

OWNERSHIP AND MAINTENANCE OF COMMON FACILITIES

- A. Nothing herein shall prevent the Applicant for establishing a Community Development District or similar entity if done so in conformance with the established laws governing such action.
- B. The Developer shall establish the applicable property owners' association prior to the sale of any lots or units by the Developer to any third party within the Nassau Crossing PUD. Separate associations may be formed for Parcel A and Parcel B, and they are not required to be part of the same master association.
- C. Membership within the Nassau Crossing property owners' association shall be mandatory for all property owners.
- D. The Developer may elect to form more than one property owners' associations in Parcel A or Parcel B. If more than one association is formed in either area, the Developer shall establish a master property owners and/or homeowners association for the area with more than one association that shall be responsible for the maintenance of facilities that serve the owners in both associations. All improvements including roads, master drainage facilities, storm sewers, etc. shall be approved by Nassau County before being transferred to any homeowners' organization.
- E. The applicable association or nonprofit corporation shall manage all common areas, public/social spaces, recreation areas and open space facilities that are owned by the association; shall provide for the maintenance, administration and operation of such portions of the Nassau Crossings PUD and any other lands located within Nassau Crossings; and shall secure adequate liability insurance governing such areas owned or operate by such association or nonprofit corporation.
- F. The water, sewer, electrical, telephone, and other similar utility lines are to be owned and maintained by the respective utility companies.
- G. Within the residential portion of the PUD, the following requirements shall apply:
 - 1. The mandatory property owner's association shall have the power to assess residents of the proposed development and will be controlled by the Applicant/Developer, until the last lot is purchased or as otherwise determined by Florida Statutes. Each lot owner shall be required to be a member of the association and to pay assessments.
 - 2. The property owner's association shall also maintain project signage, any common landscaping and recreational areas. Areas which are to be maintained by the property owner's association will be specifically identified in the Final Development Plans.
 - 3. Subdividing common open space areas to individual property owners is prohibited. The Applicant/Developer reserves the right to place one or more conservation easement(s) over any wetland/upland buffer area.
 - 4. All facilities within the PUD shall be privately owned and maintained by such owners and dedicated for or with appropriate easements established for public use over the common areas, trail network, and recreational facilities that are intended to be used by the public.
 - 5. Consistent with current County regulations, the roadways internal to Parcel A shall be privately owned and maintained.

ALTERATIONS AND REGULATORY CONTROL

- A. Alterations: Changes in the location of the road(s), project entrances, stormwater system improvements, and to the boundaries, size and configuration of lots and Recreation/Open Space areas, as depicted on the Nassau Crossings PUD Preliminary Development Plan to accommodate environmental, permitting and design factors conditions and requirements of the Developer and regulatory agencies is allowed, provided:
 - 1. The change does not constitute a Major Amendment to the PUD, pursuant to the provisions of Section 25.08 of the Nassau County Land Development Code; and,
 - 2. Compliance is maintained with all design standards defined in this Development Order including, but not limited to, architectural standards, theme/aesthetic, geometric arrangement, scale and massing, street types, walkability, multi-modal transportation; and,
 - 3. Integrity of the original application is maintained.
- B. If conflict arises due to a proposed change to this Development Order, the Planning and Zoning Board shall hear the matter and provide an interpretation. Maintaining geometric form, walkability, multi-modal transportation and social engagement are paramount.
- C. Regulatory Control: Except as specifically provided herein, all development in the Nassau Crossings PUD shall be in accordance with the applicable regulatory standards of Nassau County including, but not limited to, Subdivision Regulations, Land Development Code, Roadway and Drainage Standards and any applicable State standards, in effect at the time of the submittal of the Final Development Plan for each individual component of the project.
- D. The Covenants and Restrictions governing the property shall will contain provisions consistent with the PUD and all regulations. Deed restrictions shall be recorded in the public records of Nassau County and run with the land in order to protect both present and future property owners within the Nassau Crossings PUD. The deed restrictions created by the Covenants and Restrictions shall prohibit the partition of any recreation, open space or publicly dedicated areas.

