

EXHIBIT C

DEVELOPMENT NARRATIVE

OF

BLACKROCK COVE

A Planned Unit Development

in Nassau County, Florida

Presented by:

Blackrock Cove Nassau, LLC

Table of Contents

- I. Blackrock Cove – General Concepts & Information
- II. Transportation and Connectivity Elements
- III. Public Recreation Element
- IV. Scenic Vista, Neighborhood Parks, Open Spaces, Wetland Preserves, and Connections
- V. Community Designs and Guidelines
- VI. Details

THIS DEVELOPMENT NARRATIVE (the “Narrative”) is an attachment to and made a part of the Application for Rezoning to Planned Unit Development submitted by Blackrock Cove Nassau, LLC.

I. BLACKROCK COVE – GENERAL CONCEPTS & INFORMATION

A. The Developer. The Blackrock Cove Planned Unit Development (“Blackrock Cove” or the “Project”) is presented by Blackrock Cove Nassau, LLC (the “Developer”) in Nassau County, Florida for consideration by the county boards and committees having jurisdiction over its approval.

B. Neighborhood; Features. Blackrock Cove consists of approximately 73.7 upland acres and 78.7 wetland acres totaling 152.4 acres located about ½ mile north of SR200/A1A on the west side of Blackrock Road in Yulee, Florida. Blackrock Cove consists of Two hundred thirty-two (232) thoughtfully designed housing units, comprised of both single family detached homes constructed on lots of varying widths and townhomes, together with an Active Park with an upland buffer to be dedicated to the citizens of Nassau County, a Scenic Vista, Open Spaces, Neighborhood Parks, and Wetland Preserves, all of which are interconnected by sidewalks and public rights of way. Blackrock Cove will further be governed by recorded Covenants, Conditions, Easements, and Restrictions (“Restrictive Covenants”) to be enforced by a private homeowners association established and known as the Blackrock Cove Homeowners Association, Inc., a Florida non-profit corporation (the “Blackrock Cove HOA”). All property owners within Blackrock Cove will be subject to the Restrictive Covenants and membership in the Blackrock Cove HOA will be mandatory for all property owners within Blackrock Cove.

C. The Preliminary Development Plan. Blackrock Cove will be developed as depicted within the preliminary development plan labeled Exhibit “A” and attached hereto (the “Blackrock Cove PDP” or the “PDP”). The Blackrock Cove PDP incorporates by reference the terms of this Narrative and the Developer’s statements made in the rezoning application, as finally approved, which collectively set forth the Developer’s written plan of development for Blackrock Cove, and which are intended to clearly demonstrate that approval of the Blackrock Cove will benefit the community as a whole, fulfill the applicable policies of the Nassau County Comprehensive Plan, and satisfy the intent of Article 25 of the Nassau County Zoning Code, as codified as Ordinance 97-19, as amended (the “Zoning Code” or “LDC”).

D. Phasing. The Developer may, at its discretion, develop Blackrock Cove in five sequential phases or phases may be developed concurrently. Permitting and physical development within each phase may occur as market conditions dictate. The following is a reasonable phasing schedule, but is not binding on the Developer:

Phase	Years	Use	Units	Cumulative
I	2021-2027	SF	50	50
II	2021-2027	SF	63	113
III	2021-2027	TH	48	161
IV	2022-2030	SF	25	186
V	2022-2030	SF	46	232

Each phase shall be designed to stand on its own for drainage, utilities, ingress and egress. Construction shall be completed in accordance with the applicable expiration date(s) of construction plan approvals, which may be extended upon County Staff approval consistent with applicable provisions of the Nassau County Land Development Code. Construction commencement and completion dates contained herein may be extended upon approval by County Staff. An improvement matrix is shown as Exhibit "B" and attached hereto.

E. Variances from the LDC.

The Project seeks variances from the following sections of the LDC and Ord. 99-17:

1. Permitted Uses & Structures – Sections 9.01 & Section 22.01, LDC
 - a. Townhomes
 - b. Sales office
2. Lot width - Sections 9.04(B)(1), 11.07(A – C) & 22.04(A)(1), LDC
 - a. 40' lot widths
 - b. 50' lot widths
 - c. Townhome lots
3. Lot area – Sections 9.04(B)(2), 22.04(A)(4), & 37.03(E), LDC
 - a. Minimum lot area < 8,700 SF
 - b. 30' minimum separation for townhomes w/ 6 or more units
 - c. Townhome density > 12du/acre
 - d. Density for single family > 5du/acre
 - e. Wetland buffers credited for setbacks for lots < 8,700 SF
4. Minimum Yards - Sections 9.05(A-B) & 11.05(A - B), LDC
 - a. Front yard setback < 25' for RS-2
 - b. Side yard setback < 10' for RS-2
 - c. Front yard setback < 25' for RT
 - d. Rear yard setback < 20' for RT
5. Lot Coverage - Sections 9.06(B)(2) & 11.06(B), LDC
 - a. Lot coverage > 35%
 - b. Lot coverage > 35%

6. Temporary office – Section 25.04(G), LDC
 - a. Temporary office will remain during construction of project in excess of one year;
7. Driveway Design: Section 9.3.1, Ord. 99-17
 - a. Driveway minimum spacing < 50'
8. Roadway alignment – Section 11.6.1, Ord. 99-17
 - a. Centerline radius of local roads < 100'

F. *The Final Development Plan.* The final development plan and/or site engineering plans shall be submitted for review as required by the Nassau County Land Development Code.

The location and size of all lots, roads, entrances, and the Scenic Vista, Open Spaces, Neighborhood Parks, Wetland Preserves, Blackrock Community Park, and other areas shown on the Blackrock Cove PDP is conceptual and the final location of all improvements will be depicted on the final development plan and the final engineering plans. Pursuant to the Zoning Code, a significant change to the location or size of the proposed open space, the location of roadways or transportation improvements, and number of residential units will be considered a substantial deviation and will require resubmittal and approval from the Nassau County Planning and Zoning Board.

