTIONS 26, 27, 29 AND 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWESTERLY CORNER OF GOVERNMENT LOT 4, SAID SECTION 27 AND RUN SOUTH 00°-06'-24" EAST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 898.37 FEET TO THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF RON WARREN, ET. AL. (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 748, PAGE 1764); RUN THENCE NORTH 89°-37'-41" EAST, ALONG THE NORThERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1005.44 FEET TO THE NORTHEASTERLY CORNER THEREOF ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 107 (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); RUN THENCE SOUTH 04°-32'-33" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.12 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS OF RON WARREN, ET. AL.; RUN THENCE SOUTH 89°-37'-41" WEST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 280.14 FEET TO THE NORTHEASTERLY CORNER OF A SECOND TRACT OF LAND NOW OR FORMERLY OF RON WARREN, ET. AL. (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 767, PAGE 989); RUN THENCE SOUTH 04°-36'-10" EAST, ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 314.73 FEET TO THE SOUTHEASTERLY CORNER THEREOF; RUN THENCE SOUTH 89°-36'-12" WEST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 774.94 FEET TO THE SOUTHWESTERLY CORNER THEREOF ON THE WESTERLY LINE OF GOVERNMENT LOT 1, SAID SECTION 29; RUN THENCE SOUTH 00°-05'-34" EAST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 1 AND GOVERNMENT LOT 2, SAID SECTION 29, A DISTANCE OF 1586.39 FEET TO A POINT; RUN THENCE NORTH 86°-00'-00" WEST, DEPARTING FROM LAST MENTIONED WESTERLY LINE, A DISTANCE OF 795.27 FEET TO A POINT; RUN THENCE NORTH 81°-00'-00" WEST, A DISTANCE OF 1800.00 FEET TO A POINT; RUN THENCE NORTH 84°-00'-00" WEST, A DISTANCE OF 1250.70 FEET TO A POINT; RUN THENCE SOUTH 00°-00'-00" EAST, A DISTANCE OF 1992.43 FEET TO A POINT; RUN THENCE NORTH 80°-00'-00" WEST, A

DISTANCE OF 2532.28 FEET TO A POINT OF CURVATURE; RUN IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1909.86 FEET, A CHORD DISTANCE OF 859.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CURVE BEING NORTH 67°-00'-00" WEST; RUN THENCE NORTH 54°-00'-00" WEST, A DISTANCE OF 550.61 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 954.93 FEET, A CHORD DISTANCE OF 837.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CURVE BEING NORTH 28°-00'-00" WEST; RUN THENCE NORTH 02°-00'-00" WEST, A DISTANCE OF 1881.51 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 5729.58 FEET, A CHORD DISTANCE OF 145.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 02°-43'-30" WEST; RUN THENCE NORTH 03°-27'-00" WEST, A DISTANCE OF 406.32 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN 25-FOOT WIDE UTILITY EASEMENT DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 164, PAGE 580; RUN THENCE THE FOLLOWING FOUR (4) COURSES ALONG LAST MENTIONED NORTHERLY EASEMENT LINE: COURSE NO. 1 - NORTH 87°-43'-05" EAST, A DISTANCE OF 1428.54 FEET TO AN ANGLE POINT; COURSE NO. 2 - NORTH 88°-40'-45" EAST, A DISTANCE OF 820.40 FEET TO A SECOND ANGLE POINT; COURSE NO. 3 - NORTH 88°-10'-15" EAST, A DISTANCE OF 1419.45 FEET TO A THIRD ANGLE POINT; COURSE NO. 4 - NORTH 88°-55'-25" EAST, A DISTANCE OF 359.25 FEET TO A POINT; RUN THENCE NORTH 53°-00'-00" EAST, DEPARTING FROM SAID NORTHERLY EASEMENT LINE, A DISTANCE OF 813.17 FEET TO A POINT; RUN THENCE NORTH 37°-00'-00" EAST, A DISTANCE OF 354.32 FEET TO A POINT; RUN THENCE NORTH 00°-00'-00" WEST, A DISTANCE OF 277.67 FEET TO A POINT; RUN THENCE SOUTH 87°-00'-00" EAST, A DISTANCE OF 335.30 FEET TO A POINT ON THE WESTERLY LINE OF NASSAU LAKES SUBDIVISION PHASE 1-B (ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 5, PAGES 72 AND 73 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID NASSAU LAKES SUBDIVISION PHASE 1-B: COURSE NO. 1 - SOUTH 18°-07'-47" EAST, A DISTANCE OF 498.06 FEET TO AN ANGLE POINT; COURSE NO. 2 - SOUTH 68°-12'-42" EAST, A DISTANCE OF 655.25 FEET TO A SECOND ANGLE POINT; COURSE NO. 3 - NORTH 77°-22'-52" EAST, A DISTANCE OF 2340.00 FEET TO THE SOUTHWESTERLY CORNER OF TRACT "D", SAID NASSAU LAKES SUBDIVISION PHASE 1-B; RUN THENCE NORTH 89°-29'-45" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "D" AND ALONG THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF RAD PROPERTIES, INC. (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 408, PAGE 89), A DISTANCE OF 649.80 FEET TO THE SOUTHEASTERLY CORNER OF LAST MENTIONED LANDS ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 107; RUN THENCE SOUTH 04°-32'-33" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY

