

RESOLUTION 86 - 18

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, APPROVING THE APPLICATION FOR DEVELOPMENT APPROVAL OF PLANTATION PARK, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, Plantation Park was zoned as a planned unit development (PUD) pursuant to Ordinance 84-6 adopted on April 30, 1984, and extended on June 11, 1985, by the Board of County Commissioners of Nassau County; and

WHEREAS, a binding letter of interpretation has been issued by the State of Florida Department of Community Affairs (DCA) pursuant to the procedural requirements of Section 120.57(2), Florida Statutes finding Plantation Park to be a Development of Regional Impact; and

WHEREAS, on April 15, 1985, the Applicant submitted to Nassau County, a request for an amendment to the Planned Unit Development (PUD) ordinance and an Application for Development Approval (ADA) for "Plantation Park", in accordance with Section 380.06, Florida Statutes; and

WHEREAS, the Applicant has applied for an amendment to Nassau County Ordinance 83-19, to conform to the development plan as depicted on the revised Map H-1 and H-2 and on Tables 12A-1, 12A-2 and 12B-3 revised on September 20, 1985, and incorporated herein as Attachment "A"; and

WHEREAS, pursuant to Section 380.06(7), Florida Statutes, a Notice of Public Hearing of these proceedings was duly published and was duly provided to the DCA, the Northeast Florida Regional Planning Council (NEFRPC), and other persons designated by DCA rules; and notice was otherwise given according to local zoning procedures; and

WHEREAS, The Nassau County Planning Commission has reviewed the ADA and the request for an amendment to the PUD ordinance and has recommended approval to the Board.

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

WHEREAS, the Board commenced a public hearing on these proceedings on September 10, 1985, further hearings have been held on October 22, 1985, and November 19, 1985, at which all parties were afforded the opportunity to present evidence and argument on all issues, and any member of the general public requesting to do so was given an opportunity to present written or oral communications; and

WHEREAS, the Board fully considered the ADA, the report of the NEFRPC, the report of the Planning Board and the evidence of record presented at the public hearing, and was otherwise fully advised in the premises.

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

1. A Notice of Public Hearing in these proceedings was duly published in the Fernandina Beach News Leader, a newspaper of general circulation in Nassau County, Florida, pursuant to Section 380.06 (10) Florida Statutes, and proof of such publication has been duly filed in these proceedings.

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

3. Upon consideration of all matters prescribed in Sections 380.06(12) and 380.06(13), Florida Statutes, The Nassau County Comprehensive Zoning Code, and other applicable provisions of local and state law, the Planning Board has determined that as conditioned by the recommendations for Plantation Park Development described in the application, it:

a. Is not located in an area of critical state concern;

b. Does not interfere with the achievement of the objectives of any adopted State land development plan applicable to the area;

c. Is consistent with local land development land regulations;

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

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

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

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

6. The proposed Plantation Park development does not unreasonably interfere with the achievement of the objectives of any adopted State land development plan applicable to the area.

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

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

9. The ADA for Plantation Park is hereby approved subject to the general and special conditions of development contained in Attachment "C" which is made a part hereof by reference.

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

11. The Zoning Director or his successor is designated as the local official responsible for receiving and monitoring the annual reports. The provisions of Florida Statutes, Section 380.06 (15) shall apply to this development order and the local official designated to monitor the annual reports.

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

13. Definitions contained in Chapter 380, Florida Statutes, shall control in the construction of this development order.

14. The obligations of this development order shall run with the land. All terms and provisions of this order, and of the ADA and supplemental information incorporated by reference shall be binding upon the Applicant, as the current developer of Plantation Park, and any developer or developers who subsequently engages in development of Plantation Park, during the period of its development activity ("Developer"), and their assignees or successors in interest. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created and designated as successor in interest to, or which otherwise possesses any of the

powers and duties of any referenced governmental agency in existence on the effective date of this development order.

15. Unless otherwise specifically provided in Attachment "C", any changes proposed by the Developer to the ADA, as amended herein, shall be submitted to the Board for a determination if such change constitutes a substantial deviation pursuant to Section 380.06 (17)(b) Florida Statutes. In addition, a copy of any proposed changes shall be provided by the applicant to the NEFRPC.

