

ORDINANCE 2020 -23

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 265.65 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF LEM TURNER ROAD BETWEEN LAWHON ROAD SOUTH AND DORNBUSH ROAD, FROM OPEN RURAL (OR) AND RESIDENTIAL SINGLE FAMILY 2 (RS-2) TO PLANNED UNIT DEVELOPMENT (PUD). PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Angel Lakes Gated, Inc. are the owners of six parcels comprising +/- 265.65 acres identified as Tax Parcel # 37-1N-25-0000-0004-0010, 37-1N-25-0000-0004-0020, 37-1N-25-0000-0004-0060, 37-1N-25-0000-0004-0080, 37-1N-25-2375-0001-0000, 37-1N-25-2375-0002-0000, and 37-1N-25-2950-0001-0150 by virtue of Deed recorded at O.R. 2172, page 1002 and O.R. 2200, page 307 of the Public Records of Nassau County, Florida; and

WHEREAS Angel Lakes Gated, Inc. have authorized Rogers Towers, P.A. to file Application PUD19-008 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on January 21, 2020 and voted to recommend approval of PUD19-008 to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County; and

WHEREAS, the proposed Planned Unit Development (PUD) zoning complies with the underlying Future Land Use Map (FLUM) designation of Recreation (REC); and

WHEREAS, the Board of County Commissioners held a public hearing on July 20, 2020; and

WHEREAS, public notice of all hearings has been provided in accordance with Chapters 125 Florida Statutes and the Nassau County Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. FINDINGS.

That the proposed rezoning to Planned Unit Development (PUD) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular Policies FL.01.02(E), FL.03.02, and Objective ED.04.

SECTION 2. PROPERTY REZONED

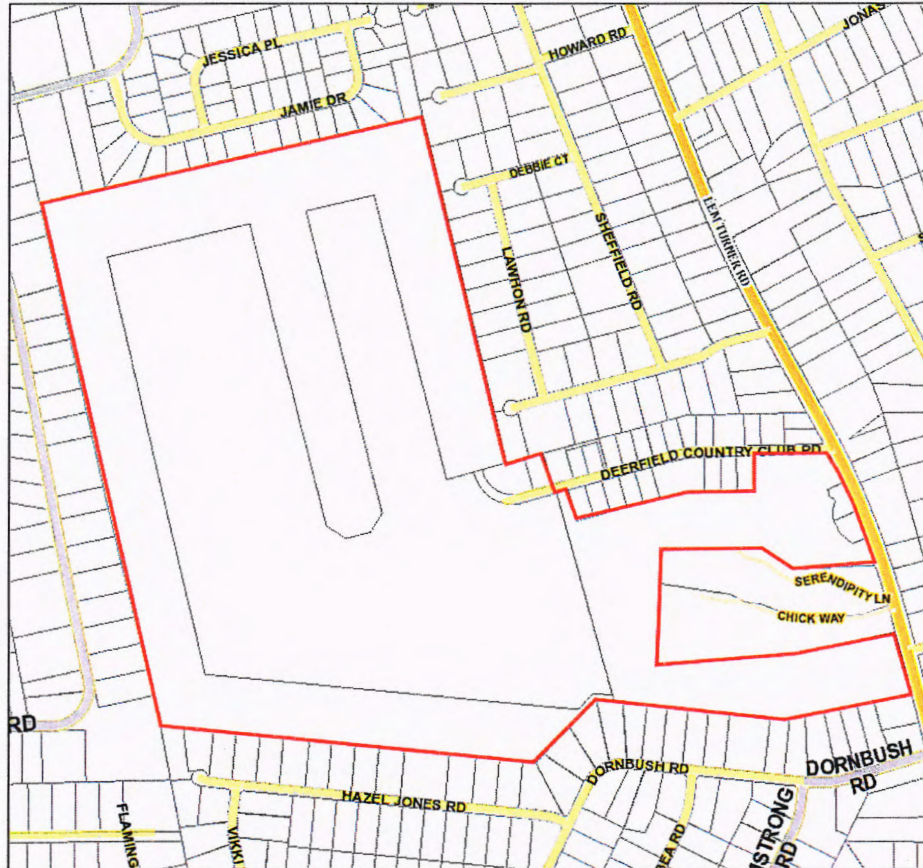
The real property described in Section 3 is rezoned and reclassified to Planned Unit Development (PUD), to be known as upon the effective date of the ordinance; the Planning and Economic Opportunity Department is authorized to amend the Official Zoning Map to reflect this change.

- A) The Legal Description for the PUD is adopted as shown in Exhibit "A" attached herein.
- B) The Preliminary Development Plan (PDP) for the PUD and associated exhibits (Fig. 4-13) are adopted as shown in Exhibit "B" attached herein.
- C) The conditions of the PUD are adopted as shown in Exhibit "C" attached herein.

SECTION 3. OWNER AND DESCRIPTION.

The land reclassified by this Ordinance is owned by Angel Lakes Gated, Inc. and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

37-1N-25-0000-0004-0010, 37-1N-25-0000-0004-0020, 37-1N-25-0000-0004-0060,
37-1N-25-2375-0001-0000, 37-1N-25-2375-0002-0000, 37-1N-25-2950-0001-0150

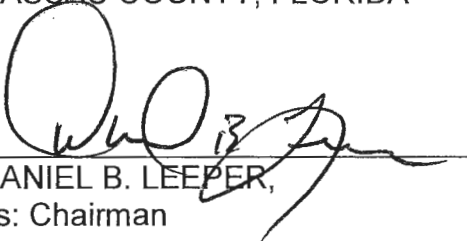
**SECTION 4. EFFECTIVE DATE.**

This Ordinance shall be effective upon filing with the Secretary of State.

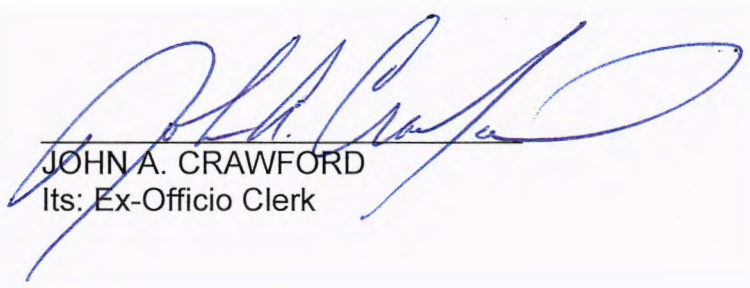
PASSED AND ADOPTED THIS 20TH DAY OF JULY, 2020.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA


DANIEL B. LEEPER,
Its: Chairman

ATTEST as to Chairman's Signature:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form and legality by the
Nassau County Attorney:

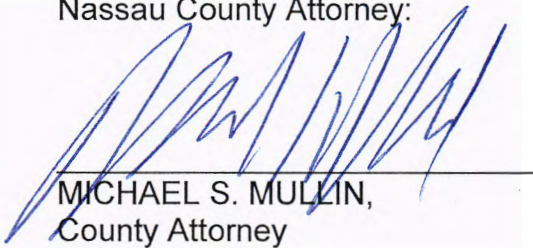

MICHAEL S. MULLIN,
County Attorney

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING ALL OF LOTS 1 AND 2 OF "WOODLAND FOREST PHASE 1" AS RECORDED IN PLAT BOOK 6, PAGES 292, 293 AND 294 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, TOGETHER WITH A THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PART OF LOT 8, AND A PART OF THE S. A. OGILVE HOMESTEAD, SECTION 37, TOWNSHIP 1 NORTH, RANGE 25 EAST NASSAU COUNTY FLORIDA AS SHOWN ON PLAT BOOK 0, PAGE 25 AND PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF SAID COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHEAST CORNER OF BEGINNING AT THE MOST NORTHEAST CORNER OF LOT 3, "WOODLAND FOREST PHASE 1", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 292, 293 AND 294 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF "DEERFIELD COUNTRY CLUB ROAD", A 60 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER THAT DEED FROM JOHN T. WOODS TO NASSAU COUNTY, AND RECORDED IN OFFICIAL RECORDS BOOK 385, PAGE 620 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, AND RUN THENCE, NORTH 89°41'14" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 479.70 FEET, TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD No. 115/LEM TURNER ROAD, (A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), SAID POINT, BEING ON THE ARC OF A CURVE, LEADING SOUTHERLY; RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 5,679.62 FEET, THROUGH A CENTRAL ANGLE OF 07°32'34" TO THE RIGHT, AN ARC DISTANCE OF 747.70 FEET, TO A POINT, ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN THAT WARRANTY DEED FROM LINDA A. BEST TO STEWART L. AND PEGGY H. HAMRICK, AND RECORDED IN OFFICIAL RECORDS BOOK 716, PAGE 1675 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°12'06" EAST, 747.16 FEET; RUN THENCE, ALONG SAID NORTHERLY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 87°47'04" WEST, A DISTANCE OF 519.84 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 53°31'55" WEST, A DISTANCE OF 236.67 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 89°52'37" WEST, A DISTANCE OF 630.90 FEET, TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 716, PAGE 1675; RUN THENCE, SOUTH 03°09'43" WEST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, AND THEN ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED FROM GILES V. CLINE TO LARS P. PETERSEN JR. AND DEBBIE PETERSEN, AND RECORDED IN OFFICIAL RECORDS BOOK 1315, PAGE 1093 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 725.07 FEET, TO A POINT AT THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1315, PAGE 1093 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; RUN THENCE, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1315, PAGE 1093 OF SAID PUBLIC RECORDS, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 86°27'42" EAST, A DISTANCE OF 885.17 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 78°03'45" EAST, A DISTANCE OF 632.69 FEET, TO A POINT ON THE AFORESAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD No. 115/LEM TURNER ROAD, SAID POINT ALSO BEING ON THE ARC OF A CURVE, LEADING SOUTHERLY; RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 5,679.62 FEET, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°07'48" TO THE RIGHT, AN ARC DISTANCE OF 409.40 FEET, TO THE NORTHEAST CORNER OF LOT 2, "SHEFFIELD VILLAGE", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 28 AND 29 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°48'39" EAST, 409.32 FEET; RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID PLAT OF "SHEFFIELD VILLAGE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 28 AND 29 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 79°22'08" WEST, A DISTANCE OF 781.84 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 83°46'58" WEST, A DISTANCE OF 1,214.70 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, SOUTH 44°44'28" WEST, A DISTANCE OF 546.30 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, NORTH 83°41'41" WEST, A DISTANCE OF 2,399.99 FEET, TO A POINT, BEING THE MOST NORTHWEST CORNER OF LOT 35 "SHEFFIELD VILLAGE", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 28 AND 29 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, SAID POINT ALSO BEING THE WESTERLY LINE OF LOT 8, "S.A. OGILVE HOMESTEAD IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 25 EAST", AS SHOWN ON THE PLAT(S) THEREOF, RECORDED IN PLAT BOOK "0", PAGE 25 AND IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE, ALONG THE WESTERLY, NORTHERLY, AND EASTERLY BOUNDARY LINE OF SAID LOT 8, "S.A. OGILVE HOMESTEAD IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 25 EAST", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 12°28'48" WEST, ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 3,325.33 FEET, TO THE MONUMENTED NORTHWEST CORNER OF SAID LOT 8;