LINE, A DISTANCE OF 577.44 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 4, SECTION 27 AT THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF JACK LOUIS WORTHAM AND CHERYL WORTHAM (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 796, PAGE 1442); RUN THENCE SOUTH 89°-39'-09" WEST, ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, THE SAME BEING THE NORTHERLY LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 935.49 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 674.2 ACRES, MORE OR LESS.

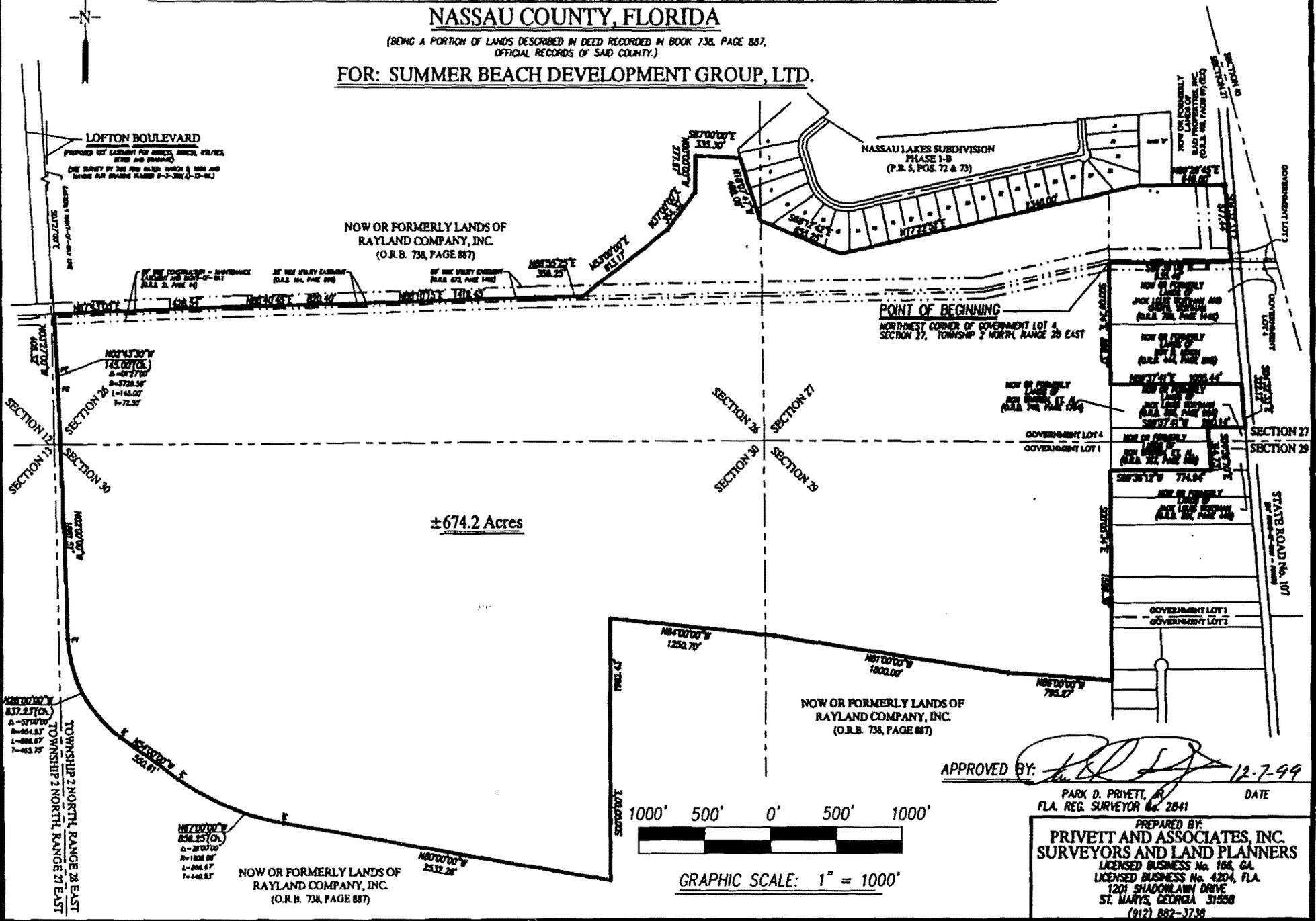


PARK D. PRIVETT, JR.
FLORIDA REG. SURVEYOR NO. 2841

**MAP TO SHOW SKETCH OF
A PORTION OF GOVERNMENT LOT 3, SECTION 27, TOWNSHIP 2 NORTH, RANGE 28 EAST,
AND A PORTION OF SECTIONS 26, 27, 29 & 30, TOWNSHIP 2 NORTH, RANGE 28 EAST,
NASSAU COUNTY, FLORIDA**

(BEING A PORTION OF LANDS DESCRIBED IN DEED RECORDED IN BOOK 738, PAGE 887,