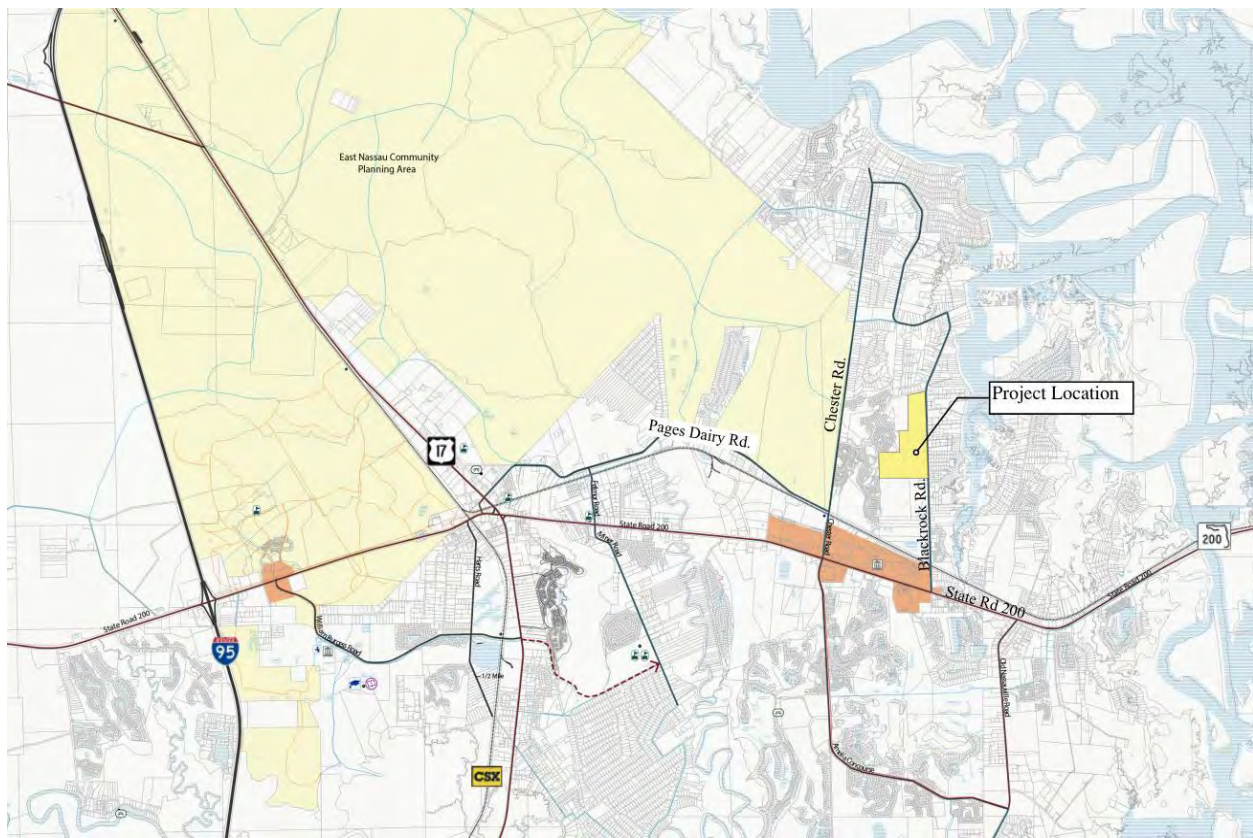
II. TRANSPORTATION AND CONNECTIVITY ELEMENTS

A. Generally.

A Traffic Impact Analysis is labeled Exhibit “C” and attached hereto.

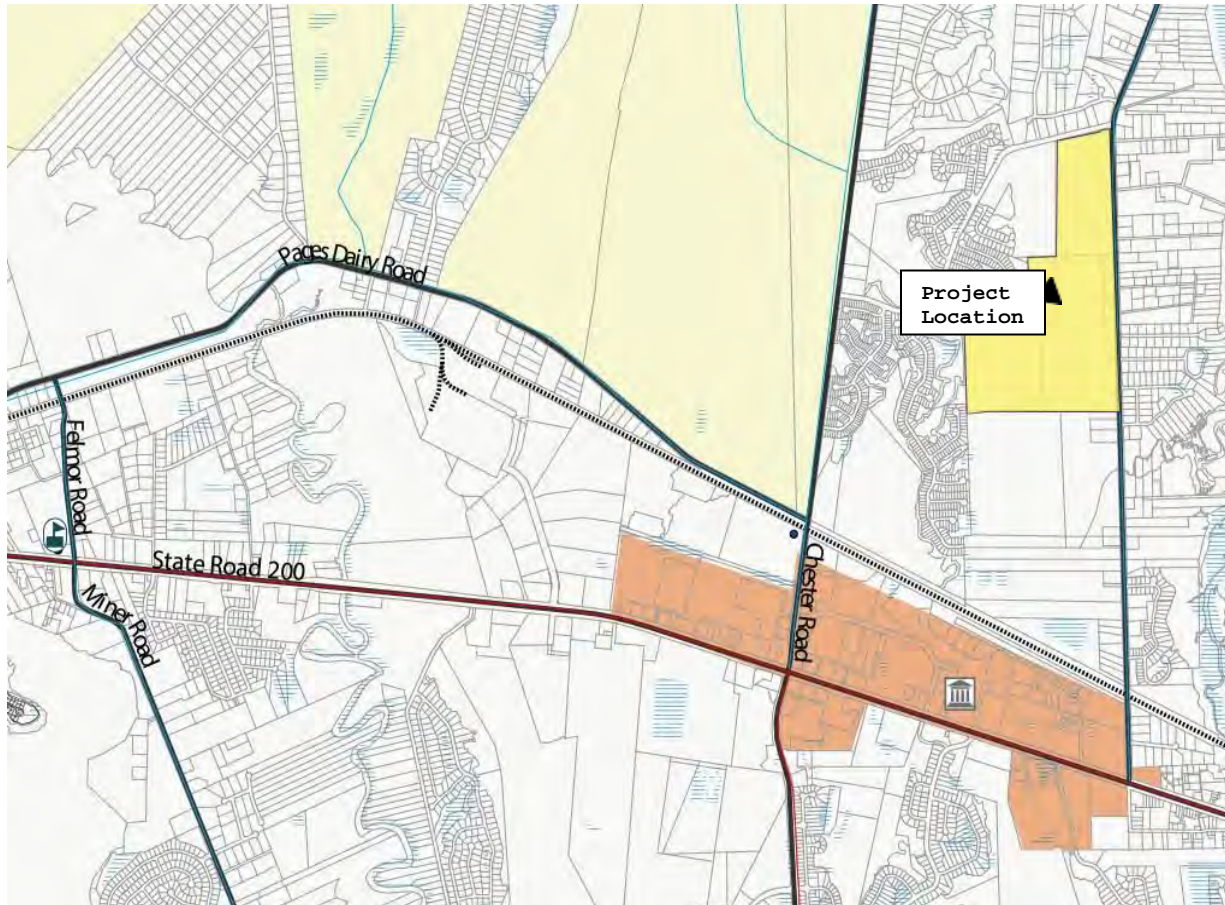
B. Regional Connectivity.