COURSE No. 2: RUN THENCE, NORTH 78°02'08" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 8, A DISTANCE OF 2,471.47 FEET, TO THE MONUMENTED NORTHEAST CORNER OF SAID LOT 8;

COURSE No. 3: RUN THENCE, SOUTH 13°22'21" EAST, ALONG THE EASTERLY LINE OF SAID LOT 8, (AND ALSO BEING THE WESTERLY LINE OF "NASSAU VILLAGE WEST", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 23 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA), A DISTANCE OF 2,213.53 FEET, TO THE MONUMENTED SOUTHWEST CORNER OF LOT 13, "NASSAU VILLAGE WEST"; RUN THENCE, ALONG THE MONUMENTED SOUTH LINE OF "NASSAU VILLAGE WEST", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 75°30'28" EAST, A DISTANCE OF 119.59 FEET, TO A POINT

COURSE No. 2: RUN THENCE, NORTH 74°52'30" EAST, A DISTANCE OF 120.00 FEET, TO A POINT; RUN THENCE, SOUTH 14°35'26" EAST, A DISTANCE OF 200.20 FEET, TO A POINT, ON THE NORTHERLY RIGHT OF WAY LINE OF "DEERFIELD COUNTRY CLUB ROAD", A 60 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER THAT DEED RECORDED IN OFFICIAL RECORDS BOOK 385, PAGE 620, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE, NORTH 76°06'34" EAST, A DISTANCE OF 93.23 FEET, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF "DEERFIELD COUNTRY CLUB ROAD", TO A POINT, BEING THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 13, "WOODLAND FOREST PHASE 1", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 292, 293 AND 294 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE, SOUTH 14°40'32" EAST, ALONG SAID NORTHERLY PROLONGATION, AND THEN ALONG THE WESTERLY LINE OF SAID LOT 13, A DISTANCE OF 264.03 FEET, TO THE MONUMENTED SOUTHWEST CORNER OF SAID LOT 13; RUN THENCE, ALONG THE SOUTHERLY, AND THEN EASTERLY BOUNDARY OF "WOODLAND FOREST PHASE 1", AS SHOWN ON THE PLAT THEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 75°21'53" EAST, A DISTANCE OF 700.88 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 89°42'11" EAST, A DISTANCE OF 429.79 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 00°17'49" WEST, A DISTANCE OF 219.24 FEET, TO THE NORTHEAST CORNER OF SAID LOT 3, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 11,497,682 SQUARE FEET, OR ~~264.50~~ ACRES, MORE OR LESS, IN AREA.

265.65

EXHIBIT B

Figure 1, Location Map

Figure 2, Zoning Map (existing)

Figure 3, Future Land Use Map (existing)

Figure 4, Aerial Map

Figure 5, Future Trail Network

(Proposed) Figure 6, Site Plan

Figure 7, Type 1 Accessway

Figure 8, Type 2 Accessway

Figure 9, Type 3 Accessway

Figure 10, Type 4 Accessway

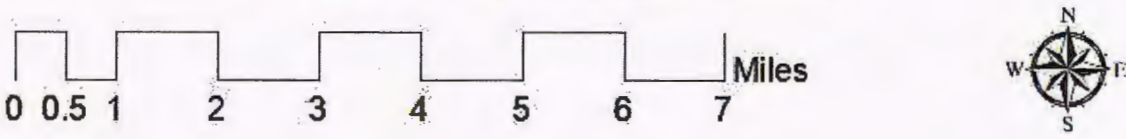
Figure 11, Pull-Through Campsite

Figure 12, Back-In Campsite

Figure 13, Entry Sign



Figure 1 Location Map



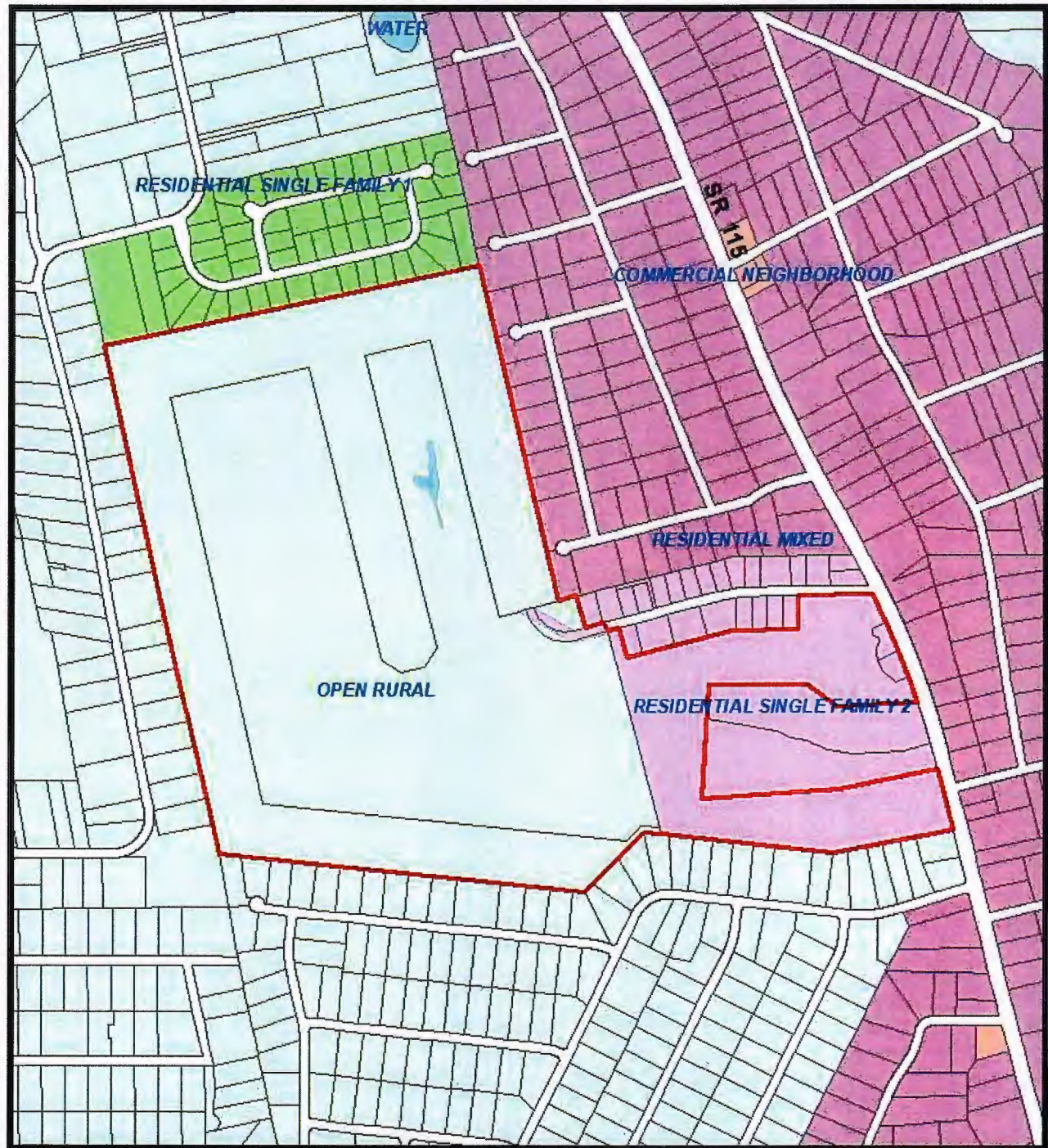
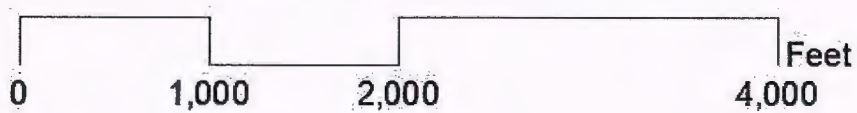