OFFICIAL RECORDS OF SAID COUNTY.)

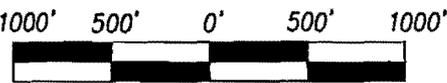
FOR: SUMMER BEACH DEVELOPMENT GROUP, LTD.



PAGE 4 OF 4

APPROVED BY: *[Signature]* 12-7-99
DATE

PARK D. PRIVETT, JR.
FLA. REG. SURVEYOR No. 2841



GRAPHIC SCALE: 1" = 1000'

PREPARED BY:
PRIVETT AND ASSOCIATES, INC.
SURVEYORS AND LAND PLANNERS
LICENSED BUSINESS No. 188, GA.
LICENSED BUSINESS No. 4204, FLA.
1201 SHADOWLAWN DRIVE
ST. MARYS, GEORGIA 31538
(912) 882-3739

NOW OR FORMERLY LANDS OF
RAYLAND COMPANY, INC.
(O.R.B. 738, PAGE 887)

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(O.R.B. 738, PAGE 887)

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RAYLAND COMPANY, INC.
(O.R.B. 738, PAGE 887)

NASSAU LAKES SUBDIVISION
PHASE 1-B
(P.R. 5, PGS. 72 & 73)

LOFTON BOULEVARD
PROPOSED 100' EASEMENT FOR TRUCKS, BUSES, FIRETRUCKS
AND DRAGGERS
ONE SURVEY BY THE FIRM DATED APRIL 8, 1988 AND
ANOTHER SURVEY DATED 8-3-2001 (12-2-01)