Blackrock Cove is centrally located between Amelia Island and U.S. Highway 17/Interstate-95 north of SR200/A1A in Yulee. Residents desiring to access northbound US 17 from Blackrock Cove may take Heron Isles Parkway to Pages Dairy Road to US 17 without impacting SR200/A1A. Pages Dairy Road has been considered for improvement as an alternate east/west corridor to SR200/A1A.



C. Area Connectivity.

Blackrock Cove is positioned in a rapidly growing area of Nassau County and is convenient to county and state governmental offices, essential services, and retail establishments, as well as restaurant and entertainment venues.



D. Neighborhood Connectivity.

1. The PDP reflects connections between Blackrock Community Park and the surrounding communities via new and existing concrete sidewalks and roadways. Residents of Blackrock Cove will have the ability to reach nearby retail centers and services from Blackrock Road via Heron Isles Parkway to Chester Road without the need to access SR200/A1A. The community will be designed utilizing County standards for curb and gutter roadway construction with utility easements on both sides of the right-of-way. A 50' pavement right of way with 65' radius (130' diameter) for cul-de-sacs will be constructed. A centralized school bus pick-up and drop-off location will be addressed and indicated on the final development plan and site engineering plan. Traffic connections to adjoining properties is unavailable.

III. PUBLIC RECREATION ELEMENT

A. *Blackrock Community Park*. Blackrock Community Park (the “Park”) will be located on approximately 20.5 acres along Blackrock Road just north of the entrance to the Project, as depicted on the PDP and the Black Rock Community Park site plan labeled Exhibit “D”. The Park consists of 11.1 acres of wetlands and 9.4 upland acres (8.5 acres of usable uplands excluding 0.90 acres as required buffers). Upon certification of completion of horizontal construction by Nassau County of Phase I improvements (“Phase I Horizontal Construction Approval”), the Developer will deliver Blackrock Community Park to Nassau County in accordance with the matrix labeled Exhibit “E” and attached hereto (the “Matrix”) by an instrument approved in form by the County Attorney. Development of Blackrock Community Park is in compliance with and furtherance of Policy ROS.01.04 of the Comp. Plan.

B. *Blackrock Community Park Improvements; Public Benefits*. The Blackrock Community Park plan is a collaboration between County Staff, its recreation consultant, Barth and Associates, and the Developer to provide a multi-phased park to serve the recreational needs of adjacent communities within a 1-5 mile service radius and to ensure conservation of environmental sensitive lands within its boundary. Except as noted below and within the Matrix, Phase I of the park will be engineered by a Florida Registered Engineer with landscape designs by a Florida Registered Landscape Architect. The multi-purpose field and associated parking constructed by the Developer will provide immediate public benefit and address existing deficiencies in a fiscally responsible manner. The Matrix reflects approximately \$877,824.00 worth of land and Developer improvements to the Park. These improvements exceed the amount payable under the proposed density according to the county’s recreational impact fee program by approximately \$453,160.00. This overage represents greater than 100% in benefits to the county beyond what would be payable under the recreational impact fee ordinance. These amounts exceed what is necessary to be concurrent with the additional community needs that Blackrock Cove creates and achieves the goals of Policy ROS.03.03 of the Comp. Plan. Furthermore, this added public benefit exceeds those benefits that would be achieved through the strict application of the LDC under the existing zoning designations, in compliance with Article 25, Sec. 25.01 of the LDC. Finally, the recreational benefit is immediate since the park elements will be constructed with Phase I and before any recreational impact is generated by the development.

Shade trees will be planted near park elements such as sitting areas and other facilities as required by code and as shown on the Blackrock Park Site Plan. Sitting areas will be placed with benches, picnic tables, etc. within Blackrock Park as shown on the Blackrock Park Site Plan.

Blackrock Community park is an Assembly occupancy per the 2017 Florida Building Code 6th

Ed. Chapter 3. Parking areas within Blackrock Community Park will incorporate ADA parking spaces and accessible routes to structures and recreation fields per 2012 FL Accessibility Code Chapter 206 and 208.2., respectfully. Furthermore, restroom facilities and drinking fountains will conform with Table 403.1 of the 2017 Florida Building Code 6th Ed. (Plumbing) as well as 2012 FL Accessibility Code, respectfully.

C. Connectivity of Blackrock Community Park; Public Benefit. Consistent with the area and neighborhood connectivity ideals of Blackrock Cove, Blackrock Community Park will be connected to Blackrock Road and Blackrock Cove by the Developer and to Heron Isles Parkway by a new 8' to 10' multiuse trail, constructed within the Blackrock Road right of way, commencing at the southern end of the existing 5' sidewalk on Blackrock Road from Heron Isles Parkway and extending south to the southern end of the Park, then continuing as a 5' sidewalk south to the southern end of the project. The multiuse path will be of varying widths, from 8' to 10', as shown on the Blackrock Park Site Plan and will be constructed by the Developer in accordance with the Matrix. The County will be responsible for all other improvements or connections to the Developer provided multiuse path that are not specifically shown as Developer improvements within the Matrix, including widening the developer provided sidewalk to 10' and adding an additional sidewalk on the west side of the park improvements within the Phase I improvement area.

