

EXHIBIT C

PUD Conditions for Marsh Lakes PUD

(tract previously known as the “Restaurant Site”)

1. Permitted Uses and Structures: ~~Up to thirty six (36) Multi Family Dwellings and up to 15,000 11,000 square feet of commercial and retail, professional office, public meeting rooms, service establishments such as barber, hair salon, music studio, gym, dry cleaner, coffee and wine shop, travel agency, dental and medical facilities, and uses similar to the CN, Commercial Neighborhood, zoning district.~~ 11 duplexes (22 single family dwellings)
2. Permitted Accessory Uses and Structures: Article 28, Section 28.15 of the Nassau County Zoning Code. Additionally, uses may include marine facilities, including docks and piers, club facilities, pools, pump/equipment rooms and bathroom facilities, cabanas and similar uses provided such uses will be used primarily by the residents and occupants of the development.
3. Minimum Lot Requirements:
 - Residential: Maximum ~~three (3)~~ eleven (11) buildings as shown on Preliminary Development Plan
 - a. Front Yard: ~~Thirty (30) feet~~ Twenty-five (25) feet
 - b. Side Yard: ~~Thirty (30) feet~~ Zero (0) feet
 - e. Rear Yard: Twenty-five (25) feet
 - ~~Commercial/Office~~
 - a. ~~Front Yard: Twenty five (25) feet~~
 - b. ~~Side Yard: Twenty five (25) feet~~
 - e. ~~Rear Yard: Twenty five (25) feet~~
4. Building Restrictions:
 - a. a. Maximum Residential Building Height: ~~Forty-five (45) Forty(40) feet as measured from the crown of eastbound A1A (in no event shall the height exceed 45' from the site's base elevation)~~ Thirty-five (35) feet
 - b. ~~Maximum Commercial/Office Height: Twenty (20) feet~~
 - e. b. Maximum Lot Coverage: ~~Thirty-five (35)~~ Forty-five (45) percent
5. Access: The primary access is a boulevard entrance to the site to be finalized by the Florida Department of Transportation. A second access will be designed for emergency and select use subject to review of the Florida Department of Transportation. The proposed secondary access point shall be reviewed for a necessity during the Final Development Plan review by the Department of Fire/Rescue. There will be a fifty (50) foot radius designed turn around for emergency vehicles.

6. ~~Phasing: The project will be phased to meet marketing and economic demands for the entire project. It is proposed for two phases:~~

Phase I:

~~Residential: 3 buildings, 12 units per building, total 36 units~~

~~Commercial: 1 building, not to exceed 5,000 square feet~~

Phase II:

~~Commercial: Up to 2 building not to exceed 10,000 square feet with total square footage of all buildings not to exceed 11,000 square feet~~

7. Stormwater and Drainage: All storm water pond and facilities shall be constructed to St. Johns River Water Management District configuration standards and shall be deeded to the homeowner's association which will have responsibility for maintenance and insurance.
8. Wetland Buffers: Wetland areas will have a minimum ~~twenty-five (25)~~ fifteen (15) foot and an average of a minimum setback buffer of ~~fifty (50)~~ twenty-five (25) feet. No development other than a 20' foot pedestrian access path shall be permitted within any of the required wetland buffer areas. All wetland impacts will be in accordance with SJRWMD and COE regulations with permits obtained accordingly.
9. Signage: There will be one (1) entry sign and entry features. The entry features may include landscape and wall and berm features. No signs at the entry will be illuminated. There will be internal signage and directional signs for both the residential buildings ~~and on the commercial/office structures.~~ There will be a master sign program for the entire development. All signage will comply with the A1A Overlay master plan.
10. Landscape: Landscaping for the entire project will meet or exceed the landscape requirement of the Code. There may be accent lighting for the landscaping. All landscaping will comply with the A1A Overlay.
11. Parking: Parking for the development, including handicap requirements, will be per Code.
12. Covenants and Deed Restrictions: Covenants and Deed Restrictions will be developed to assign responsibilities and regulatory controls for the entire development. The covenants and restrictions will be reviewed by the Growth Management Department Nassau County Planning & Economic Opportunity Department and will be recorded prior to Development.
13. Fire Protection: All buildings will ~~be sprinkled~~ have ~~and~~ fire hydrants as required and will be designed to comply with Fire Rescue requirements.

14. Architectural Review: The project will have an architectural and landscape review for any development.

15. Sidewalks and Lighting: The project will have a themed lighting and master signage program and will have a master sidewalk plan. Pedestrian access will be provided throughout the site and connectivity with adjoining properties within the PUD will be provided, subject to a determination of appropriateness by the Growth Management Department, Nassau County Planning & Economic Opportunity Department.

~~16. The application shall produce documentation of review by the City of Fernandina Beach to ensure there no adverse impact posed by this development on airport operations.~~