±674.2 Acres

TOWNSHIP 2 NORTH, RANGE 28 EAST
TOWNSHIP 2 NORTH, RANGE 27 EAST

STATE ROAD No. 101

GOVERNMENT LOT 1
GOVERNMENT LOT 2
GOVERNMENT LOT 3
GOVERNMENT LOT 4
GOVERNMENT LOT 7

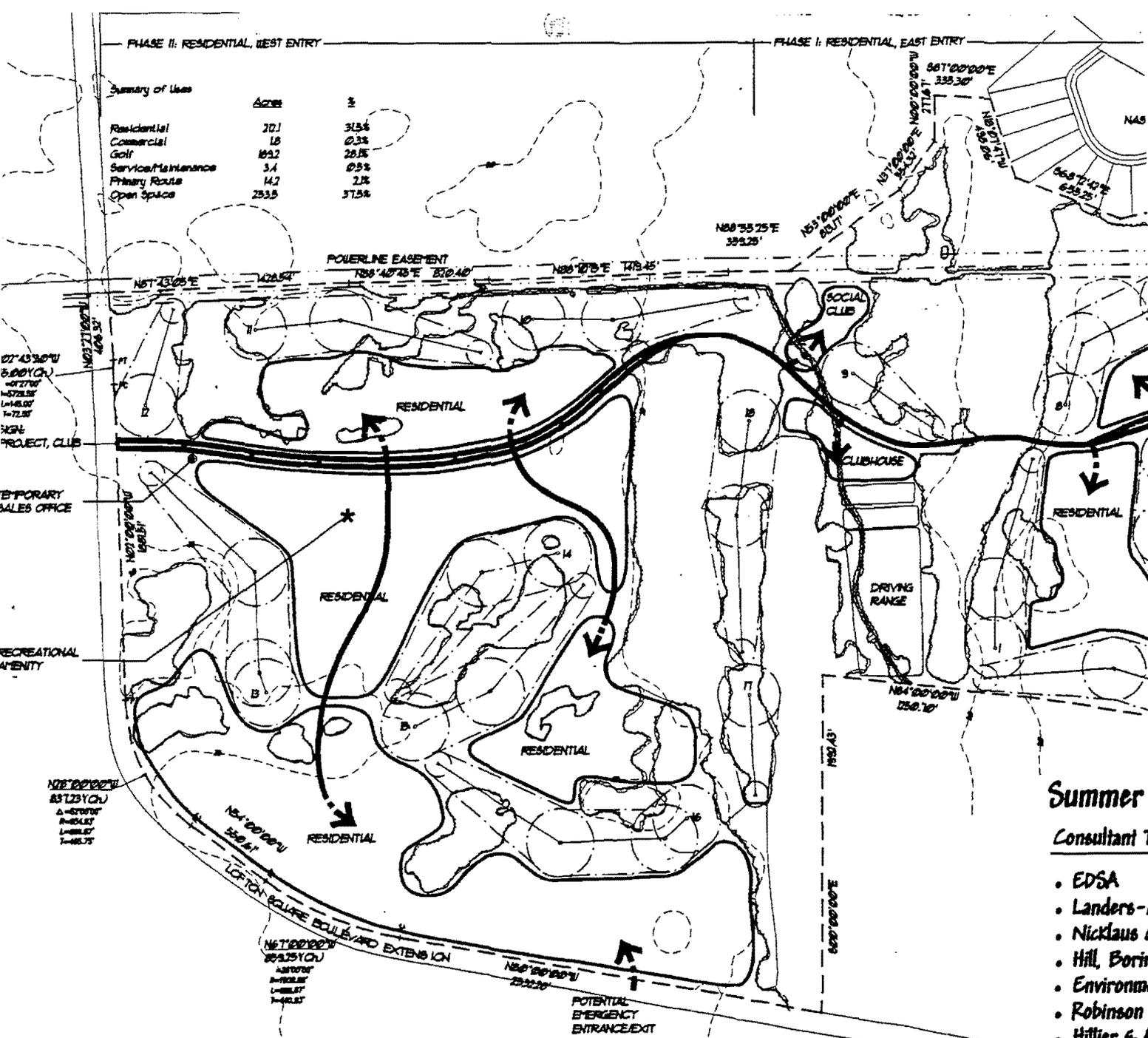


PHASE II: RESIDENTIAL, WEST ENTRY

PHASE I: RESIDENTIAL, EAST ENTRY

Summary of Uses

| Uses | Acres | % |
|---------------------|-------|-------|
| Residential | 70.1 | 31.3% |
| Commercial | 1.8 | 0.3% |
| Golf | 10.2 | 26.1% |
| Service/Maintenance | 3.4 | 0.9% |
| Primary Route | 14.2 | 2.1% |
| Open Space | 253.5 | 37.3% |