16. Pursuant to Section 380.06 (17), Florida Statutes, and Section 9B-16.25, Florida Administration Code, the Developer shall provide an annual monitoring report relating to its activities to the Zoning Director, the NEFRPC, and the DCA, no later than January 15 each year until buildout, commencing January 15, 1987. The annual report shall contain the following information:

a. A description of any changes made in the proposed plan of development, phasing, or in the representations contained in the Application for Development Approval since the DRI received approval, and any actions (substantial deviation or non-substantial deviation determinations) taken by local government to address these changes.

b. A summary comparison of development activity proposed and actually conducted during the preceding calendar year, and projected for the ensuing calendar year, to include: site improvements, number of dwelling units constructed by type, and gross floor area constructed by land use type and location, with appropriate maps.

c. An identification by location, size, and buyer of any undeveloped tracts of land in the development that have been sold to a separate entity or developer, with map(s) which show the parcel(s)/or sub-parcel(s) involved.

d. A description of any lands purchased or optioned by the developer within 1/2 mile of the original DRI site subsequent to issuance of the development order. Identify such land, its use, and intended use on a site plan and map.

e. A listing of any substantial local, state, and federal permits which have been obtained, applied for, denied, during this reporting period. Specify the agency, type of permit, parcel, location(s), and activity for each.

f. The number of school children enrolled in County schools, by grade.

g. The energy conservation measures which have been implemented in the preceding calendar year, as contained in energy-related Developer Commitments and Conditions to this Development Order.

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

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

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

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

- Burney Road/Plantation Park's internal road system, including entrances to subparcels D-2, D-3, D-4, and D-6.

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

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

(4) A description of new and/or improved roadways, traffic control devices or other transportation facility improvements to be constructed or provided by the developer or governmental entity to adequately accommodate the total existing and anticipated traffic demands.

(5) A schedule for implementing the traffic improvements described above.

j. B. In lieu of the traffic reports required of the Developer in sub-paragraph (A) above, Developer may submit the annual traffic reports contained in the Island Wide Transportation Study to the Florida Department of Transportation District office in Lake City in addition to the NEFRPC, DCA, and the County and such additional supplemental information as may be required under sub-paragraph (A) above and is not contained in the Island Wide Study.

k. Provide a statement certifying that the NEFRPC, DCA, the County Zoning Director and all affected agencies have been sent copies of the annual report in conformance with Subsections 380.06 (14) and (16), F.S.

1. In the event the County adopts an Impact Fee Ordinance for the purpose of funding public improvements which the developer is otherwise required in whole or in part to fund or construct under terms and conditions contained herein, then under those conditions, the Developer's compliance with the impact fee ordinance shall be deemed to relieve the Developer of obligations contained herein to fund or construct those same public improvements.

17. This Development Order shall not be interpreted to prevent the County from subsequently adopting impact fee ordinances nor shall this order be interpreted to exempt the Developer from payment of any such impact fees that otherwise would be applicable to Plantation Park. The Developer shall, however, receive a credit against any such adopted or negotiated impact fees equal to the fair market value of all ^{of} ~~land~~, money and other resources contributed or required improvements installed by the Developer including but not limited to monetary contributions toward traffic improvements, recreational facilities, beach access acquisition funds, and the cost of traffic and public safety facilities installed or constructed by Developer.

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

19. The master land use plan for the development is acknowledged to be conceptual in nature setting forth the maximum number of dwelling units and square feet to be developed, and the

approximate acreages allocated to various residential and non-residential uses. The developers shall have the right, without further review by the County, to increase or decrease the number of square feet or units in a parcel or the acreage of any such parcel by not more than 5% provided the total number of units or square feet in the entire area encompassed by this Development of Regional Impact may not exceed the presently approved total.