Diagram credits:

Diagram 1. page 12 City of

Diagram 2. page 13 City of Mount Dora

Diagram 3. page 14 City of Mount Dora

Diagram 4. page 14 City of Mount Dora

Diagram 5. page 14 City of Mount Dora

Diagram 6. page 14 City of Mount Dora

Diagram 7. page 15 Prosser Inc. (S. Bliss)

Diagram 8. page 15 Prosser Inc. (S. Bliss)

Diagram 9. page 15 Prosser Inc. (S. Bliss)

PRELIMINARY DEVELOPMENT PLAN



Figure 17. Preliminary Development Plan (Parcels B and C)

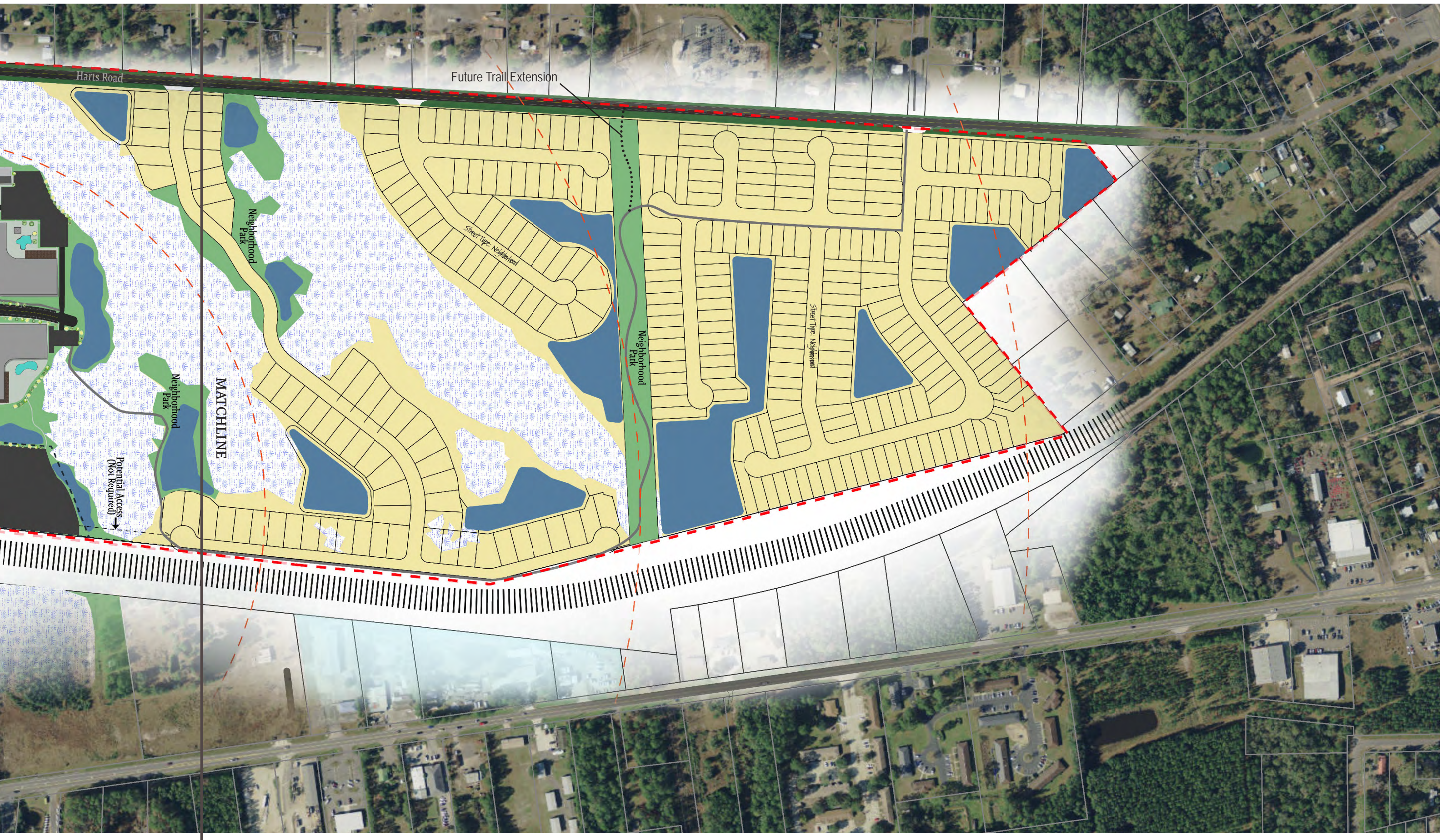


Figure 18. Preliminary Development Plan (Parcel A)