Summer

Consultant To

- EDSA
- Landers-A
- Nicklaus C
- Hill, Boring
- Environmen
- Robinson E
- Hillier & As
- Privett and
- Robert A. M

Attachment H: PUD Preliminary Development Plan

AMELIA NATIONAL

EXHIBIT "C"

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

1. The proposed PUD is consistent with the surrounding low - medium density residential character of the surrounding area. The density for the proposed PUD would be approximately .68 du/a. This is within the acceptable level of density for the FLUM classification of Residential, Medium Density, which allows up to 5 du/a.
2. Staff is of the opinion that water and sewer be expanded to serve the general geographic impact area.
3. Of the total 674 acres of this proposed development, the preliminary plan shows 253.5 acres, or 37.5% of the total acreage to be dedicated as open space. Section 25.04(F)(1) requires all PUD's to have a minimum of twenty percent (20%) of their total gross acreage as common recreation and open space. The preliminary plan has exceeded this requirement. The applicants have stated that this open space will be maintained by a property owner's association to be established by the developer.
4. On-site recreational requirements may be applied off-site to increase acreage for the adjacent regional park.
5. Water and sewer service will be provided by United Water. The preliminary stormwater drainage plan presented has been found sufficient at this time.
6. Phases of development shown on the preliminary plan are feasible and reflect the compatibility to operate as an independent development.
7. The proposed Amelia National development will create a high-quality residential community that will strengthen the character of the surrounding area and promote positive growth in the O'Neal-Nassauville area of the county.
8. Amelia National development is compatible with and conforms with the requirements of the Nassau County Comprehensive Plan subject and should comply with Policies 1.02.05(B) and 1.08.07.

9. Lofton Square Boulevard - The following conditions shall apply to the construction of the western connection to the future alignment of Lofton Square Boulevard:
- a. The Developer shall work with the county and the other owners and developers whose properties are affected by Lofton Square Boulevard to support the research and development of a financing mechanism that will result in the design, permitting and construction of Lofton Square Boulevard as a public roadway on right-of-way owned by the County. The objectives of this effort are to effectuate a "fair share" mechanism for constructing the roadway with minimal impact on the County's general budget, and to achieve scheduling the improvement within the first three years of the County's 2001 Five-year Work Plan. The County will assist in convening the other parties related to Lofton Square Boulevard, as well as owners of larger property located along County Road 107 that may benefit from the construction of Lofton Square Boulevard. The County will make the services of its current legal and financial consultants available to undertake the necessary studies to support establishment of the financing mechanism, with the costs of this consultation being included in the proceeds from the funding mechanism. The Applicant agrees to participate in an MSBU to be formed for the extension of Lofton Square Boulevard and to pay its fair share of the assessment.
 - b. If Condition 2.a does not result in the construction of Lofton Square Boulevard prior to the issuance of the 350th residential Certificate of Occupancy in Amelia National, the developer shall have the option of extending Lofton Square Boulevard southward to the western entrance of Amelia National. In the event that the segment of Lofton Square Boulevard between 1) SR A1A and the entrance to Northampton and/or 2) the entrance to Northampton and the entrance to Flora Parke have not been constructed by this time, the Developer will construct the respective segments as may be needed.

EXHIBIT "D"**PUD CONDITIONS**

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

A. **Ownership and Maintenance:** The Amelia National PUD and related facilities, other than individual residential lots or commercial parcels, will be owned, maintained and operated as follows:

1. The golf course, club and associated facilities will be owned, operated and maintained by the developer or its assignee.
2. Any common areas associated with the residential and commercial properties, including common preservation areas, amenities, landscape areas, signage, etc., will be managed by a homeowner's or property owner's association to be established by the developer through deed restrictions.
3. The roadways and stormwater management facilities will remain private and will be maintained and operated by the developer or the homeowner's or property owner's association as established by the developer.
4. Ownership, maintenance and operation of the water, sewer, electrical, telephone and other service utilities will be the responsibility of the respective franchise companies serving the area.