Figure 2 Zoning Map



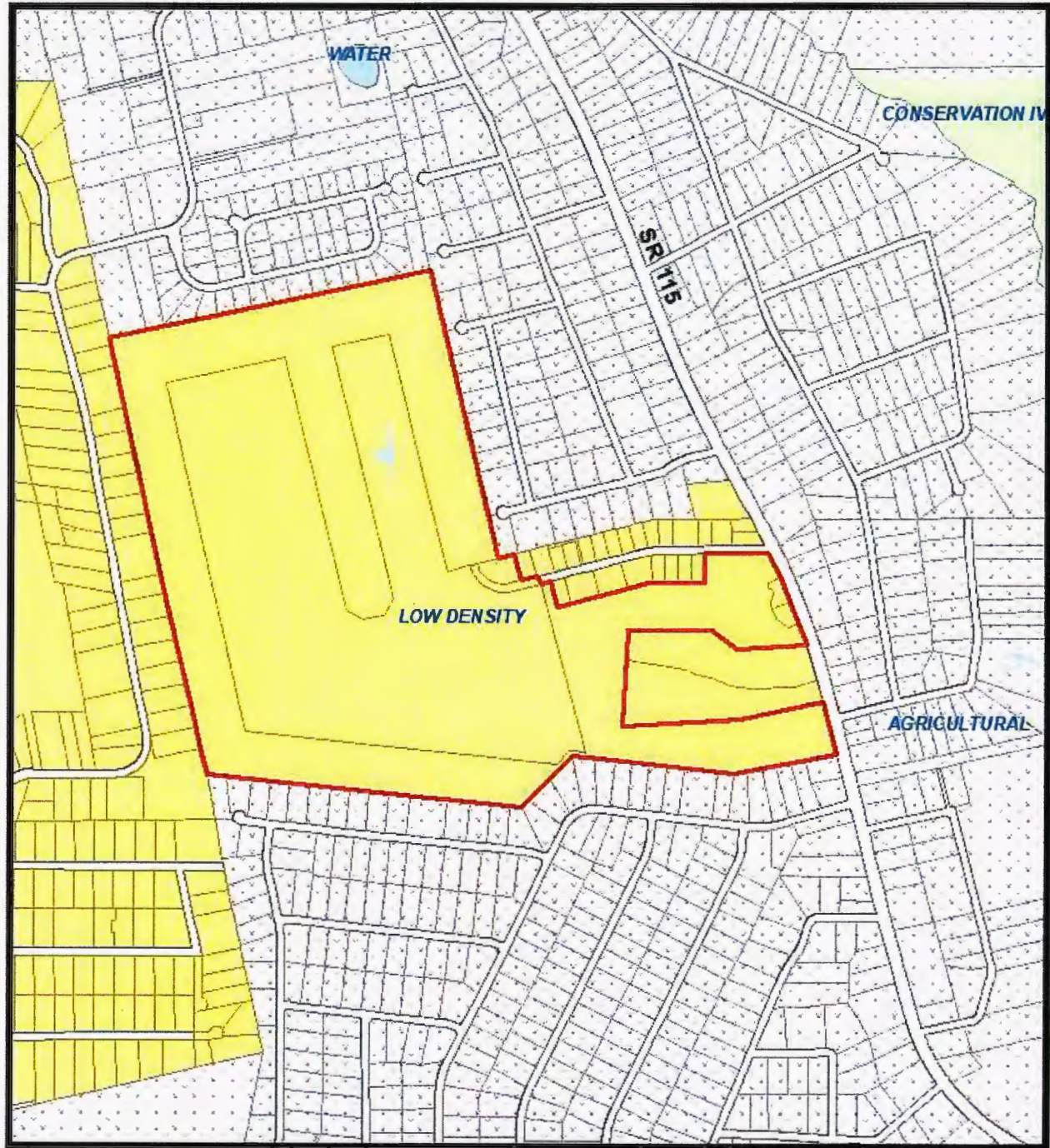


Figure 3 Future Land Use Map

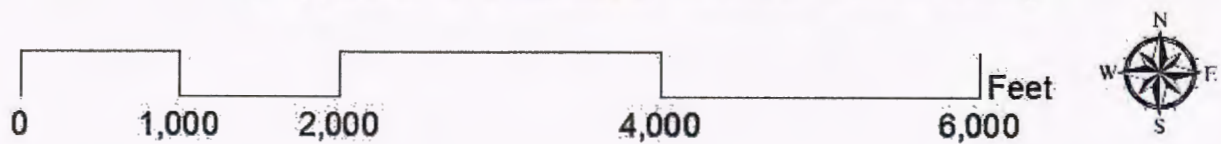




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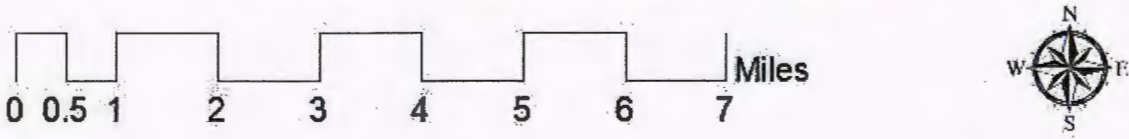
Figure 11, Pull-Through Campsite

Figure 12, Back-In Campsite

Figure 13, Entry Sign



Figure 1 Location Map



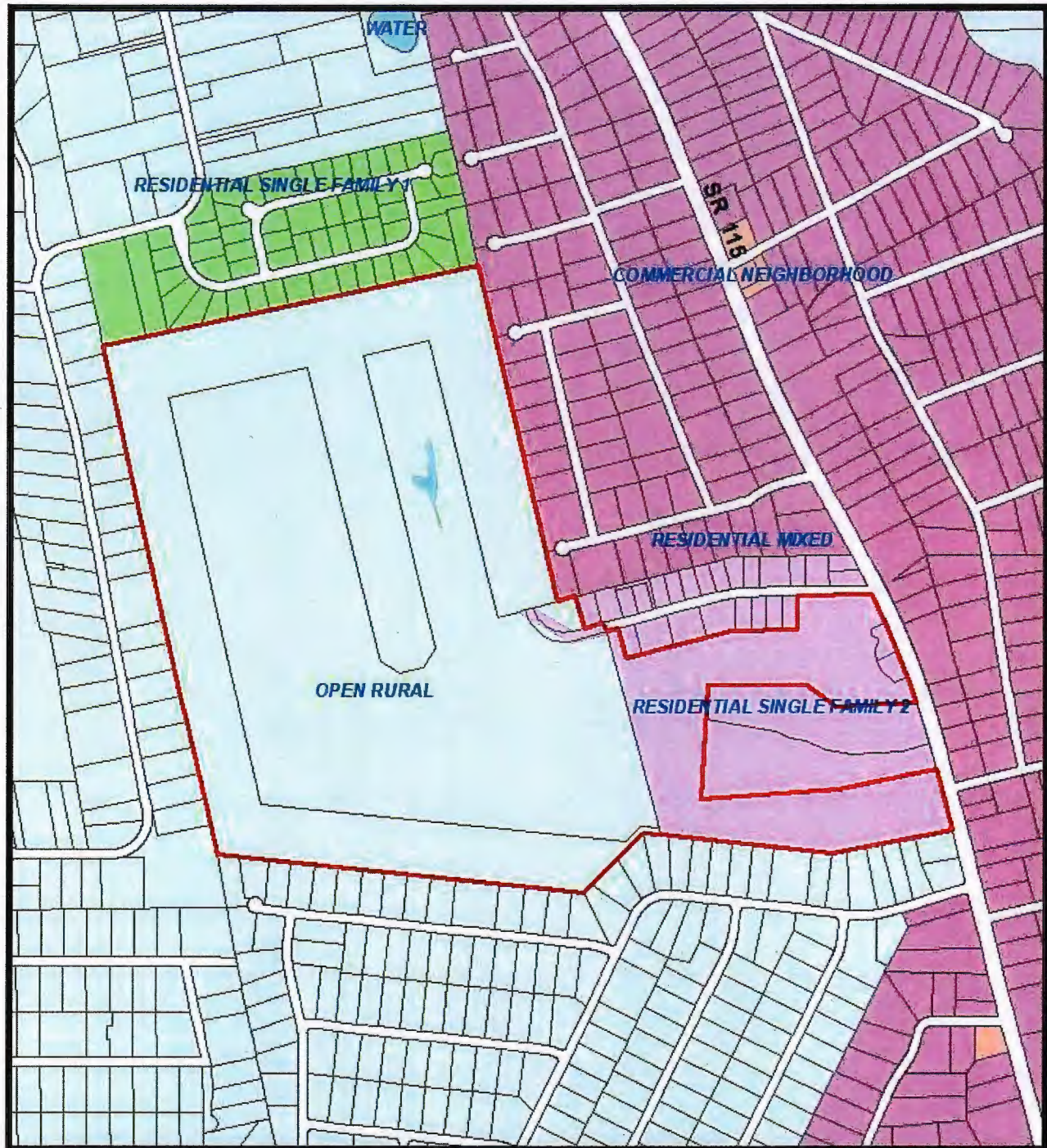
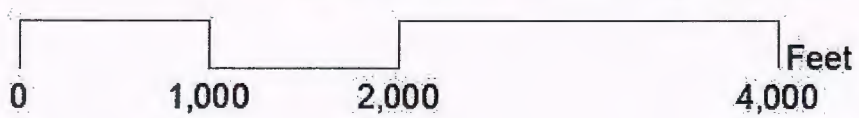