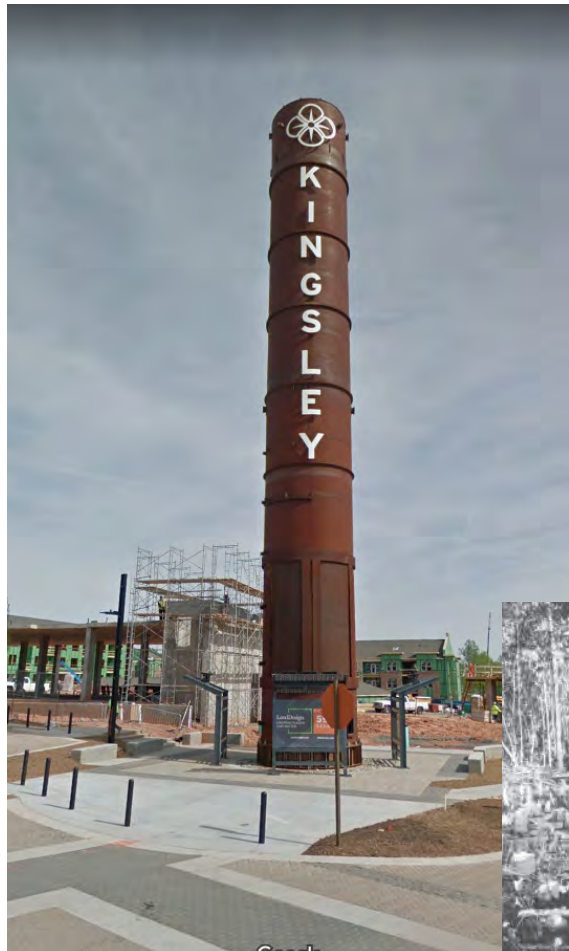
DESIGN INSPIRATIONS

The William Burgess District and by extension the Nassau Crossing PUD is a rail community reinvented through a vibrant and engaging built environment that captures the essence of the railroad's rich heritage and related cultural progressions and applies that spirit in a new and modern way. The aesthetic is intended to reinvent the social nucleus of Yulee by creating an engaging and creative 'place' by incorporating old styles with a new feel. As Lewis Mumford so eloquently stated - Today we must treat the social nucleus as the essential element in every valid city plan.

This aesthetic will be captured through the use of powerful materials and lush native landscapes with a mixture of rustic charm and refined modernism. Raw unrefined material infused with cutting-edge technology set within the context of the 'Vintage Florida Railroad' and expressed as a A Rail Community Reinvented. The aesthetic is not defined by the era (time-based) of the Florida Railroad but rather the materiality and essence of application. The context of the Vintage Florida Railroad provides for limitless combinations of material and application allowing for design freedom that creates a sense of place while not limiting creativity. As further elaborated upon in this PUD and the William Burgess District Vision Book, the following design guidelines, materials, application of materials, inspirations are applicable throughout the entire Nassau Crossings PUD and shall control development. All development within the Nassau Crossing PUD shall demonstrate consistency with the intent of these guidelines and application of materials.