B. **Permitted Uses:** The following uses are permitted as illustrated on the Preliminary Development Plan.

1. Up to 460 Single-family residences, patio homes or townhouse homes in areas designated as residential use on the Preliminary Development Plan.
2. Up to 20,000 square feet of Office/Commercial use to be controlled by Article 15: Commercial Neighborhood: CN of the Nassau County Zoning Ordinance.
3. A maintenance/service facility that may include a storage area for resident's boats and recreational vehicles.
4. An eighteen hole golf course and associated driving range, cart barn, and other support facilities.
5. A Golf Clubhouse facility.
6. A Social Club facility including pool, tennis and similar community recreational uses.
7. A general community recreational facility, including a multi-purpose playfield and children's playground.

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

1. A temporary sales office for the sale of lots, houses, commercial properties, and club memberships will be permitted at or near each entrance to the site until all of the residential lots are sold.

2. Temporary construction trailers as needed to support the construction process for the various uses. All trailers shall be removed within thirty days of the completion of the permanent structures and facilities.
 3. A temporary golf clubhouse which shall be removed upon completion of the permanent club.
 4. Up to two temporary "mid-way" comfort facilities for the golf course which shall be removed upon completion of the permanent club and mid-way facilities.
 5. These temporary facilities may utilize septic tanks and/or pump-out sewerage storage tanks as approved by the County Health Department, and temporary overhead electrical service.
- D. Silvicultural Uses: The property may continue to be used for silviculture activity until such time as construction commences on specific portions of the site and any portions not subject to construction or other encumbrances may continue to be used for silviculture subject to application of "best management practices" including controlled burning as approved by the Florida Forestry Division.
- E. Access and Circulation:
1. Access: There shall be two primary entrances, a service entrance, a temporary construction entrance, and an emergency entrance to the project as depicted on the Preliminary Development Plan and described as follows:
 - a. Primary entrances: The initial primary entrance will be from CR-107 with a second primary entrance to be provided from the future extension of Lofton Square Boulevard, subject to the conditions provided in E.2. below.
 - b. Maintenance/Service Entrance: A maintenance/service access will be provided from CR-107 at the powerline.
 - c. Temporary Construction Entrance: Prior to the construction of Lofton Square Boulevard, the existing forest road within the right-of-way which has been established for Lofton Square Boulevard may be utilized as a temporary access road to support construction, providing that there are no conflicts with the Lofton Square Boulevard construction process.
 - d. Emergency Entrance: An emergency access drive may be provided from the future Lofton Square Boulevard as shown on the Preliminary Development Plan.
- F. Development Standards: The development shall be subject to the following standards:
1. Accessory Structures. Per Article 27.16 of the Zoning Code.
 2. Minimum Lot Requirements:
 - a) Minimum lot width: Fifty-five (55) feet for single family units, thirty-five (35) feet for patio units, and twenty-five (25) feet for townhouse units.
 - b) Minimum lot area: Six thousand eight hundred (6,800) square feet for single family units, three thousand five hundred (3,500) square feet for patio units, two thousand five hundred (2,500) square feet for townhouse units.

3. Minimum Yard Requirements.

- a) Front yard: Twenty-five (25) feet.
- b) Side yards: Seven and one-half (7.5) feet for single family houses; a total of seven and one-half (7.5) feet for patio units with one side yard being allowed to be zero feet; Ten feet for the end units of townhouse sets.
- c) Rear yard: Ten (10) feet.
- d) All yards shall be measured from the finished face of the exterior foundation wall.

4. Building Restrictions

- a) Maximum building height: Thirty-five (35) feet as measured to the cornice line.
- b) Maximum lot coverage: Forty (40) percent for single family houses; sixty (60) percent for patio units; seventy (70) percent for townhouse units.