Figure 2 Zoning Map



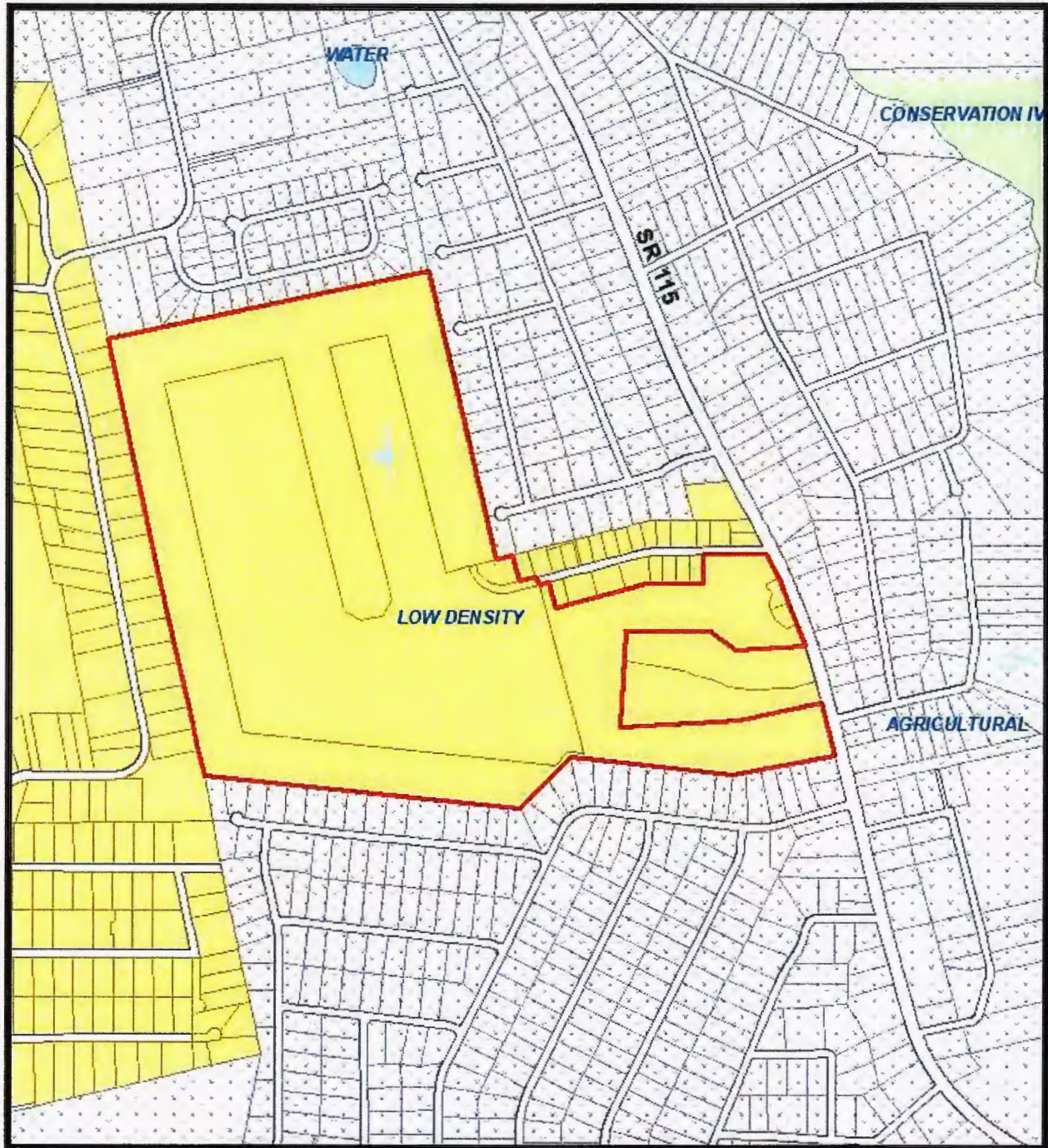
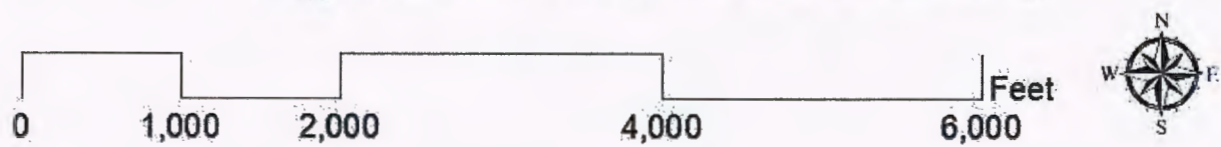
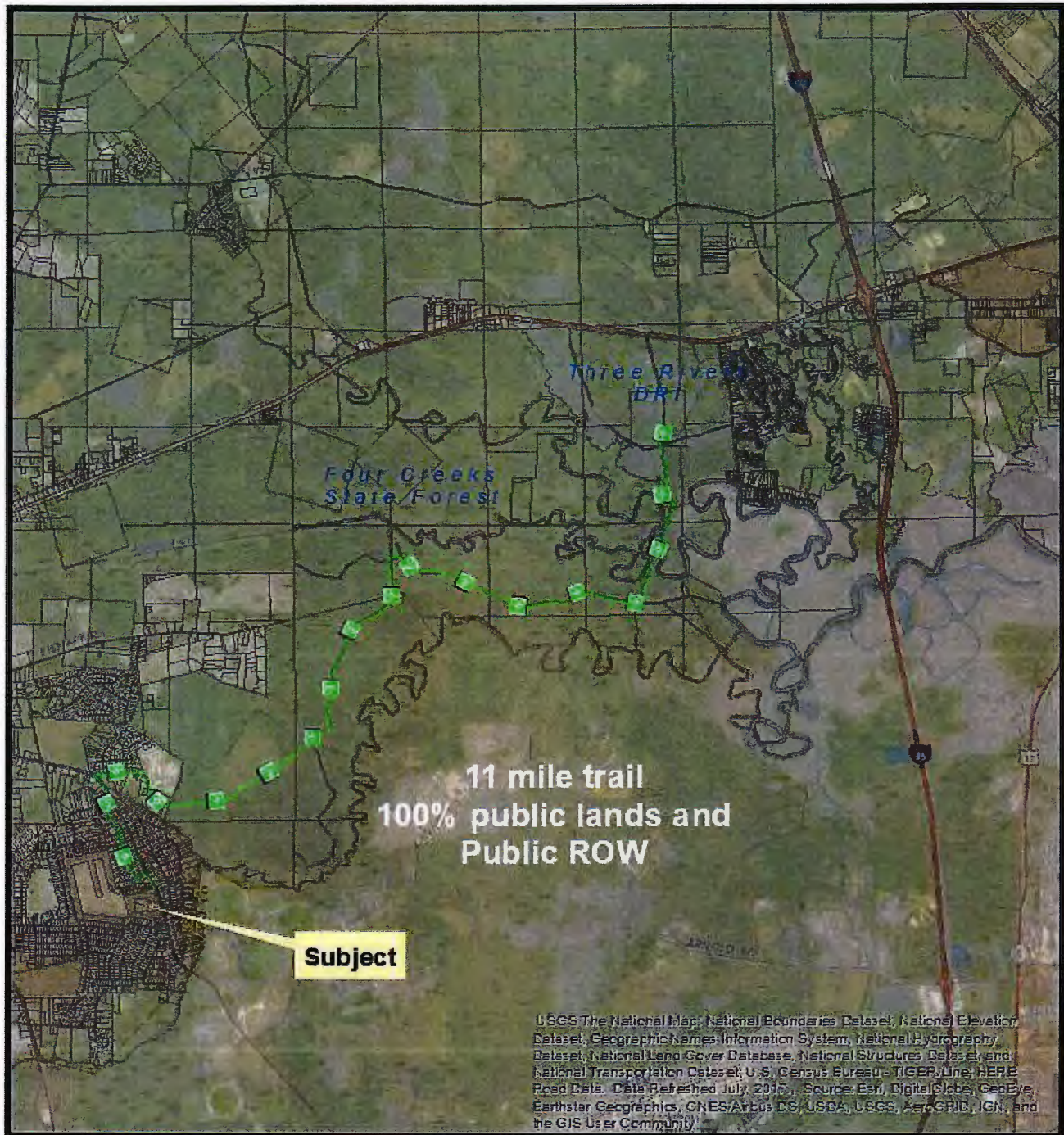


Figure 3 Future Land Use Map







**Figure 5 Future Trail Network
Proposed**



Site Data (265.50 total acres)

Open Space

- 50' Perimeter Buffer - 22.50 Ac. ±
- Preservation Area - 80.00 Ac. ±
- Wetland - 2.50 Ac. ±

Total Open Space = 105 Acres

Development

- Golf Course - 76.00 Ac. ±
- Campground - 57.00 Ac. ±
- Parks - 3.50 Ac. ±
- Water Park - 14.00 Ac. ±
- Future Development - 10.00 Ac. ±

Total Development Area = 160.50 Acres

Legend

- A** Refurbished Golf Club
Parking Lot
Manager's Residence
Ancillary Commercial Buildings
Associated with Campground
Farmer's Market