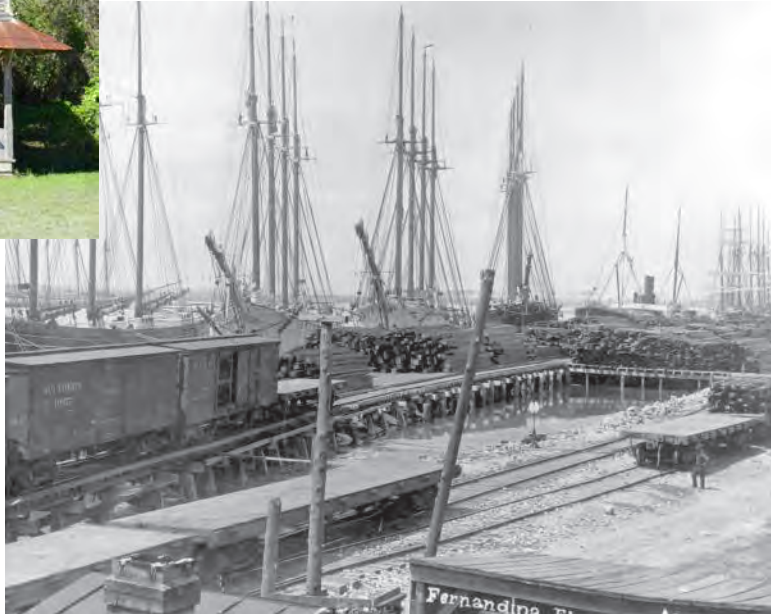
Inspiration



2017
RAILROAD
DAYS FESTIVAL



April 22nd
CALLAHAN, FL
Celebrating John Muir
hosted by the
West Nassau Historical Society
at the historic Callahan Train Depot



Building Design - Material Application



Building Design - Material Application





Streetscape - Sidewalk Zone



Signage - Material Application



Materials and Application

TIMBER/WOOD



IRON AND STEEL



BRICK



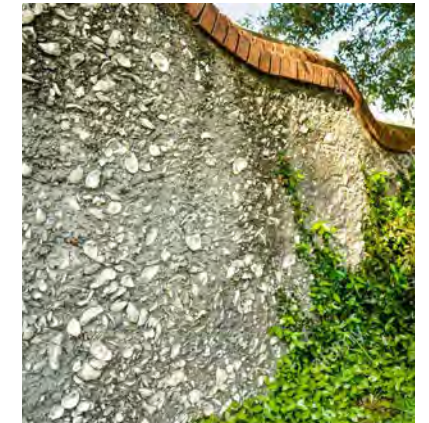
GLASS



CORRUGATED METALS



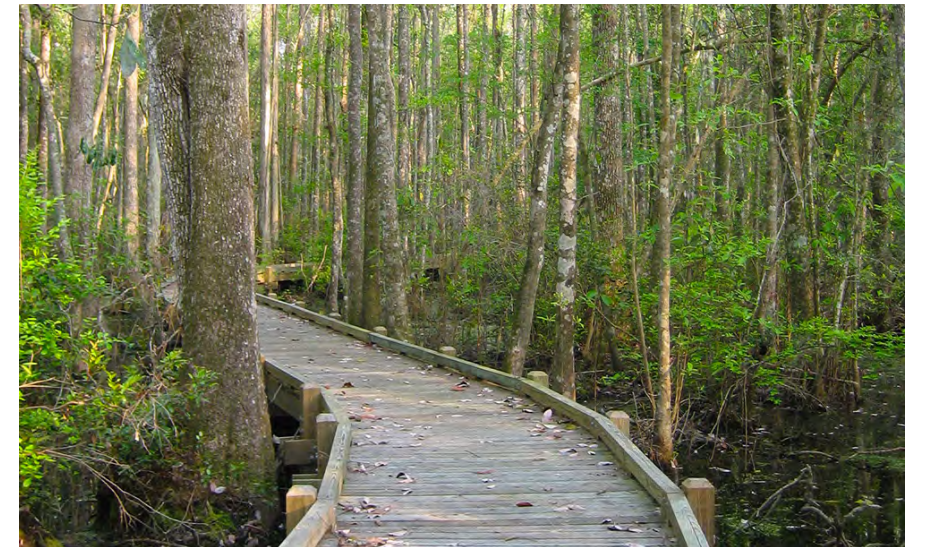
STONE/TABBY



SOCIAL SPACES



WILD SPACES/OPEN SPACE



RECREATIONAL SPACES



PUBLIC ART



NASSAU CROSSING PUD

A William Burgess District Development

A railroad community...reinvented

Matovina & Company