This new multiuse trail continues a pedestrian link between Blackrock Cove, Blackrock Cove Community Park, and neighboring communities exceeds that improvements required by the land development code under the current zoning in furtherance of Nassau County Comprehensive Plan Policy ROS.03.04 and in compliance with Article 25, Sec. 25.01 of the LDC.

D. County Phase I Horizontal Construction Approval Required. The site plan and improvements for Blackrock Community Park will be subject to the review of the Development Review Committee ("DRC") and any governing agencies or committees. The Park and its improvements will be completed and delivered to Nassau County upon Phase I Horizontal Construction Approval.

The site engineering plan for the Park will be submitted separately from the Blackrock Cove subdivision's plans and will be submitted for approval by the Development Review Committee prior to the Board of County Commissioners approval of the first Final Plat for the Project.

E. Developer Improvements for Blackrock Community Park. The Developer will provide the following improvements relating to Blackrock Community Park:

1. Site clearing, grubbing, and grading for the improved portion of the Park;
2. Water, sewer, and electric stub outs for future improvements at one location provided by DRC;

3. Multipurpose field; and
4. Paved, ADA Accessible Parking fields per Nassau County Ordinance 99-17.

The Developer will complete and dedicate the above improvements at Blackrock Community Park upon County acceptance of Phase 1.

F. *Perpetual Maintenance of Blackrock Community Park.* Upon the dedication and acceptance of Blackrock Community Park to Nassau County, which areas are indicated on the PDP, then the Developer, its successors or assigns, will have no further obligations for the maintenance or improvements to Blackrock Community Park.

G. *Recreation Impact Fees; Credits.* The Developer shall receive credits toward recreational impact fees, in effect as of the acceptance of the PDP, for the land and improvements for Blackrock Community Park as shown on the Matrix.

IV. SCENIC VISTA, NEIGHBORHOOD PARKS, OPEN SPACES, WETLAND PRESERVES, AND CONNECTIONS

Blackrock Cove will be developed in a manner that is respectful to the environment and historic resources of the area. A Natural and Historical Resources Report is labeled Exhibit “F” and attached hereto.

A. Scenic Vista.

Scenic (adj.) - Providing or relating to views of impressive or beautiful natural scenery.

Vista (noun) - A distant view through or along an avenue or opening.

1. Blackrock Cove will provide a viewing platform for the Scenic Vista for residents of the community. The viewing platform will be located around the primary entrance of the community and present views over the primary water feature of the community with an extensive wetland preserve serving as the backdrop.

2. The viewing platform for the Scenic Vista within Blackrock Cove will be constructed by the Developer during the Phase of construction where it is located and maintained by the Developer or the Blackrock Cove HOA.

B. Neighborhood Parks.

1. Blackrock Cove will provide two Neighborhood Parks for residents of the community. These parks will be primarily passive for the recreation of the residents of the neighborhood and will contain at a minimum two of the following elements/amenities:

- a. Picnic table;
- b. Bench;
- c. Shade pergola;
- d. Play equipment; or
- e. Other similar amenity.

Phase 1 and Phase 4 Neighborhood Parks each provide 0.11 upland acres of net usable park area excluding any upland buffers or jurisdictional wetlands.

2. The Neighborhood Parks within Blackrock Cove will be constructed by the Developer during the Phase of construction where it is located and maintained by the Developer or the Blackrock Cove HOA. Ownership of the Neighborhood Parks will be transferred to the Blackrock Cove HOA in accordance with Policy ROS.01.04 of the Comp. Plan.

3. Construction of the Neighborhood Parks are in excess of what could be achieved through strict application of the LDC under the present zoning designation of the Property and therefore provide a greater public benefit in furtherance of Section 25.01 of the LDC.

C. Open Spaces.

1. Blackrock Cove will provide approximately 22.6 acres of upland open space, calculated in conformity with §25.04(F) of the Zoning Code. The Open Space is located as depicted on the PDP. Ownership of the upland open spaces will be transferred to the Blackrock Cove HOA in accordance with Policy ROS.01.04 of the Comp. Plan. Further, Blackrock Cove encourages the retaining of open spaces in compliance with ROS.03.03 of the Comp. Plan.

2. The Open Spaces within Blackrock Cove will be left in their natural state and may be used as upland preservation and conservation by the Developer in conformity with ROS.03.04 of the Comp. Plan.

D. Wetland Preserves. All delineated wetlands within Blackrock Cove will be governed by the St. Johns River Water Management District and the U.S. Army Corp of Engineers, or any other governing body. The Developer, Blackrock Cove HOA, and any property owner within Blackrock Cove will be subject to the jurisdiction of any governmental body or agency so vested with authority over the Wetland Preserves. Wetland Preserves within Blackrock Cove will be perpetually protected by conservation easements.