- B** Campground Check-In Building
Campground Store
Campground Restaurant
Water Park Check-In / Food Court
Resort Pool / Lap Lanes
Children's Splash Pad
Lazy River
Slide Tower
Additional Water Park Facilities
Mini-Golf / Putt Putt
Other similar activities

- C** Overflow Parking Lot

- Type 1 Roadway - Main Access Road
- Type 2 Roadway - Campground Main Road
- Type 3 Roadway - Campground two-way
- Type 4 Roadway - Campground one-way



Site Plan
DEERFIELD LAKES PUD

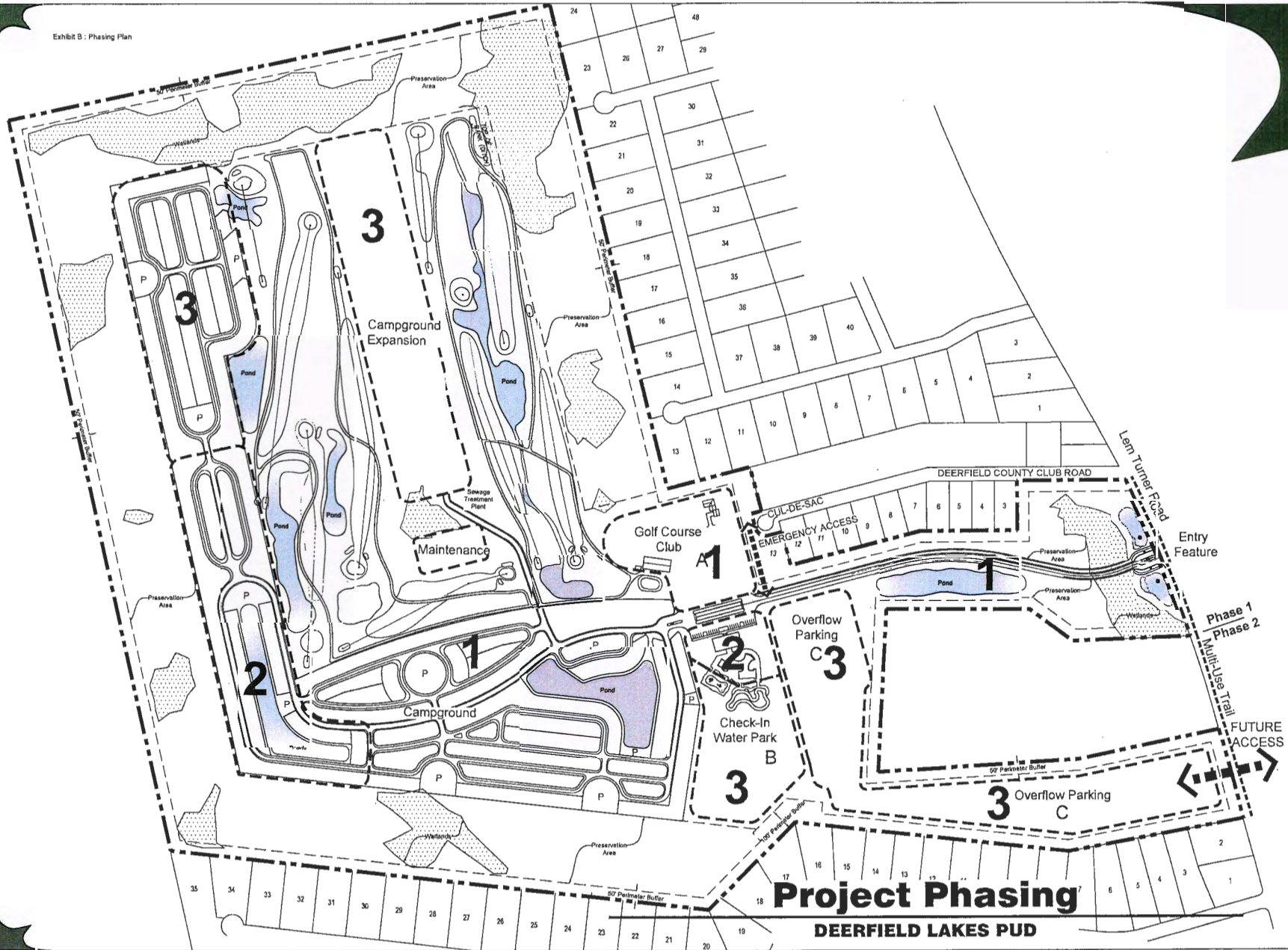


Exhibit B: Figures 7-8

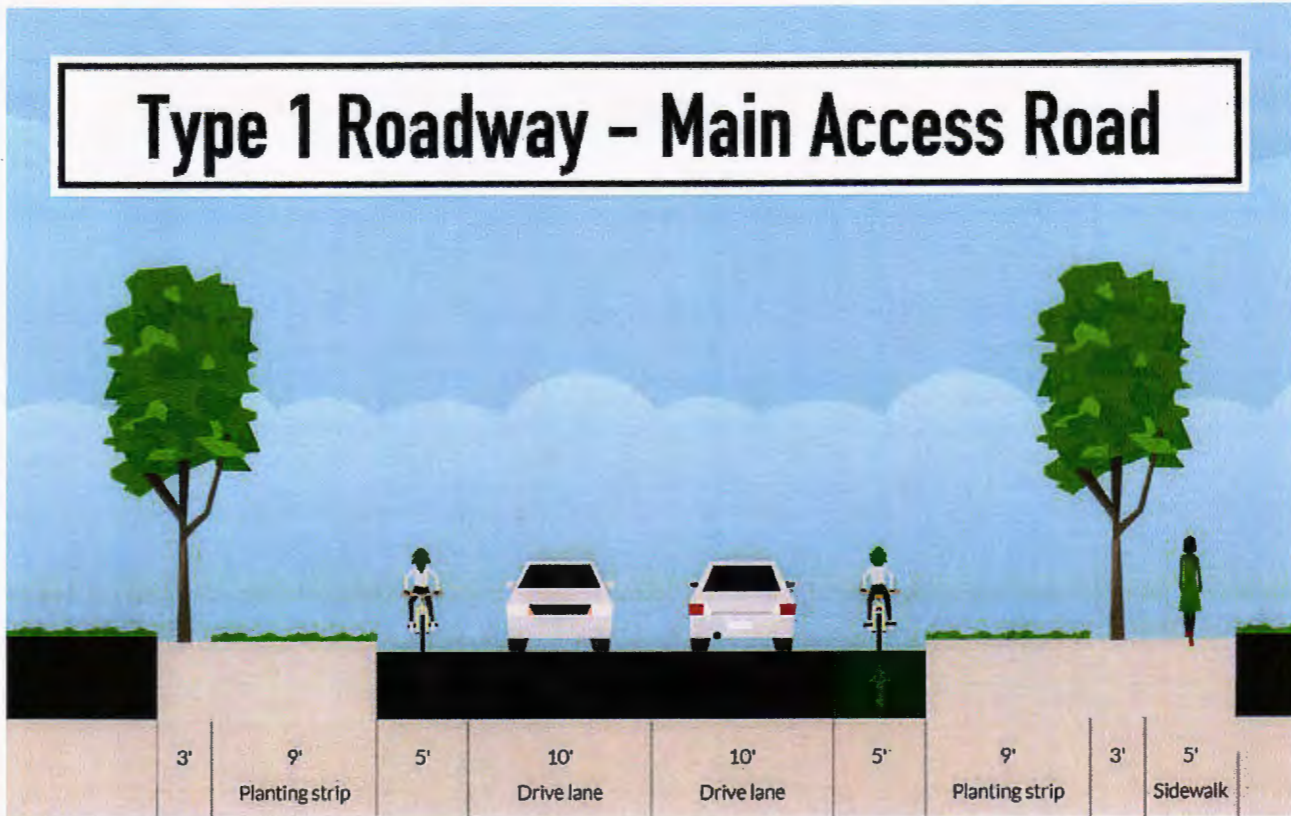


Figure 7 – Type 1 Accessway

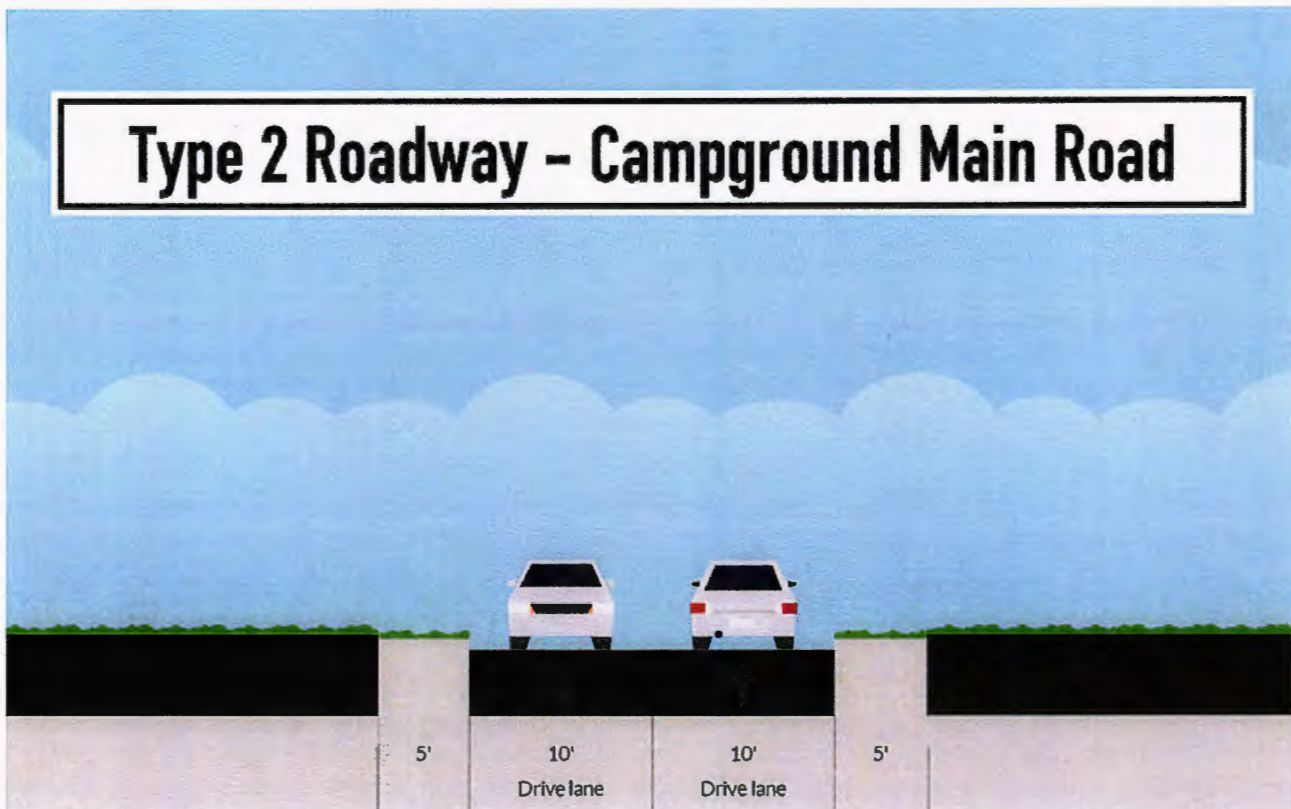


Figure 8 – Type 2 Accessway

Exhibit B: Figures 9-10

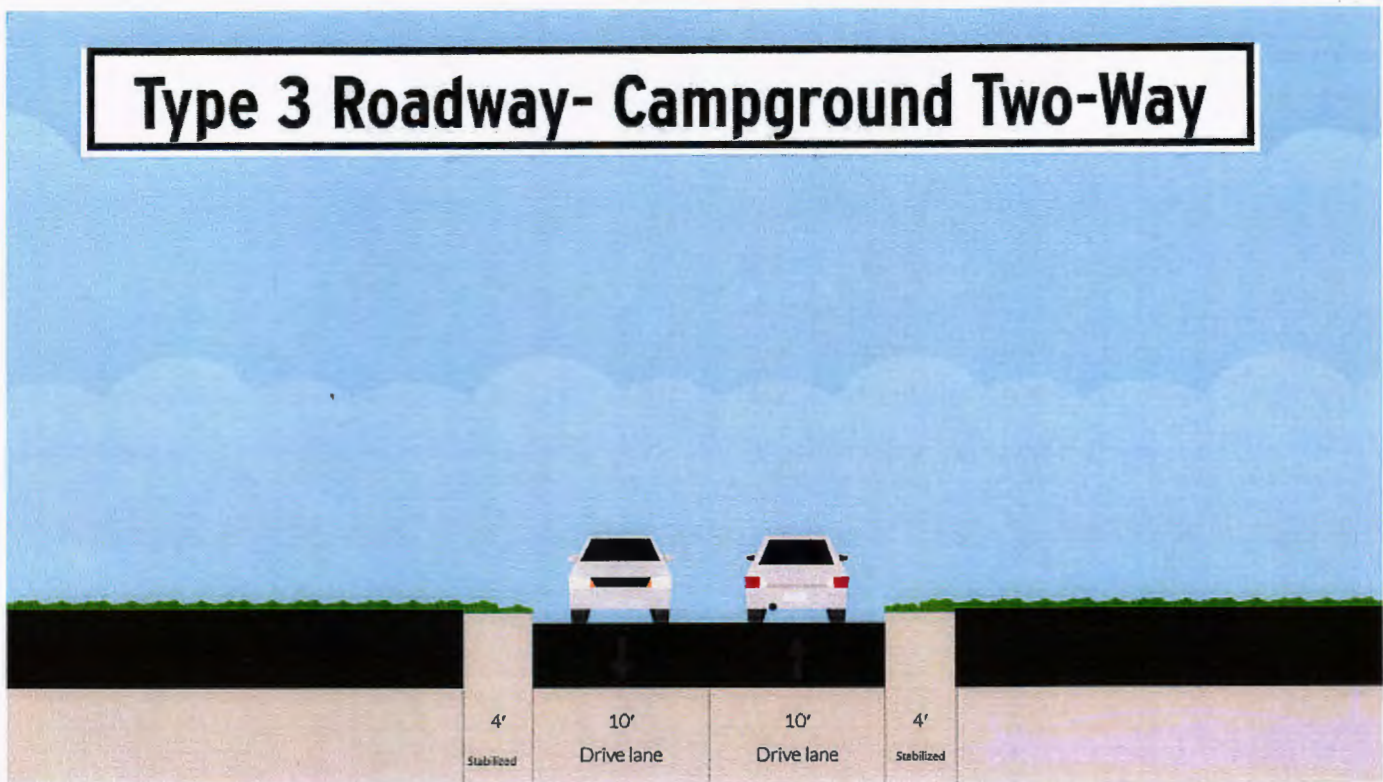


Figure 9 – Type Accessway

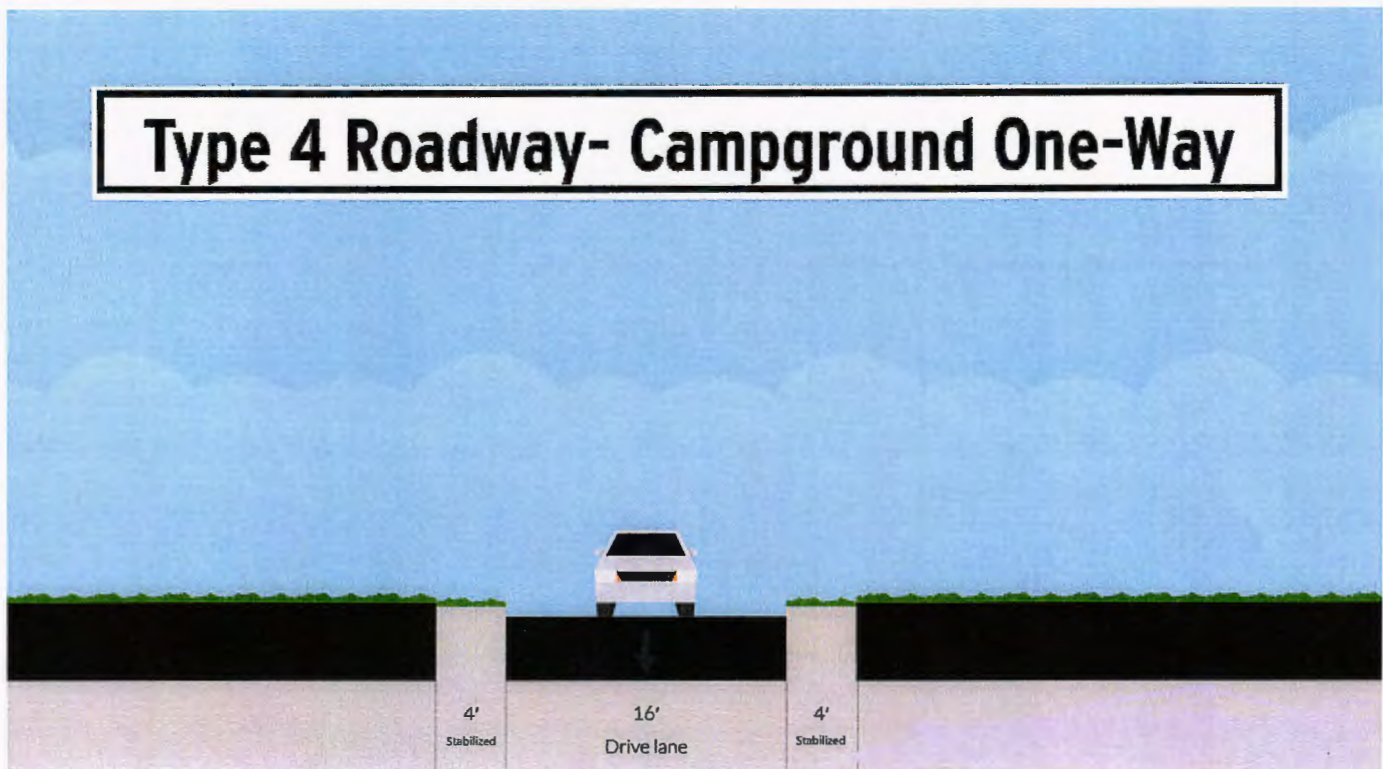
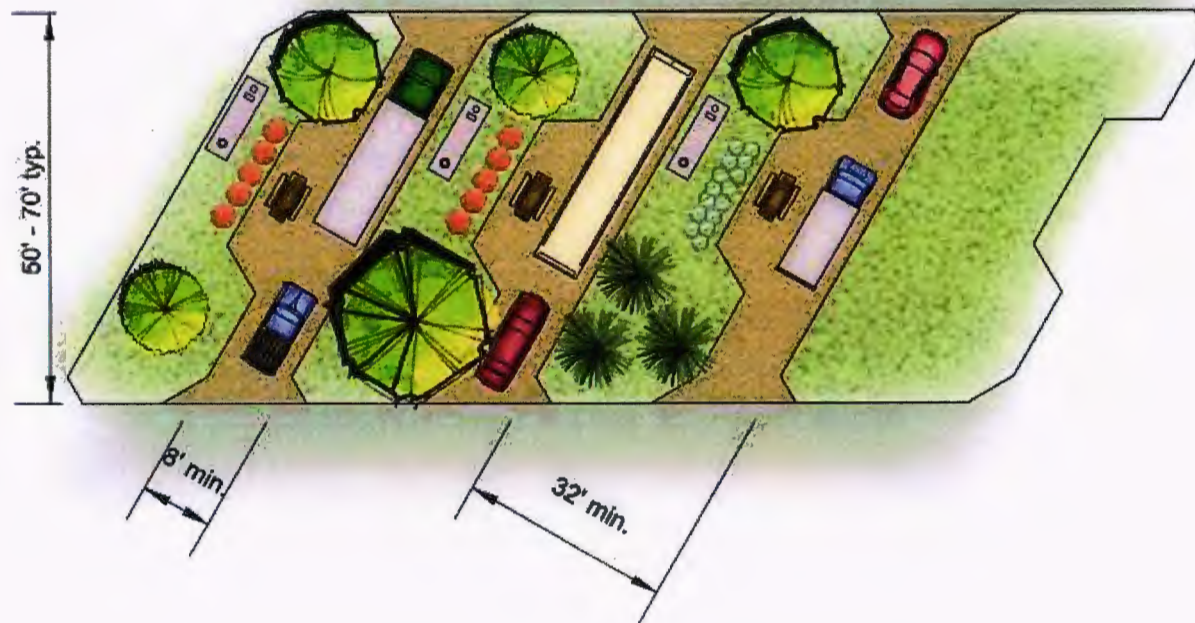


