

EXHIBIT A

The following is a strike/underline copy of text to be amended in the adopted PUD document for Nassau Crossing PUD, pp. 7-8, 10 (also see Exhibit B)

p.7:

PARCEL A (VILLAGE EDGE) INTENDED DEVELOPMENT

“Parcel A” (see Figure 4 - right) will be developed with up to 350 single-family residential dwelling units and institutional uses as defined here.

To promote a diversity of housing types and create a more interesting and dynamic development pattern, the applicant at his/her discretion may develop all or a portion of “Parcel A” with any of the following:

- Single-family detached housing,
- Duplex,
- Triplex,
- Quadplex,
- Courtyard apartments,
- Bungalow courts,
- Pocket neighborhoods,
- Townhomes,
- Live/work units,
- Institutional uses, including private schools, child care facilities and elder care facilities (adult day care, assisted living facilities, nursing homes).

Single family detached lots will also come in varying sizes as defined herein.

Institutional uses, as defined here, are limited to a maximum of 52,000 square feet in the areas designated for such uses on the Preliminary Development Plan (Figures 17 and 18 on p. 29 and 30). This square footage is to be considered part of the approved non-residential program (office or retail) described above and is not to be in excess of the approved development program for the PUD.

A change in the Lot layout and/or Lot type as depicted on the Preliminary Development Plan (~~Figure 17 and 18 on page 29 & 30~~) that does not result in more than 350 dwelling units in “Parcel A”, does not adversely impact the non-vehicular connectivity throughout the WBD, and is consistent with this PUD shall not require an amendment to the PUD. It is encouraged the Applicant explore a diverse product line and lot configuration.

The Final Development Plan for Parcel A shall be submitted for approval within one year of approval of the PUD or within such later date as is approved by the Board of County Commissioners. After initial approval of the Final Development Plan, changes, subject to approval by the Board of County Commissioners, may be made at any subsequent time.

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p. 8 (also see Table 1 below):

~~Single Family Detached~~ Design Guidelines/Standards:

Minimum Lot Area:

The minimum lot areas ~~are: 4,000 s.f., 5,000 s.f. and 6,000 s.f., as designated on the Final Development Plan.~~ for each type of development allowed in Parcel A is shown in Table 1. To provide for a variety of home designs and lifestyles, the Final Development Plan for each phase shall indicate that upon completion, no particular lot size shall comprise more than seventy percent (70%) of the total number of lots.

Minimum Lot Width:

The minimum lot width ~~is 40 feet for 4,000 square foot lots, 50 feet for 5,000 square foot lots, and 60 feet for 6,000 square foot lots, as designated by the Final Development Plan. This is to provide for a variety of home designs and lifestyles.~~ for each type of development allowed in Parcel A is shown in Table 1.

Minimum Lot Frontage:

The minimum lot frontage for each type of development allowed in Parcel A is 80% of the minimum lot width. For townFrontage is typically on a walkway, path, green, courtyard or other similar common area On curvilinear streets, the lot frontage may be measured at the front setback line. On cul-de-sacs the frontage shall be at least twenty-five (25) feet.

Pedestrian Walkway:

All lots that have a sidewalk or trail running in front of the home shall provide a pedestrian walkway from the front porch to the sidewalk/trail.

Maximum Building Height:

~~Forty-Five (45) Feet.~~ The maximum building height for each type of development allowed in Parcel A is shown in Table 1.

Maximum Lot Coverage:

The maximum building height for each type of development allowed in Parcel A is shown in Table 1. For townhomes and pocket neighborhoods, lot coverage may be increased to allow greater communal areas for social and recreational purposes.

~~For a 40-foot lot, the maximum lot coverage is 60%~~

~~For a 50-foot lot, the maximum lot coverage is 55%~~

~~For a 60-foot lot, the maximum lot coverage is 50%~~

~~Final Development Plan for each phase shall indicate that upon completion, no particular lot size shall comprise more than seventy percent (70%) of the total number of lots.~~

~~Front Yard Setback~~ Setbacks:

Setbacks for each type of development allowed in Parcel A is shown in Table 1.

Front porches or faux front porches shall be required and shall be set back from the ROW a minimum of 10' and a maximum of 15'. Alternative architectural elements or design measures may be substituted for the front porch. On curvilinear streets or cul-de-sacs the depth/setback of the porch or alternative architectural element/design measure may vary provided the intent is maintained.

~~A ten (10) foot minimum setback from the right-of-way to the lead vertical support of a front porches. Porches shall be required and shall have a minimum setback of 10' and a maximum setback of 15'.²~~

A fifteen (15) foot minimum front setback measured from the right-of-way to the lead vertical support of the main body of the home. However, the front setback to the face of a garage shall be a minimum of twenty feet (20).