BLACKROCK COVE

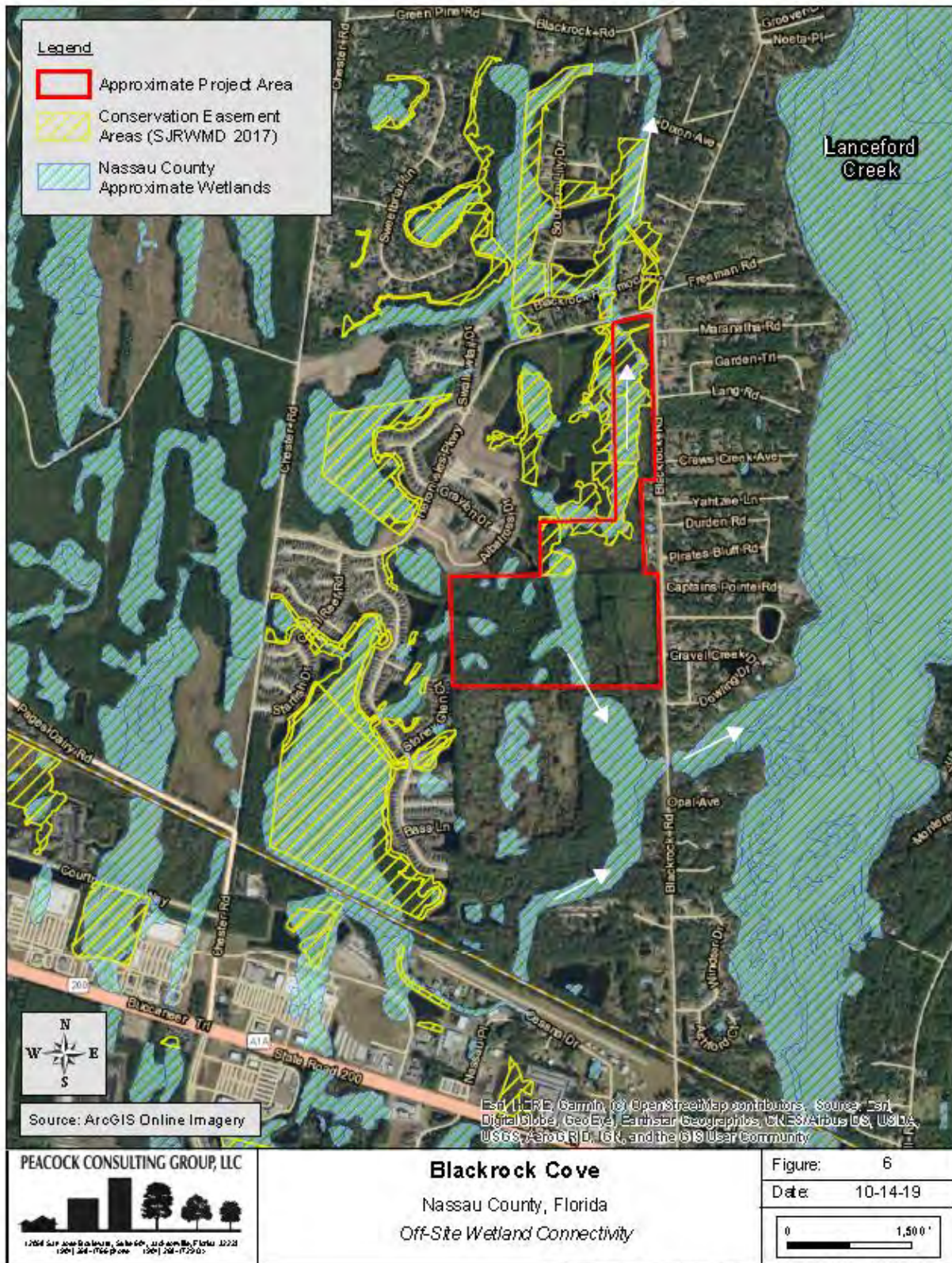
Wetlands preserved by conservation easements within Blackrock Cove will connect with adjoining conservation easements to create a greenway system as shown below:



Wetlands within Blackrock Cove will connect to adjoining wetlands to the south as shown below:



The wetlands drainage basin within the vicinity of Blackrock Cove will be as shown below:



BLACKROCK COVE

The wetlands within Blackrock Cove are a key connection between conservation areas that link an extensive floodplain and wetland system to Lanceford Creek, a major waterway.

All of the above further the goals of Policy ROS.03.04 of the Comp. Plan.

E. Park and Internal/External Neighborhood Connections.

1. The Scenic Vista, Neighborhood Parks, and neighborhoods within Blackrock will be connected with sidewalks on both sides of the rights-of-way and to Blackrock Community Park and neighboring communities by a sidewalk adjacent to Blackrock Road as depicted on the PDP.

2. Five (5) foot wide, ADA accessible sidewalks with a minimum accessible passing zone every two hundred (200) feet shall be provided on both sides of the interior roads within Blackrock Cove. Six (6) foot wide sidewalks shall be provided at locations where the sidewalk abuts the curb. Driveways may act as passing zones if they do not exceed a two percent (2%) cross slope.

3. Streetlights will be provided along all streets. The Developer will submit a lighting plan, demonstrating the location of streetlights compliant with Florida Power and Light's Premium level, with final engineering plans for approval by the DRC.

4. The sidewalks within Blackrock Cove will be maintained by the Developer or the Blackrock Cove HOA. The sidewalk within the Blackrock Road right of way will be maintained by the County.

V. COMMUNITY DESIGNS AND GUIDELINES

A. Single Family Development Standards

1. Lots within Blackrock Cove will adhere to the following standards:

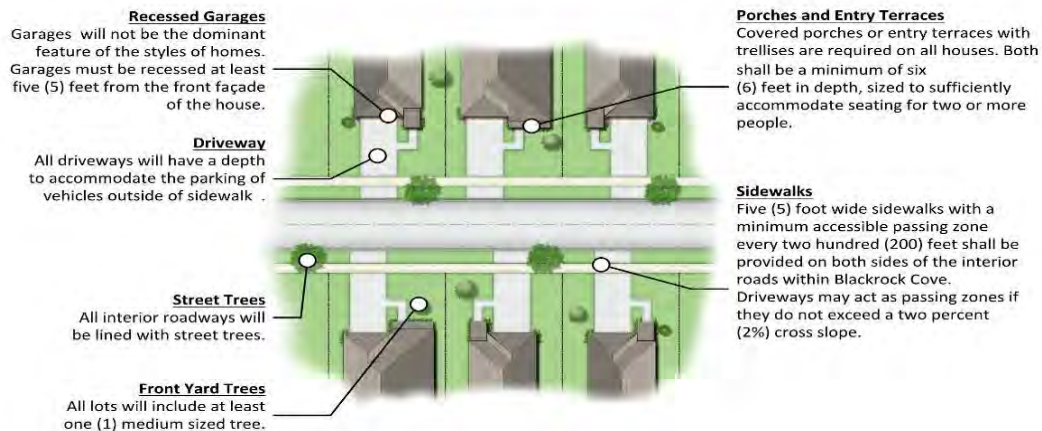
Single Family Lots:

