

## ATTACHMENT A

Crane Island PUD							
Implementing Legislation	Effective Date	Entitlements/Uses	Exactions/Requirements/Conditions	Trigger		Action	Note
Ord. 2013-16 (Most recent Development Agreement & PUD Modification)	Aug-13	169 dwelling units	Construct primary access road w/ pedestrian facilities	prior to Phase 1 construction		Completed	Access to the site shall be from a two-lane street extending through a City of Fernandina Beach right-of-way from the southern end of Bailey Road via the alignment as approved by the City and the existing St. Johns River Water Management District (SJRWMD) Permit to access the island. A walkway at least five (5) in width will be constructed along the Access Street from the southern end of Bailey Road to the Property
			Conduct traffic studies of Amelia Island Parkway and Bailey Road	simultaneous with construction of access road		Completed	Conduct traffic study of Amelia Island Parkway from A1A to Bailey Road and from the intersection of Bailey Road north to A1A, including the two intersections at A1A. The study will also include a roundabout installation at the intersection of 14th Street and Amelia Island Parkway. The study shall be submitted for County review and approval no later than the filing of the first Final Development Plan and any fair share contribution shall be made at the completion of the construction of the Access Road.
			Construct off-site transportation improvements	simultaneous with construction of access road		Completed	A roundabout meeting County standards will be constructed at the intersection of Amelia Island Parkway and Bailey Road; Bailey Road, from Amelia Island Parkway to the new Access Road, will be upgraded to include maintenance of the current profile; widening to 22 feet of pavement; resurfacing, striping and signage; and improving the swale drainage system.
			Construct 5.75 acre public access park	Phase 1 construction		To be dedicated and constructed in Phase 1	Facilities to be provided include: a pier on the Intracoastal Waterway (see below); vehicle parking area; walking trails; retention pond w/small pier; fencing a; water and sewer services; and signage
			Construct publicly accessible pier on ICW (located in required park)	Phase 1 construction		To be dedicated and constructed in Phase 1	Length of pier to be determined by County; 2 other community piers are allowed in development, one on ICW and one on marsh side.
			Construct pedestrian circulation system	Phase 1&2 construction		To be constructed with each Phase. Phase 2 improvements are required now.	A system of walkways minimum of five (5) feet in width shall be installed to provide a pedestrian circulation system throughout the Project. The general public shall have access throughout the public walkways of Crane Island, subject to rules as established by the Owners' Association.
			Provide buffers/setbacks adjacent to all wetland preservation areas in accordance with SJRWMD rules & Development Agreement	Phase 1&2 construction		To be constructed with each Phase. Phase 2 buffers are required now.	In any location where the wetland buffer is less than 30 feet wide, an additional "canopy buffer" to be located immediately landward of the wetland buffer shall be provided so that the total buffer (wetland plus canopy) shall be a minimum of 30 feet in width
			Record conservation easements for 117+/- acres of wetland surrounding island	Approval of FDP(i.e.preliminary plat)[see note]		To be dedicated and recorded with plat for each Phase. Phase 2 required now.	Although DO requires easements to be provided upon approval of FDP, this provision was initially adopted in the 2006 PUD (Ord. 2006-80). At this time, FDPs included the preliminary plat. Staff requests easements be recorded as part of platting process.