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

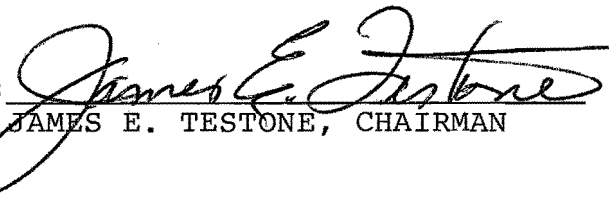
21. Notice of the adoption of this resolution and a certified copy of this resolution shall be recorded by the Applicant in accordance with Sections 380.06 (14) (d), Florida Statutes.

22. The County Clerk shall transmit a certified copy of this development order by certified mail to the DCA, the NEFRPC, and the Applicant.

PASSED AND ADOPTED this 19th day of November, 1985.

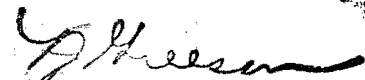
BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY, FLORIDA

BY:


JAMES E. TESTONE, CHAIRMAN

ATTEST:

BY:



T. J. GREESON

Its: Ex-Officio Clerk

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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)

Attachment "B"

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 North-easterly right of way of a County Road (an Eighty (80.0) foot right of way); run thence South Eighty-four (84) degrees, Fifty-nine (59) minutes, Fifty (50) seconds West along said

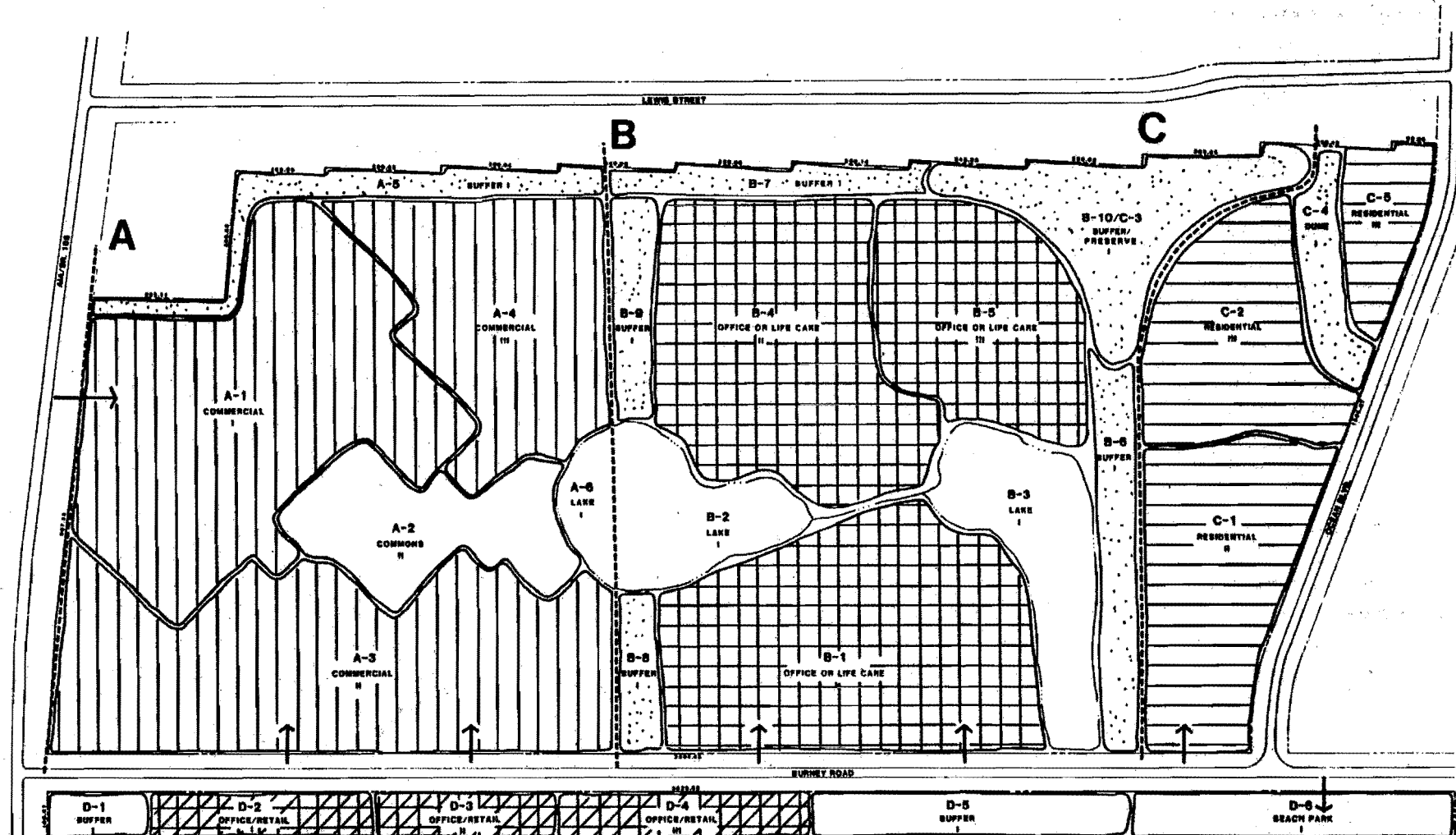
Attachment "B" (continued)