Minimum lot width:	Forty feet (40')
Minimum lot area:	Four Thousand (4,000) SF
Maximum building height:	Thirty-five feet (35')
Maximum lot coverage:	Seventy percent (70%)
Minimum yard setbacks: ¹	
Front:	Fifteen feet (15') ²
Side yard:	Five feet (5') ³
Rear yard:	Ten feet (10')

¹Setbacks measured from the property line to the stem wall or foundation

²Front porches or entry terraces have ten-foot (10') setbacks

³Setbacks for secondary front yards on corner lots are ten feet (10')



2. Architectural Standards:

- a. Blackrock Cove's architectural standards encourage a variety of styles such as, Colonial, Shingle, and Urban Farmhouse allowing residents to personalize their home style. Building materials, color palette, roofing materials and architectural embellishments further enhance the neighborhood style. The developer will review and approve all new construction plans to assure all improvements in the community maintain a uniformly high standard of construction and preserve the aesthetic design intent envisioned for the community. Each single-family floor plan offered in Blackrock Cove will have a minimum of three elevations. No two elevations will be constructed on adjacent lots or directly across the street from the other. House footprints may be reversed to add greater diversity in the community. Garage doors will vary based on the architectural style of the home. Streetscapes will be monitored by the developer to assure diversification of plan elevations and exterior colors selections. Driveways will be brick pavers and will not count toward lot coverage calculations.
- b. Varying lot widths allow residents to select the perfect property for their new home. A minimum of ten feet (10') will separate each single-family home. Eaves up to eighteen inches (18") may encroach into the side setbacks.
- c. Multi-generational housing is encouraged. Guest houses, accessory dwelling units, and garage apartments may have a separate electric and water meter as long as the property is maintained under unified ownership.
- d. Prior to platting any portion of Blackrock Cove, the Developer shall consult with county staff to ensure the project's theme and design are compatible and compliment the area.
- e. Screen pool enclosures, whether attached, semi-attached, or detached from the principal building, will adhere to a minimum yard setback requirement of five feet (5') and shall not be located in the front yard.
- f. All landscaping within Blackrock Cove will comply with Chapter 37.05 of the Zoning Code, including tree species from Tables 37-1 and 37-2.
 - (i) Street Trees will be spaced 50' apart
 - (ii) Front Yard Trees will be a minimum 2.5" dbh.



Urban Farmhouse Single Family Home



Shingle Style Single Family Home



Colonial Style Single Family Home

B. **Townhome Development Standards.**

Townhome Lots:

Minimum lot width: Eighteen feet (18')

Minimum lot area: One thousand eight hundred (1,800) SF

Maximum height: Thirty-five feet (35')

Maximum lot coverage: Seventy-five percent (75%)

Minimum Required Yard Setbacks:

Front: Ten feet (10')

Side yard: One side Five feet (5') for exterior units,
Zero (0) for interior units

Rear yard: Ten feet (10')

1. Townhome buildings within Blackrock Cove will embrace similar architectural styling as the single-family neighborhood. Each six-unit building will incorporate architectural elements, color variation, texture, and material changes to give the community a well-designed appearance. Individual units will be designed with a covered front porch, a minimum of six feet (6') in depth, oriented toward the lake or vegetative buffer along Blackrock Road, a covered rear porch, and rear-loaded garage. Driveways will be brick pavers and will not count toward lot coverage calculations
2. Additional guest parking will be provided as show on the PDP.
3. All landscaping within Blackrock Cove will comply with Chapter 37.05 of the Zoning Code, including tree species from Tables 37-1 and 37-2.
4. Prior to platting the townhome lots, the Developer shall consult with county staff to ensure the project's theme and design and compatible and compliment the area.
5. The front porches of the eastern facing townhomes (toward Blackrock Road) will have a twenty-foot (20') buffer zone along Blackrock Road.
6. The Front porches of the western facing townhomes (toward the pond) will have a minimum 10' buffer and will be allowed to maintain a fence which shall be no higher than 42". The style and construction material will be selected by the Developer as a compliment to the architectural vernacular of the townhome and will be consistent throughout the townhome neighborhood.
7. Community access along the pond from the viewing platform within the townhome neighborhood will be provided by a 10' natural community area between the townhome front lot line and the top of the lake bank. The natural

area will be conveyed to the HOA as part of the lake tract and open for use to the community.



Front Elevation - Townhome



Rear Elevation - Townhome

C. Signage within Blackrock Cove.

1. Project Identification Signs at vehicular entrances to Blackrock Cove.
 - a. Blackrock Cove may have project identification signs at external entrances as shown on the PDP, which signs will not exceed fifty square feet (50 SF) on each sign face.
 - b. Project identification signs will either be ground-mounted, monument style signs or integrated into or mounted onto landscape features such as a walls or fence.
 - c. Sign lighting will be either mounted on the sign or ground directly in front of the sign and will project onto the sign.
 - d. Signs at external project entrances will be either single faced or double faced and may include one separate sign, one on each side of the entrance, not to exceed a total number of four signs for the entire development.
2. Open Space Signs.
 - a. Open Spaces within Blackrock Cove may have identification signage to identify rules, regulate hours of access, and natural features within the Open Space.
 - b. Open space area identification signage shall not exceed ten (10) square feet on each sign face.
3. Traffic and Street Signs.
 - a. Traffic and street signs within Blackrock Cove may include aesthetic framing.
 - b. Adherence to FDOT and Nassau County standards for sign face, elevations, etc. shall be maintained by the Developer or homeowners' association.
4. Blackrock Cove Community Park Signage.
 - a. A monument sign identifying Blackrock Cove Community Park may be erected as shown at on the PDP.
 - b. Signage within Blackrock Cove Community Park will comply with the uniform signage for Nassau County parks.

D. *Landscaping within Blackrock Cove*

1. All landscaping within Blackrock Cove will comply with Chapter 37.05 of the Zoning Code, including tree species from Tables 37-1 and 37-2.