Figure 10– Type 4 Accessway



TYPICAL PULL THROUGH LOT

DEERFIELD LAKES PUD

FIGURE 11 - PULL THROUGH CAMPSITE



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TYPICAL LOT

DEERFIELD LAKES PUD

FIGURE 12 - BACK IN CAMPSITE



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Entry Feature Design Considerations

DEERFIELD LAKES PUD
FIGURE 13 - ENTRY SIGN CONCEPTUAL IDEAS

**REVISED PROJECT DESCRIPTION
EXHIBIT C
July 17, 2020**

A. Overview

The Deerfield Lakes Planned Unit Development (PUD) consists of approximately 265 acres located on the west side of Lem Turner Road between Lawhon Road South and Dornbush Road. The site is currently occupied by the Deerfield Lakes golf course and country club. The Deerfield Lakes PUD will consist of up to 450 recreational vehicle (RV) spaces and cabin sites or any combination thereof; active recreation, open to the public for a fee, including a 9-hole golf course; miniature golf; water park; play fields, tot lots, and other open space. Supporting uses may include an operational office, a clubhouse for guests and/or a restaurant; a small convenience store for guests; an outdoor/farmers market and an on-site residence for the manager of the facility. The project may be known as "Callahan Country RV Resort," and will be a "recreational vehicle park" as defined in s. 513.01(11), F.S., and will comply with the requirements of Ch. 64E-15, Florida Administrative Code, including annual licensing by Department of Health – Nassau County. Visitor logs must be maintained and available for viewing during inspections.

There are existing heavily wooded buffers around the golf course approximately 300 feet in width and other existing or additional proposed buffers surrounding the property. These buffers will be kept free of development except for the possibility of unpaved nature trails. They will comprise approximately 80-85 acres of the site.

B. PUD Development Parameters

1. Permitted Uses

- a. A recreational vehicle park (as defined in s. 513.01(11), F.S.) with a maximum of 450 recreational vehicle (as defined in s. 513.01(10), F.S.) parking spaces and/or cabin sites or any combination thereof;
- b. Golf course and mini-golf course;
- c. Active recreation, open space, play fields, and tot lots;
- d. Public swimming pools, water recreation attractions and specialized pools (must comply with Ch. 64E-9, Florida Administrative Code to ensure sanitation and safety standards for the public, with permitting and inspection by the Environmental Health Section of the Florida Department of Health in Nassau County);
- e. Water park rides (amusement rides must comply with s. 616.242, F.S.);
- f. Maintenance infrastructure associated with commercial pool systems and water parks;
- g. Clubhouse and/or pro shop related golf course activities that is open to the public;
- h. Supporting uses may include a clubhouse for guests only and/or a restaurant that may serve alcohol in accordance with state rules;
- i. Additional supporting uses may include an operational office, on-site residence for manager, small convenience store (maximum of 2,500 sf) for guests, and outdoor/farmers market.

- j. The permitted uses on Parcel A (as depicted on the PDP) are limited to those shown on the PDP Legend (refurbished golf club, parking lot, manager's residence, ancillary commercial buildings associated with campground, farmer's market).

2. Land Use Mix

	Minimum Square Feet	Maximum Square Feet
Office	500	7,500
Restaurant	2,000	7,500
Club House	7,500	7,500
Store	500	2,500

3. Temporary Uses

Temporary uses include construction trailers, mobile office structures, shipping containers, construction equipment and construction activities associated with phases of the project.

4. Prohibited Uses and Duration of Stay

Mobile homes (as defined in s. 513.01(3), F.S.) and mobile home parks (as defined in s. 513.01(4), F.S.) are prohibited. Off-road motorized vehicles such as dirt bikes, four wheelers, ATVs, mud bogs, outdoor concerts, and any similar noise nuisances are prohibited. Alcohol consumption in preservation and buffer areas shall be prohibited.

Transient guests, as defined in s. 513.01(13), F.S., may stay for up to four (4) months within a calendar year, after which they must leave the recreational vehicle park for a minimum of three (3) days. Guests may not use any resort address for the purpose of enrolling a child in a Nassau County School District facility.

5. Amenities and Public Access

All amenities and facilities, as listed above in Section B.1., shall be open and accessible to the public for reasonable admission fees and will not be restricted to RV campground patrons. Reasonable admission fees may be charged to the public for use of these facilities. Primary access to the subject property will be from a new access road that will connect to Lem Turner. The developer will provide appropriate signage meeting county standards that redirects the public away from using Country Club Road as a concession to adjacent homes that use this road. However, an emergency connection will be made between Country Club road and the new access road. This connection will be gated and meet the requirements of the Fire Department for emergency access in case the new access road is blocked due to an unforeseen event. The primary access will be designed to access all elements of the park, and the admission charge will be based on which amenities the guests wish to access. These active recreational elements include the nine hole golf course and the water park. A separate admission fee will be charged for RV parking and cabin rental. RV parking space and cabin rental admissions may be bundled with charges for other amenities in the park. The 3.5 acres of parks depicted on the PDP will be developed in accordance with the Project Phasing Plan, will be restricted to RV site patrons, and may include an

assortment of resort recreation amenities including, but not limited to, normal outdoor activities such as:

- a) Fire pits
- b) Shuffleboard
- c) Bocce ball
- d) Volleyball
- e) Outdoor Bar-B-Que grills
- f) Horseshoe courts
- g) Outdoor fitness equipment
- h) Pickle ball
- i) Restrooms.

6. Handicap Accessibility

Public amenities such as the water park, restaurant, camp (convenience) store and club house will be ADA accessible in accordance with the Florida Accessibility Code.

7. Access, Circulation and Traffic

The property will be accessed from Lem Turner (a state-maintained road) via a primary trunk road which in turn will feed access roads for RV spaces, park, open space, club house and other amenities. Entryway improvements will be constructed per FDOT requirements as Lem Turner Rd is a state facility, and will be made concurrently with Phase 1 of the project. Turn lane design will be per FDOT handbook and shall include both north and south bound turn lanes. The actual turn lane length and width will be determined during the design phase of the project. The internal road network will be inverted crown and asphalt paved, of 20 linear feet in width, and will be constructed in accordance with Figures 8 – 10. The posted speed limit within the resort will be 10 miles per hour. A public multi-use path will be constructed on Lem Turner road corresponding to the attached phasing plan. This path will be ADA compliant and meet all FDOT standards. Building a cul-de-sac on Deerfield Country Club Road and connecting to the secondary access will be included in Phase 1 to ensure emergency accessibility.

8. Development Standards

a. Setbacks: As per OR zoning district, however, every foot of height above 35 feet will require an additional setback of one foot up to a maximum height of 50 feet within the water park.

b. Height Limits

- i. Water Park: 50 feet (to accommodate large slides or feature attraction)
- ii. Golf course, passive recreation areas, RV cantonment: 30 feet
- iii. All other service buildings: 35 feet

c. FAR/ISR: Per Policy FL.01.02(E), the proposed recreation land use category specifies “the impervious surface land coverage ratio of recreation land use should not exceed .5 (50 percent) for active recreational development; .1 (10 percent) for passive recreational development.”

d. Minimum Landscaping Standards:

i. Parking areas greater than 25 spaces: per county code, however a terminal island shall be required for every 10 parking spaces.

ii. Individual RV spaces/Cabin sites: one 15 gallon tree and three 3 gallon shrubs (minimum).

e. Minimum Architectural Standards for structures covered by the Florida Building Code:

i. Decorative block, brick, or stucco finish.

ii. Window and trim placements on at least three sides.

iii. Have front orientation with country porch and/or articulated façade.

iv. Pitched roofs with min 6/12 slope to mimic residential/country living.

v. Architectural articulation of the roofs using, at a minimum, architectural 50 year shingles.

f. Recreational Vehicle Sites: Each RV site shall meet the minimum State standards. Each individual site shall provide the following:

i. Hard surface driveways with turning radii and space appropriate for RV vehicle pulling a boat.

ii. Electric service.

iii. Potable water service.

iv. Sanitary sewer service.

v. Stabilized area for picnic table.

vi. A maximum of 60% open space. This open space may include drainage facilities, utilities, and pervious pedestrian paths.

vii. Minimum lot width of 35 feet.

g. Support Structures: Appropriate support structures such as a pump-out and bathrooms shall be provided as required by State regulations.