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

TRACT NUMBERED TWO (2)

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

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



PLANTATION PARK

PLANTATION PARK ASSOCIATES, LTD.

1600 First Coast Highway, South
 Amelia Island, Florida 32034
 904/281-2919



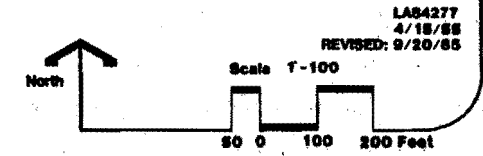
	COMMERCIAL		RESIDENTIAL
	OFFICE OR LIFE CARE		BUFFER/PRESERVE
	OFFICE/RETAIL		RECREATION

KEY

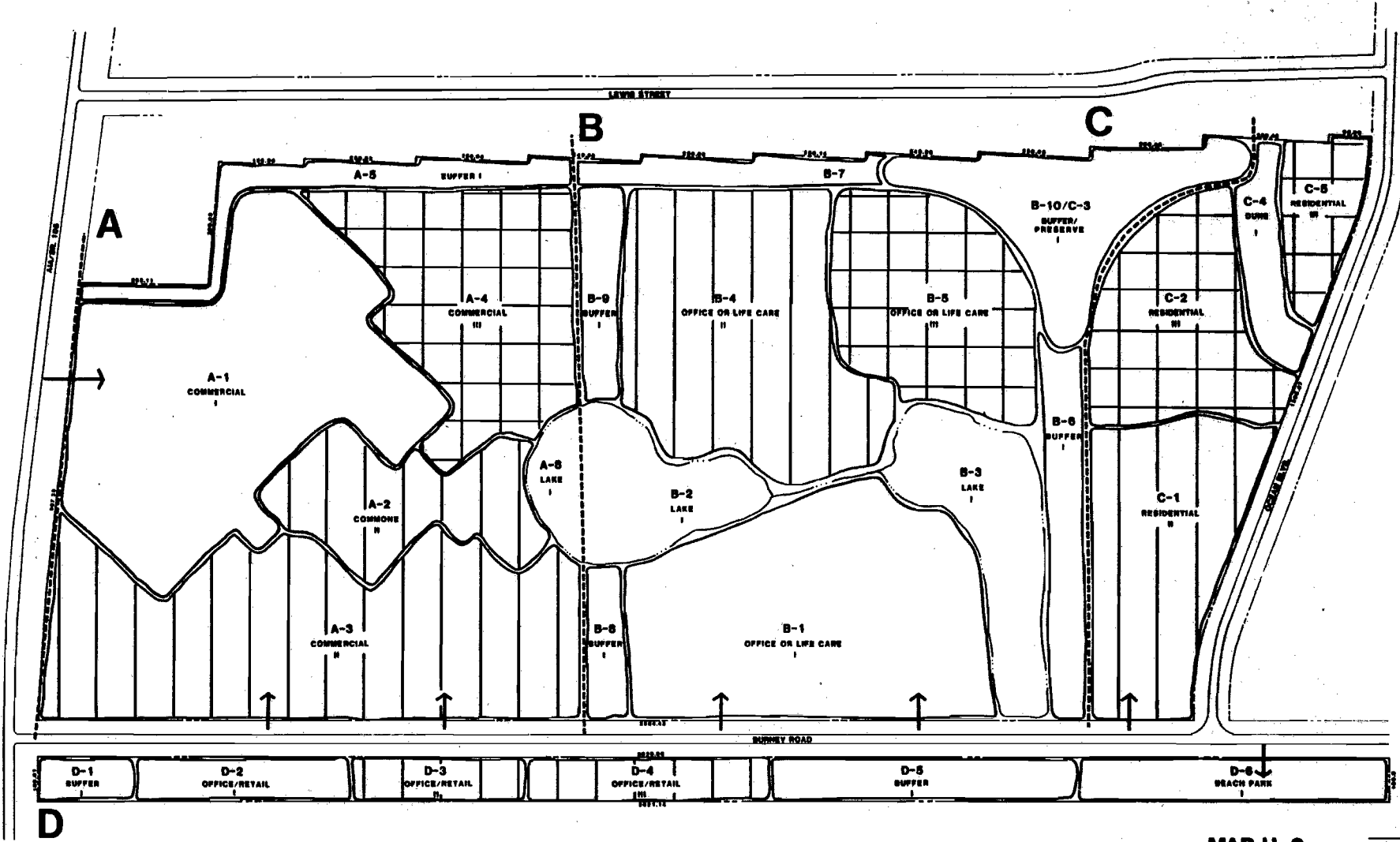
A-3 — SUBPARCEL NUMBER
 COMMERCIAL — LAND USE
 H — PHASE

MAP H-1

MASTER PLAN
 P.U.D. PRELIMINARY DEVELOPMENT PLAN



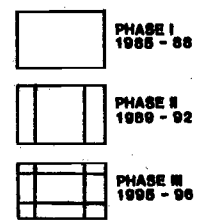
LA84277
 4/18/88
 REVISED: 9/20/88



PLANTATION PARK

PLANTATION PARK ASSOCIATES, LTD.

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 Amelia Island, Florida 32034
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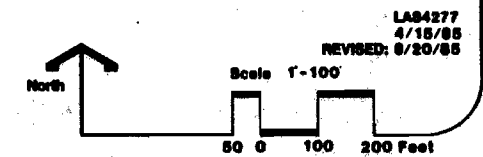
KEY

A-3 — SUBPARCEL NUMBER