E. *Use Restrictions within Blackrock Cove*

1. The Restrictive Covenants for Blackrock Cove shall provide certain restrictions, including, but not limited to:

- a. A draft form for Covenants, Conditions, Easements, and Restrictions for Blackrock Cove as provided.
- b. Home occupations shall be permitted as a conditional use within any residential dwelling, in accordance with the provisions of Section 28.14 of the Zoning Code, except that no signs for home occupations shall be allowed within Blackrock Cove.
- c. Residential development within the Blackrock Cove PUD shall be subject to the applicable off-street parking and loading required for such use, pursuant to Article 31 of the Zoning Code.
- d. The Developer will construct a parking area to service residents of the townhomes' guests.
- e. Residents of Blackrock Cove will have two mail kiosks for U.S. Mail delivery service.

VI. DETAILS**A. Blackrock Cove's Impact on Levels of Service as provided in the Comp Plan.**

1. *Traffic.* Blackrock Cove will be developed in accordance with Nassau County's Mobility Fee Ordinance, which provides for the mitigation of the negative impacts of development upon roads and traffic.

2. *School Facilities.* Blackrock Cove has completed a School Impact Analysis in compliance with the Amended Interlocal Agreement and has entered into a Tri-party Proportionate Share Concurrency Mitigation Agreement with Nassau County the Nassau County School District as shown Exhibit "H" and attached hereto, in accordance with Policies PSF.06.01, PSF.08.01, PSF.09.01, PSF.09.02, PSF.09.03(D), and PSF.09.06 of the Comp. Plan.

3. *Recreation.* Blackrock Cove's improvements to the Blackrock Community Park, as outlined in Article III, Section A, above, provide for the mitigation of any negative impact on the level of service ("LOS") below the minimum level established by the County for recreation, in accordance with Policies FL.08.01 and ROS.01.04 of the Comp. Plan. This proposed plan also constructs public recreational elements before any demand is created by the development.

Project Impact on Established LOS

<u>Public Facilities Impact</u>	<u>LOS Impact</u>	<u>Mitigation Plan</u>
Traffic	See Traffic Report attached at Exhibit "C"	ROW Improvements and Mobility Fee to be paid pursuant to Ordinance No. 2014-16
School Facilities	See School Impact Analysis from NCSB at Exhibit "H"	Proportionate Share Mitigation Agreement between Developer, School District, and Nassau County at Exhibit "H"
Parks & Recreation	See Recreation Impact Spreadsheet at Exhibit "I"	Improvement of Blackrock Park (See Park Matrix) exceeds LOS Impact

B. Blackrock Cove's HOA.

1. The Developer shall establish the Blackrock Cove HOA prior to the sale of any lots or units by the Developer to any third party within Blackrock Cove.

2. Membership in Blackrock Cove HOA will be mandatory for all property owners within Blackrock Cove.

3. The Developer may elect to form separate or multiple property-owner/homeowner associations for Blackrock Cove. If such election is made, then the Developer will establish a master association for Blackrock Cove that would be responsible for the maintenance of the roads, utilities, stormwater management facilities, or other improvements and properties as deemed appropriate, etc., subject to the conditions set forth herein.

4. The Developer, or Blackrock Cove HOA after acquiring title to the amenities within Blackrock Cove, may adopt rules and regulations governing the use of properties within the Project.

5. The Developer will have no obligations to maintain any improvement following the conveyance of the same to the Blackrock Cove HOA, subject to fulfillment of the obligations set forth herein.

6. The Blackrock Cove HOA shall manage all common areas, including recreational and open space that are not otherwise dedicated to the public, i.e. the Active Park, and that are within the lands that are subject to the jurisdiction of the Blackrock Cove HOA. The Blackrock Cove HOA will further provide for the maintenance, administration, and operation of such portions of Blackrock Cove and any other lands located within the Blackrock Cove that are not publicly or owned by private property owners, and will maintain adequate liability insurance coverage for such areas as would be prudent for a similar corporation under similar circumstances within a first-class residential subdivision so governed by an association.

C. *Stormwater Management Facilities.*

1. Blackrock Cove will be served by a stormwater management facilities, adhering to all applicable standards of the St. Johns River Water Management District ("SJRWMD") and Nassau County for residential stormwater systems. The facilities shall be conveyed to the Blackrock Cove HOA for maintenance and operation.

2. All SJRWMD and Nassau County permits for stormwater facilities shall be obtained by either the Developer or the Blackrock Cove HOA during the site engineering plan review, pursuant to Ordinance 2000-40. If the Developer is the permittee, then it will obtain an operating permit for these facilities prior to transfer of the said facility to the Blackrock Cove HOA.

3. Upland buffers will be determined by the SJRWMD and will be shown on the PDP and FDP.

4. Blackrock Cove will use good faith efforts in considering the utilization of biologically sensitive stormwater elements during site engineering design, including but not

BLACKROCK COVE

limited to bio-retention facilities, rain gardens, permeable pavements, vegetated bioswales, preservation of desirable existing soils in vegetated buffers, and soil mixing to achieve nutrient restoration after construction. Such techniques will be utilized within Blackrock Cove if they are determined to be practical within the Developer's sole discretion.

D. Upland Buffers to Wetlands.

1. All wetlands within the Blackrock Cove PUD shall be protected with upland buffers in accordance with applicable St. Johns River Water Management District criteria.
2. The exact boundaries of upland buffers indicated on the Blackrock Cove PUD Preliminary Development Plan will be subject to a final determination on the final engineering plans consistent with the above requirement.
3. Upland buffers do not count toward acreage calculations for park lands.
4. Upland buffers within lots that are less than Eight thousand Seven hundred square feet (8,700 SF) will count toward the lot area and setback requirements.
5. The use of pesticides and other contaminants are not allowed within wetlands or undisturbed upland buffers pursuant to the Blackrock Cove PUD and the covenants and restrictions for Blackrock Cove. Cleared and filled upland buffers may contain sod or native grasses.