5. **Signage:** Project identification signs that may also identify the golf club, not to exceed 150 square feet on each face may be installed at the CR-107 and the Lofton Square Boulevard project entrances. A service entry sign not to exceed 50 square feet on each face may be installed at the service entrance on CR-107. The emergency entrance on Lofton Square Boulevard, if constructed, shall have a directional sign prohibiting normal use of the entrance not to exceed 10 square feet. Within the project, signs identifying each club, recreational facility and residential area may be installed not to exceed 50 square feet each. All project signs shall be designed as ground mounted signs or integrated into or mounted on the landscape features such as walls and fences. All lighting of signs shall be ground mounted units projecting onto the sign. Business identification signs for the office/commercial site will conform to the County code.

6. **Landscaping and Buffers:** The office/commercial site and the maintenance/service site shall be buffered from adjacent properties by an opaque wall at least six feet in height and by a landscape planting area at least ten feet deep.

7. **Off-street parking and loading:** All off-street parking and loading requirements in Article 29 of Nassau County's zoning ordinance shall apply for the commercial and club uses.

- G. **Construction Standards:** All streets, sidewalks, sewer facilities, utilities and drainage shall be constructed according to the requirements of the Nassau County Subdivision Regulations.
- H. **Utilities:** All sewer, water, electrical, telephone, and cable distribution and collection lines will be constructed underground where possible, unless stated otherwise. Above ground utility elements such as transformers and switching boxes will be screened and/or landscaped. Above grade electrical, telephone and cable lines may be used to serve the maintenance and service facility so long as they parallel the existing transmission line. All utilities shall be provided in accordance with the rules and regulations established by the appropriate governmental agency. Ownership, maintenance and operation of the water, sewer, electrical, telephone and other service utilities will be the responsibility of the respective franchises companies serving the area. The existing power transmission line and easements which traverse the property and their future use are under the control of the respective holders of the easements and not the developer.
- I. **Open Spaces:** The area depicted as "open spaces", including but not limited to the golf course, wetland preservation areas, wetland mitigation areas and recreational amenities, on the Preliminary Development Plan shall be permitted to be used for passive and active recreational activities. Multi-purpose trails and walkways may be constructed in and through these areas subject to applicable

wetlands and other permits. The exact boundaries of all such areas shall be established on the Final Development Plans for each phase or increment of development.

- J. Community Recreational Amenity: Prior to the issuance of the certificate of occupancy on the 150th residential unit, the developer shall provide a community recreational site that includes an open play field, children's play structure, benches and picnic facilities. The sidewalks on the street(s) abutting this facility shall be on the same side of the street as the facility. The location of this facility shall be established on a Final Development Plan. Upon agreement between the County and the Developer, the Developer shall have the option of fulfilling this requirement by contributing like kind value for land area and facilities at the County's regional park located to the south of Amelia National. This provision and the other recreational club facilities in Amelia National shall fulfill the County's recreational concurrency requirements.
- K. Sidewalks and Trails: Multi-purpose sidewalks and trails shall be provided to link the residential areas with the club and recreational facilities.
- L. Streetlights: Street lights shall be provided on each street in the residential areas.
- M. Stormwater Management Facilities: All stormwater management facilities shall be permitted by and constructed to the standards of the St. Johns River Water Management District whereby fences are not required, and shall be conveyed to the homeowner's/property owner's association which shall have responsibility for maintenance and insurance.
- N. Wetlands and Wetland Buffers: A professional analysis of the wetlands on the property has been undertaken based on the St. Johns River Water Management District (SJRWMD) criteria, and the wetland lines based on that analysis have been flagged and surveyed. In addition, the wetland areas that are generally defined on the County's Future Land Use Map have been indicated. The wetlands on the site will be managed subject to an Environmental Resource Permit from the SJRWMD and Individual Permit from the US Army Corps of Engineers. These permits will utilize on-site wetland creation, enhancement and buffering to mitigate all impacts associated with the development such that there will be a net increase in wetland areas and improvement of wetland functions on the site. Existing and created wetlands that correspond to FLUM wetlands will be protected by an upland buffer that has an average width of fifty (50) feet and minimum width of twenty-five (25). All other wetlands on the site will be buffered pursuant to specific permit requirements of the St. Johns River Water Management District. All wetland areas and buffers shall be identified on the Final Development Plan(s).

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