COMMERCIAL — LAND USE

R — PHASE

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



LAB4277
 4/15/85
 REVISED: 8/20/85

TABLE 12A-1
LAND USE SUMMARY - OPTION ONE/LIFE CARE
REVISED 09/20/85

Sub-Parcel	Commercial		Residential		Office Space		Open Space		Totals
	s.f.	Acres	d.u.	Acres	s.f.	Acres	Type	Acres	Acres
A-1	90,000	10.00	-	-	-	-	-	-	10.0
A-2	-	-	-	-	-	-	Commons	3.15	3.15
A-3	90,000	10.12	-	-	-	-	-	-	10.12
A-4	66,000	5.50	-	-	-	-	-	-	5.50
A-5	-	-	-	-	-	-	Buffer	1.71	1.71
A-6	-	-	-	-	-	-	Lake	0.60	0.60
SUB-TOTALS	246,000	25.62	0	0	0	0		5.46	31.08
B-1	-	-	160 (1)	8.69	-	-	-	-	8.69
B-2	-	-	-	-	-	-	Lake	2.13	2.13
B-3	-	-	-	-	-	-	Lake	3.25	3.25
B-4	-	-	165 (2)	7.56	-	-	-	-	7.56
B-5	-	-	35 (3)	4.70	-	-	-	-	4.70
B-6	-	-	-	-	-	-	Preserve/ Buffer	2.11	2.11
B-7	-	-	-	-	-	-	Buffer	1.39	1.39
B-8	-	-	-	-	-	-	Buffer	0.62	0.62
B-9	-	-	-	-	-	-	Buffer	1.08	1.08
B-10/C-3	-	-	-	-	-	-	Preserve/ Buffer	3.10	3.10
SUB-TOTALS	0	0	360	20.95	0	0		13.68	34.63