9. Phasing Schedule

a. Phase 1 (2020-2025)

At the time horizontal construction commences, for any portion of Phase 1 of the development, construction shall commence on the public amenities and infrastructure as outlined below in ii-viii below and be completed within 22 months.

i. Construct a minimum of 150 recreational vehicle parking spaces and/or cabin sites or any combination thereof.

ii. Construct the main entrance road.

iii. Refurbish the nine hole golf course and remodel the existing club house for public use. The golf course and associated facilities must be fully operational, well-maintained and constructed according to current industry standards and compliant with all applicable federal, state and local regulations, including the Florida Building Code.

iv. Construct the first phase of the water park. This shall include a public swimming pool or lap pool at least 25 yards in length and 10 yards in width or at least 250 sq. yards in area, with a maximum depth of at least five feet; restrooms and changing facilities appropriately sized to anticipated demand; picnic tables, lounge chairs and similar amenities appropriate to anticipated demand.

v. Construct the operational office and Manager's residence.

vi. Construct required turn lanes and other traffic engineering improvements on Lem Turner Road (SR115) as required by FDOT.

vii. Construct the northern section of multi-use path on Lem Turner Road (following earliest timeline permitted by DOT).

viii. Construct public restroom facilities appropriate to anticipated demand.

b. Phase 2 (2025-2030)

At the time horizontal construction commences, for any portion of Phase 2 of the development, construction shall commence on the public amenities and infrastructure as outlined below in ii-iv below and be completed within 22 months.

i. Construct up to 150 additional RV parking spaces or cabin sites (300 total).

ii. Construct any additional traffic engineering improvements on Lem Turner Road (SR115) as required by FDOT.

iii. Construct the southern section of multi-use path on Lem Turner Road (following earliest timeline permitted by FDOT).

iv. Construct the second phase of the water park. This shall include a splash pad or zero-depth water playground; additional picnic tables, lounge chairs and similar amenities appropriate to anticipated demand, if warranted; one or more of the following: lazy river, water slide, additional swimming pool.

c. Phase 3 (2030-Buildout)

At the time horizontal construction commences, for any portion of Phase 3 of the development, construction shall commence on the public amenities and infrastructure as outlined below in iii below and be completed within 22 months.

i. Construct up to 150 additional RV parking spaces or cabin sites (maximum of 450).

ii. Overflow parking may be cleared and improved prior to the approval of the 450th RV parking space or cabin site.

iii. Construct the farmers market, camp convenience store, and restaurant.

Phasing may be accelerated if corresponding infrastructure to support the phase is in place. No publicly provided infrastructure (schools, roads, etc.) is relied upon to advance phases. Therefore, privately built on and off-site infrastructure (such as multi-use path, access roads, and recreational amenities) must be constructed according to each phase in order for RV parking space and cabin site expansion to move forward.

10. Open Space, Preservation and Buffer Areas

The property is composed of an internal cantonment composed of RV parking spaces and cabin sites, a water park, and various support buildings. The project is primarily composed of open space, preservation, and buffer areas.

Areas marked as "Preservation Area" on the PDP map will allow no activity other than forest management and nature trails, and required drainage improvements (if needed). There will be no vertical construction in the Preservation Area other than unlighted signage (maximum 6 feet in height). Areas marked as "Buffer" on the PDP map are designed to indicate to guests that they shall not be permitted to approach the property line closer than 50'. Appropriate signage will be placed to identify this area. Immediately adjacent to the Water Park (area "B"), the permanent buffer has been increased to 100'. **The 50' buffers shown for parcels accessed from Serendipity Lane and Chick Way will not be required for any such parcels acquired by the applicant.**

The Preservation Area and Buffers contain existing County drainage systems. These drainage systems will not be impacted in any way by development. In accordance with state rules, water entering the drainage system post development shall not exceed the pre-development load. There will be minor wetland impacts that will be permitted through the SJRWMD and the ACOE.

A six foot fence that is a minimum 85% opaque will be installed on the common property line of 54049 Deerfield Country Club Road and 54285 Lawhon Road South at the time horizontal construction commences on Phase 1.

11. Signage and Lighting

Signage is designed to clearly show the entrance to the subject property but will be indirectly lighted given the rural surroundings. The proposed entrance sign will incorporate a water feature, indirect lighting and be no taller than 20 feet (16 with 4' base). Landscaping around the base will incorporate drought tolerant and other species conforming to Section 37.05. Generally, signs on site will conform to Section 35.09. Specifically, entrance sign will conform to 35.09F(3)(e), except that only indirect lighting will be permitted and with ability to add up to four feet with decorative foundation. For any other signs located internally in the PUD, such as building signs and entrance signs, remaining SR200 regulations will be used.

Where ambient lighting within the development is needed for safety and visibility, fixtures shall meet the requirements of the International Dark Sky Association (IDA). Fully shielded fixtures will be standard throughout the Park. Any lighting fixtures above 500 initial lumens are required to use fully shielded fixtures emitting no light at or above the horizontal. When unshielded fixtures are used, impacts to the lightscape must be minimized with the use of timers and/or curfews. Appropriate type of lamp (color, efficiency, technology) and fixture that should be used with goals to maximize energy efficiency and minimize impact to human vision dark adaptation/recovery time, wildlife, and the nocturnal ecology. The correlated color temperature (CCT) of lamps installed in the park shall not exceed 3000 K, and a CCT of 2000 K or less is recommended to minimize the impact on most wildlife.

12. Parking

Spaces for RVs and cabin sites are depicted on the PDP. Parking for autos adjacent to the water park and golf course will be the minimum needed based on usage. Space allocated for parking at the water park area is based on 30sf of water per person. Parking will be phased and improved based on usage requirements. The project's phased parking is an effort to provide shared parking, minimize stormwater runoff, and reduce the urban heat sink effect. Bicycle parking will be provided at the water park and all support buildings. For parking areas greater than 25 spaces, code will be used, however a terminal island shall be required for every 10 parking spaces. All parking areas shall have durable surfaces with adequate drainage and stormwater management. Parking spaces at the perimeter of the overflow parking lot will be provided with curbing, wheel stops, or other similar physical barrier when adjacent to fencing, ponds, or landscaping. Clearing and grading will be kept at a minimum to preserve trees. Vehicles must be parked only in driveways or designated parking areas, and must display a current pass or owner's decal. Drivers must have a valid license and stop for park personnel. Golf carts must display a cart number.

Use	Measurement	RV Patronage	Shared Parking	Final Measure
Building	1 space / 300 sf	50% reduction		1 space / 600 sf
Pool	1 space / 60 sf	50% reduction	50% reduction	1 space / 260 sf
Lazy River	1 space / 120 sf	50% reduction	50% reduction	1 space / 480 sf
Splash Pad	1 space / 120 sf	50% reduction	50% reduction	1 space / 480 sf
Pool Deck	1 space / 300 sf	50% reduction	50% reduction	1 space / 1200 sf

13. Utilities

Water and wastewater needs will be met using well and on-site sewage system pursuant to FDEP regulations. Septic systems for wastewater treatment may be used only if other types of treatment systems are denied by regulatory agencies and documentation must be submitted to the County Engineer. All water and wastewater systems associated with the water park and RV dumping stations will comply and be subject to state rules. The proposed project will have no impact on public water and sewer as these utilities will be provided via well and wastewater system pursuant to FDEP regulations meeting all state requirements. The existing golf course has a DEP permit for water table draws in order to water the existing golf course. This permit is active and employs multiple wells on the property for extensive irrigation. In an effort to provide for water conservation and re-use, the operator of the subject property will close half of the golf course, leaving nine holes. These remaining nine holes may be watered using reclaimed water from the on-site sewage package plant. All permitted fresh water will then be diverted to the RV spaces and water park. Additional water draws may be necessary to accomplish initial fills of the lazy river and swimming pool(s). However, this will not be an industrial scale draw to the water table as this large volume of water will not be a daily draw once the attractions have been loaded with water.

14. Stormwater Management

Stormwater will be handled on site and will meet all standards of the St. Johns River Water Management District and Nassau County for water quality and retention. The approximately 80 acre perimeter buffer adjacent to residential lots will remain undeveloped with trees preserved to maximum extent possible.

15. Construction

Where this PUD written description is silent, the provisions of the Nassau County Land Development Code will control.

16. Modifications

The incorporation of any after-acquired property into the Deerfield Lakes project shall require a PUD modification. Development within the area labelled "Campground Expansion" on the Site Plan shall require a PUD modification, except that utility structures, maintenance structures, and cart barns are permitted by right within the "Campground Expansion" area without the need for any PUD modification.

17. Occupancy

RV spaces can accommodate no more than eight people and must have at least one camper present who is 18 years of age or older. Any more than eight campers will be required to secure additional sites. Cabins can accommodate up to six visitors. Visitor logs must be maintained and available for viewing.