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~~Front porches or faux front porches shall be required and shall be set back from the ROW a maximum of 15'.³~~

~~Side Yard Setback~~

~~A five (5) foot minimum side setback on each side measured from the property line.~~

~~Rear Yard Setback~~

~~A ten (10) foot minimum rear setback measured from the rear property line.~~

Corner Lots:

On corner lots the secondary frontage shall have a minimum setback of 10' [for single family detached homes and 5' for duplexes, triplexes and townhomes](#). The side of the home facing the right-of-way for the secondary frontage shall use a combination windows, architectural elements and landscaping to soften the transition to the roadway. Landscaping/street trees shall be established to maintain a clear delineation between the public and private realm.

Minimum Separation:

[For single family detached homes for duplexes, and triplexes and townhomes](#), a minimum ten (10) foot separation between structures shall be maintained. [For townhome structures, a minimum 5' separation between structures shall be maintained](#). Eave encroachments up to 18 inches in all yards shall be allowed. Decks and patios thirty-six (36) inches or less as measured from grade may be located in a required side or rear yard.

A single family home may be located on a platted lot, a combination of platted lots, or a portion of a platted lot so long as the building parcel is at least as large as the minimum building parcel size, and the proposed construction meets all required setbacks, and the total number of units does not exceed the number of platted lots contained within that a particular plat.

*Pocket Neighborhoods:

Pocket Neighborhood plans must be approved by the Department of Planning and Economic Opportunity as they have specific design requirements including, but not limited to, communal spaces, shared parking areas and geometric arrangement.

Institutional Uses:

[Institutional uses shall comply with the guidelines shown in Table 1, and shall otherwise comply with the design guidelines and general architectural standards for Parcel B of the Nassau Crossing PUD.](#)

~~**Alternative — architectural — elements or design measures may be substituted for the front porch.~~

~~***On curvilinear streets or cul-de-sacs the depth/setback of the porch or alternative architectural element/design measure may vary provided the intent is maintained.~~

~~***Frontage is typically on a walkway, path, green, courtyard or other similar common area.~~

~~****Lot size may match the building footprint so as to allow greater communal areas for social and recreational purposes.~~

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Prohibited Accessory Uses:

Noncommercial greenhouses and/or plant nurseries and private boat/RV houses or shelters shall not be allowable uses. For example:

Permitted Accessory Uses:

Guest houses, accessory dwelling units, carriage houses, garage apartments. These units may have a separate electric meter and water service but shall be maintained under unified ownership. In other words, platted individual Lots cannot be further subdivided to create separate parcels of the accessory dwelling unit. It is encouraged that accessory dwelling units be utilized to accommodate multi-generation housing and diversity in housing stock.

Mobile homes and model homes shall be allowed as temporary uses for sales centers and construction offices until such time as all of the residential units have been constructed and sold in the development.

Home occupations in accordance with the provisions of Section 28.14 of the Land Development Code shall be the only allowable conditional uses within Parcel "A".

Customary residential accessory structures as defined in Section 28.15 of the Land Development Code of Nassau County are permissible if not otherwise prohibited herein.

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Table 1: ~~Lot Typology Chart~~ Design Standards for Parcel A

Home Type	<u>Minimum</u> Lot <u>Area</u> Size (square feet)	Setbacks			Minimum Lot Frontage <u>Width</u>	Maximum Building Height	Maximum Lot Coverage
		Front/Street (max/min)	Side Side (min)	Rear (min)			
Single Family Detached 1	4,000	10' - 15' Front Porch (max), 15' Main house 20' Garage (min)	5' Each Side	10'	40'	45'	60%
Single Family Detached 2	5,000	10' - 15' Front Porch (max), 15' Main house 20' Garage (min)	5' Each Side	10'	50'	45'	55%
Single Family Detached 3	6,000	10' - 15' Front Porch (max), 15' Main house 20' Garage (min)	5' Each Side	10'	60'	45'	50%
Duplex and Triplex	1,600(Interior) 2,600 (Exterior)	10' - 15' Front Porch (max), 15' Main house 20' Garage (min)	0' (Interior) 5' (Exterior)	10'	Variable	45'	70%
Townhouse	Variable	10' - 15' Front Porch (max), 15' Main house 20' Garage (min)	0' (Interior) 5' Between Buildings (Exterior)	Variable	Variable	45'	Variable
Pocket Neighborhood	750 - 2,500	Subject to Review	5' Between Buildings	Subject to review	Variable	25'	Variable & Subject to Review
<u>Institutional uses</u>	<u>Variable</u>	<u>0'-15' (max)</u>	<u>5' Each Side</u>	<u>10'</u>	<u>Variable</u>	<u>45'</u>	<u>Variable</u>