TABLE 12A-1 (CONTINUED)
LAND USE SUMMARY - OPTION ONE/LIFE CARE

Sub-Parcel	Commercial		Residential		Office Space		Open Space		Totals
	s.f.	Acres	d.u.	Acres	s.f.	Acres	Type	Acres	Acres
C-1	-	-	40(4)	4.56	-	-	-	-	4.56
C-2	-	-	40(4)	4.10	-	-	-	-	4.10
C-4	-	-	-	-	-	-	Dune Preserve	1.10	1.10
C-5	-	-	24(4)	1.41	-	-	-	-	1.41
SUB-TOTALS	0	0	104	10.07	0	0		1.10	11.17
D-1	-	-	-	-	-	-	Buffer	0.54	0.54
D-2	-	-	-	-	12,000(5)	1.13	-	-	1.13
D-3	-	-	-	-	12,000(5)	0.91	-	-	0.91
D-4	-	-	-	-	12,000(5)	1.22	-	-	1.22
D-5	-	-	-	-	-	-	Buffer	1.58	1.58
D-6	-	-	-	-	-	-	Beach Park	1.54	1.54
SUB-TOTALS	0	0	0	0	36,000	3.26		3.66	6.92
TOTALS	246,000	25.62(31%)	464	32.02(37%)	36,000	3.26(4%)		23.90(28%)	83.80

- Notes: 1). 120 dwelling units 40 care units plus 40,000 s.f. of common/administrative spaces
 2). 120 dwelling units & 45 care units plus 10,000 s.f. of common/administrative space
 3). 35 d.u.
 4). A restaurant will be built within the residential area
 5). Mixed office/retail space

Source: Landers-Atkins Planners, Inc.

TABLE 12A-2
LAND USE SUMMARY - OPTION TWO/OFFICE
REVISED 09/20/85

Sub-Parcel	Commercial		Residential		Office Space		Open Space		Totals
	s.f.	Acres	d.u.	Acres	s.f.	Acres	Type	Acres	Acres
A-1	90,000	10.00	-	-	-	-	-	-	10.00
A-2	-	-	-	-	-	-	Commons	3.15	3.15
A-3	90,000	10.12	-	-	-	-	-	-	10.12
A-4	66,000	5.50	-	-	-	-	-	-	5.50
A-5	-	-	-	-	-	-	Buffer	1.71	1.71
A-6	-	-	-	-	-	-	Lake	0.60	0.60
SUB-TOTALS	246,000	25.62	0	0	0	0		5.46	31.08
B-1	-	-	-	-	58,000	8.69	-	-	8.69
B-2	-	-	-	-	-	-	Lake	2.13	2.13
B-3	-	-	-	-	-	-	Lake	3.25	3.25
B-4	-	-	-	-	88,000	7.56	-	-	7.56
B-5	-	-	-	-	88,000	4.70	-	-	4.70
B-6	-	-	-	-	-	-	Preserve/ Buffer	2.11	2.11
B-7	-	-	-	-	-	-	Buffer	1.39	1.39
B-8	-	-	-	-	-	-	Buffer	0.62	0.62
B-9	-	-	-	-	-	-	Buffer	1.08	1.08
B-10/C-3	-	-	-	-	-	-	Preserve/ Buffer	3.10	3.10
SUB-TOTALS	0	0	0	0	234,000	20.95		13.68	34.63