E. Roadways within Blackrock Cove.

1. Roadways within Blackrock Cove shall be constructed per Nassau County Roadway Standards (Appendix D to Ordinance 99-17) and shall be dedicated to the public per the plat. However, the roads shall remain the maintenance obligation of the Developer or Blackrock Cove HOA. Nothing herein shall be construed as creating an obligation upon Nassau County to perform any acts of construction or maintenance of roads.

F. Temporary Uses.

1. Temporary sales offices, including modular units, not to exceed three (3) units for the sale of lots or completed residences will be permitted within Blackrock Cove until all of the residential lots and completed residences are sold.
2. The Developer, or its successor, assignee, or designee, will maintain a copy of the approved Planned Unit Development Ordinance, including the Final Development Plan and PUD Conditions in any sales office located upon the Blackrock Cove PUD. Said documents will be made available for inspection by prospective residents, including the posting for public viewing

of the Final Development Plan in any sales office. This obligation shall be contained in the Covenants and Restrictions that are placed on the residential lands within the project.

3. The siting of temporary construction trailers shall be allowed in Blackrock Cove during construction. The temporary construction trailers must be removed within thirty (30) days of completion of the improvements for which the temporary construction trailers are being utilized, provided the right to temporary construction trailers shall continue until build-out of the project.

G. Silviculture. Silviculture: The Blackrock Cove PUD may continue to be used for agricultural or silviculture activities until such time as construction begins for a specific portion of the site. Any portions not then subject to construction may continue to be used for agriculture or silviculture purposes. The majority of the site is currently planted pines, however, reasonable consideration will be given to the preservation of hardwood hammocks. Vegetation within the upland buffers will not be disturbed.

H. Construction Standards.

1. Other than as provided within this Narrative, all development within the Blackrock Cove PUD shall be in accordance with the Nassau County Zoning Code, along with its land subdivision, drainage and roadway standards, any applicable standards of the St. Johns River Water Management District, and the State of Florida or its jurisdictional agencies, that are in effect at the time of submittal of the Final Development Plans, Plat, and any other utility providers standards with respect to any water, sewer, or electrical utilities for the Blackrock Cove PUD served by JEA, FPL, or any other utility provider.

2. All utilities within Blackrock Cove will be located underground.

I. Alterations.

1. Changes in the location of the roads, entrances, stormwater system improvements, or to the boundaries, size, configuration of lots, the Active Park, the Scenic Vista, Open Spaces, or Wetland Preserve areas, as depicted on the Blackrock Cove PDP to accommodate environmental, permitting, and design factors, conditions, and requirements of the Developer is allowed provided that (i) the integrity of the original application is maintained and (ii) the same shall be finalized by the Developer during final engineering plan approval for the applicable phase of development. Modifications to the PUD shall be accomplished pursuant to the procedures adopted in the Nassau County Land Development Code.

J. Access.

1. Access to and from the Blackrock Cove PUD will be provided as shown on the Blackrock Cove PUD Preliminary Development Plan. The northern access will be constructed with Phase I and the southern access will be constructed at Phase II. Turn lane construction will be done in accordance with Ord. 99-17, § 9.3.1

2. The location of all external and internal project entrances, accesses and roadways may change based on environmental, permitting and design factors, conditions and requirements of the Developer. The Developer will finalize the location of all external project entrances, accesses and roadways during the final engineering approval for the applicable phase of development. Modifications to the PUD shall be accomplished pursuant to the procedures adopted in the Nassau County Land Development Code.

3. Model home building permits will be issued upon installation of all necessary water mains and fire hydrants, and stabilization of all roadways internal to the development, and plat recording. Up to 10% of the total lots for each phase of the development may be issued as model lots; however, Certificates of Occupancy will not be issued for these models until all horizontal improvements for that phase are complete.

4. Each dwelling unit or other permitted use shall be provided access, either directly or indirectly, by a public right-of-way, private vehicular or pedestrian way or commonly owned easement.

5. County owned vehicles shall be permitted access on all privately owned roads, easements, and common open spaces in order to perform services such as fire and police protection, emergency services, and site inspection by all County departments to monitor adherence to regulations and the conditions contained herein. If any road is gated, the gate shall automatically open in response to a “yelp” electronic siren.

K. Notification. The Applicant shall incorporate into the Restrictive Covenants a notification to all property owners that they are living in a Planned Unit Development.

L. Ownership and Maintenance.

1. Blackrock Cove and all related facilities associated within the community (other than those lots owned by individual residential property owners), will be owned, maintained, and operated as follows:

- a. Any areas associated with the Project (i.e., recreation/open space areas, signage, landscape, stormwater systems, roadways, etc.) will be managed through the Blackrock Cove HOA.

- b. To ensure that all of the recreation and open space areas described in this Narrative and depicted in the approved Blackrock Cove PDP will be used as intended, the Restrictive Covenants described above will contain provisions consistent with terms of this Narrative and any deed from the Developer to third party purchasers in the project will incorporate such Restrictive Covenants by reference to the Covenants, Conditions and Restrictions in each deed or by plat.
- c. Restrictive Covenants created by the Covenants, Conditions and Restrictions shall run with the land in order to protect both present and future property owners within the Blackrock Cove PUD. The deed restrictions created by the Covenants and Restrictions shall prohibit the partition of any open space areas.
- d. The water, sanitary sewer, and street lighting improvements will be the responsibility of the private utility company, which provides service for this area, which is currently JEA and Florida Power and Light.

2. Evidence of Unified Ownership is labeled Exhibit "G" and attached hereto.

Improvement Matrix

Item	Category	Developer Commitment	Due Date
1	Recreation	Community Park Dedication	Phase I Horizontal Construction Approval
2	Recreation	Multi-Purpose Field/Associated Parking	Phase I Horizontal Construction Approval
3	Recreation	Phase I Neighborhood Park	Phase I Horizontal Construction Approval
4	Transportation	Neighborhood School Bus Stop	Phase I Horizontal Construction Approval
5	Transportation	Both Turn Lanes into Blackrock Cove	Phase I Horizontal Construction Approval
6	Recreation	Phase IV Neighborhood Park	Phase IV Horizontal Construction Approval