TABLE 12A-2 (CONTINUED)
LAND USE SUMMARY - OPTION TWO/OFFICE

Sub-Parcel	Commercial		Residential		Office Space		Open Space		Totals
	s.f.	Acres	d.u.	Acres	s.f.	Acres	Type	Acres	Acres
C-1	-	-	40(1)	4.56	-	-	-	-	4.56
C-2	-	-	40(1)	4.10	-	-	-	-	4.10
C-4	-	-	-	-	-	-	Dune Preserve	1.10	1.10
C-4	-	-	24(1)	1.41	-	-	-	-	1.41
SUB-TOTALS	0	0	104	10.07	0	0	-	1.10	11.17
D-1	-	-	-	-	-	-	Buffer	0.54	0.54
D-2	-	-	-	-	12,000	1.13	-	-	1.13
D-3	-	-	-	-	12,000	0.91	-	-	0.91
D-4	-	-	-	-	12,000	1.22	-	-	1.22
D-5	-	-	-	-	-	-	Buffer	1.58	1.58
D-6	-	-	-	-	-	-	Beach Park	1.54	1.54
SUB-TOTALS	0	0	0	0	36,000	3.26	-	3.66	6.92
TOTALS	246,000	25.62 (31%)	104	10.07 (12%)	270,000	24.21 (29%)	-	23.90 (28%)	83.80

NOTES: 1). A restaurant will be built within the residential area
2). Mixed office/retail space

Source: Landers-Atkins Planners, Inc.

TABLE 12B-2
PHASING - OPTION ONE/LIFE CARE(1)
REVISED 09/20/85

Sub-Parcel	Commercial		Residential		Office Space		Open Space		Totals
	s.f.	Acres	d.u.	Acres	s.f.	Acres	Type	Acres	Acres
PHASE I: 1985-1988									
A-1	90,000	10.00	-	-	-	-	-	-	10.00
A-5	-	-	-	-	-	-	Buffer	1.71	1.71
A-6	-	-	-	-	-	-	Lake	0.60	0.60
B-1	-	-	170	8.69	-	-	-	-	8.69
B-2	-	-	-	-	-	-	Lake	2.13	2.13
B-3	-	-	-	-	-	-	Lake	3.25	3.25
B-6	-	-	-	-	-	-	Preserve/ Buffer	2.11	2.11
B-7	-	-	-	-	-	-	Buffer	1.39	1.39
B-8	-	-	-	-	-	-	Buffer	0.62	0.62
B-9	-	-	-	-	-	-	Buffer	1.08	1.08
B-10/C-3	-	-	-	-	-	-	Preserve/ Buffer	3.10	3.10
C-3(2)	-	-	-	-	-	-	Dune Preserve	1.10	1.10
D-1	-	-	-	-	-	-	Buffer	0.54	0.54
D-2	-	-	-	-	12,000	1.13	-	-	1.13
D-5	-	-	-	-	-	-	Buffer	1.58	1.58

CONTINUED...

TABLE 12B-2 (CONTINUED)
PHASING - OPTION ONE/LIFE CARE(1)

Sub-Parcel	Commercial		Residential		Office Space		Open Space		Totals
	s.f.	Acres	d.u.	Acres	s.f.	Acres	Type	Acres	Acres
<u>PHASE I: 1985-1988 (Cont.)</u>									
D-6	-	-	-	-	-	-	Beach Park	1.54	1.54
SUB-TOTALS	90,000	10.00	170	8.69	12,000	1.13		20.75	40.57
<u>PHASE II 1989-1992</u>									
A-2	-	-	-	-	-	-	Commons	3.15	3.15
A-3	90,000	10.12	-	-	-	-	-	-	10.12
B-4	-	-	165	7.56	-	-	-	-	7.56
C-1	-	-	40	4.56	-	-	-	-	4.56
D-3	-	-	-	-	12,000	0.91	-	-	0.91
SUB-TOTALS	90,000	10.12	205	12.12	12,000	0.91		3.15	26.30

CONTINUED....

TABLE 12B-2 (CONTINUED)
PHASING - OPTION ONE/LIFE CARE (1)

Sub-Parcel	Commercial		Residential		Office Space		Open Space		Totals
	s.f.	Acres	d.u.	Acres	s.f.	Acres	Type	Acres	Acres
PHASE III 1993-1996									
A-4	66,000	5.50	-	-	-	-	-	-	5.50
B-5	-	-	25	4.70	-	-	-	-	4.70
C-2	-	-	40	4.10	-	-	-	-	4.10
C-4(2)	-	-	24	1.41	-	-	-	-	1.41
D-4	-	-	-	-	12,000	1.22	-	-	1.22
SUB-TOTALS	66,000	5.50	89	10.21	12,000	1.22		0	16.93
TOTALS	246,000	25.62	464	31.02	36,000	3.26		23.90	83.80

Notes: (1) All notes from Table 12A-1 apply.
(2) Sub-Parcel C-5 will be stabilized in Phase I.

Source: Landers-Atkins Planners, Inc., 1985

TABLE 12B-3
PHASING - OPTION TWO/OFFICE
REVISED 09/20/85

Sub-Parcel	Commercial		Residential		Office Space		Open Space		Totals
	s.f.	Acres	d.u.	Acres	s.f.	Acres	Type	Acres	Acres
<u>PHASE I: 1985-1988</u>									
A-1	90,000	10.00	-	-	-	-	-	-	10.00
A-5	-	-	-	-	-	-	Buffer	1.71	1.71
A-6	-	-	-	-	-	-	Lake	0.60	0.60
B-1	-	-	-	-	58,000	8.69	-	-	8.69
B-2	-	-	-	-	-	-	Lake	2.13	2.13
B-3	-	-	-	-	-	-	Lake	3.25	3.25
B-6	-	-	-	-	-	-	Preserve/ Buffer	2.11	2.11
B-7	-	-	-	-	-	-	Buffer	1.39	1.39
B-8	-	-	-	-	-	-	Buffer	0.62	0.62
B-9	-	-	-	-	-	-	Buffer	1.08	1.08
B-10/C-3	-	-	-	-	-	-	Preserve/ Buffer	3.10	3.10
C-4(2)	-	-	-	-	-	-	Dune Preserve	1.10	1.10
D-1	-	-	-	-	-	-	Buffer	0.54	0.54
D-2	-	-	-	-	12,000	1.13	-	-	1.13
D-5	-	-	-	-	-	-	Buffer	1.58	1.58

CONTINUED....

TABLE 12B-3
PHASING - OPTION TWO/OFFICE

Sub-Parcel	Commercial		Residential		Office Space		Open Space		Totals
	s.f.	Acres	d.u.	Acres	s.f.	Acres	Type	Acres	Acres
<u>PHASE I: 1985-1988 (Cont.)</u>									
D-6	-	-	-	-	-	-	Beach Park	1.54	1.54
SUB-TOTALS	90,000	10.00	0	0	70,000	9.82		20.75	40.57
<u>PHASE II 1989-1992</u>									
A-2	-	-	-	-	-	-	Commons	3.15	3.15
A-3	90,000	10.12	-	-	-	-	-	-	10.12
B-4	-	-	-	-	88,000	7.56	-	-	7.56
C-1	-	-	40	4.56	-	-	-	-	4.56
D-3	-	-	-	-	12,000	0.91	-	-	0.91
SUB-TOTALS	90,000	10.12	40	4.56	100,000	8.57	Commons	3.15	26.30

TABLE 12B-3
PHASING - OPTION TWO/OFFICE

Sub-Parcel	Commercial		Residential		Office Space		Open Space		Totals
	s.f.	Acres	d.u.	Acres	s.f.	Acres	Type	Acres	Acres
<u>PHASE III 1993-1996</u>									
A-4	66,000	5.50	-	-	-	-	-	-	5.50
B-5	-	-	-	-	88,000	4.70	-	-	4.70
C-2	-	-	40	4.10	-	-	-	-	4.10
C-5(2)	-	-	24	1.41	-	-	-	-	1.41
D-4	-	-	-	-	12,000	1.22	-	-	1.22
SUB-TOTALS	66,000	5.50	64	5.51	100,000	5.92	0	0	16.93
TOTALS	246,000	25.62	104	10.07	270,000	24.31		23.80	83.80

Notes: (1) All notes from Table 12A-2 apply.
(2) Sub-Parcel C-5 will be stabilized in Phase I.

Source: Landers-Atkins Planners, Inc.