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Department of Community Affairs
Second Amendment to the Development Order
for
Pace Island
Designated as a Florida Quality Development
under

Section 380.061, Florida Statutes (1985)
by the Department of Community Affairs on August 15, 1986

ISSUED BY
Secretary Thomas G. Pelham
Department of Community Affairs
May 8, 1990

(copy)

Ret ✓

Phone 904/396-1010



DAVID STRICKLAND
PROJECT MANAGER

FLORIDA TITLE GROUP, INC.
1300 GULF LIFE DRIVE
JACKSONVILLE, FLORIDA 32207

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VI. DEVELOPMENT ORDER AMENDMENTS

This Section VI. shall specify and contain any and all approved changes or amendments in this Development Order from the original Application and Development Order issued by the Department on August 15, 1986, and recorded with the Clerk of the Circuit Court, Clay County, as official Records Volume 975, Page 607. It is the purpose and intent of the Reviewing Entities that this Development Order shall continue in full force and effect all terms, general provisions and conditions of the Development Order, except as that Development Order has been specifically altered by the changes and amendments identified in this Section VI. Any future changes or amendments to the original Development Order as approved and incorporated in this Development Order shall be specified below sequentially and identified in this section by the dates of their approval and incorporation in new Development Orders issued by the Department.

B. May 8, 1990 Amendment to the Pace Island Development Order.

WHEREAS, on August 15, 1986, a Development Order was issued by the Department designating Pace Island as a Florida Quality Development under Florida's Quality Developments Program, Section 380.061, Florida Statutes; and

WHEREAS; on February 11, 1987, the Developer requested from the Reviewing Entities an amendment (Amendment 1) to the Pace Island Development Order issued by the Department dated August 15, 1986; and

WHEREAS, the Department issued Amendment 1 on April 13, 1987; and

WHEREAS, on February 1, 1990, the Developer requested from the Reviewing Entities a second Amendment to the Pace Island Development Order; and

Whereas, on April 24, 1990, the Department received notice from the Northeast Florida Regional Planning Council that such proposed Amendment 2 constitutes a non-substantial change to the Pace Island Development Order and is consistent with the intent of the Development Order; and

WHEREAS, on April 12, 1990, the Department received notice from Clay County that such proposed Amendment 2 constitutes a non-substantial change to the Pace Island Development Order and is consistent with the intent of the Development Order; and

WHEREAS, the Department has reviewed the proposed Amendment 2 as well as all related testimony and evidence submitted by the Developer and the other Reviewing Entities; and

WHEREAS, the Department has found that this proposed Amendment 2 constitutes a non-substantial change to the Pace Island Development Order and is consistent with the intent of the Development Order and furthers the purposes of Section 380.061, Florida Statutes

NOW, THEREFORE, BE IT ORDERED BY THE SECRETARY OF THE DEPARTMENT OF COMMUNITY AFFAIRS THAT THE AUGUST 15, 1986 PACE ISLAND DEVELOPMENT ORDER, AS AMENDED ON APRIL 13, 1987, IS HEREBY AMENDED AS FOLLOWS:

1. The internal phasing, reconfiguring of lakes, and certain infrastructure of Pace Island is revised as represented on Attachment A (MASTER PLAN-PHASING). Attachment A to this Amendment shall replace Attachment 1 to Amendment 1.
2. The placement and number of lots by area within the Development is revised as represented on Attachment B (MASTER PLAN-LAND USE). Attachment B to this Amendment shall replace Attachment 2 to the Amendment 1.
3. A playground, tennis, swimming, and related recreation facilities shall be constructed in the Sales Center area, as represented in Attachment A.

The Reception Center is hereby deleted from the Tennis/Swim Club area and a combination softball, soccer and football field shall be constructed, as represented in Attachment B.

4. The five acre neighborhood center is hereby reduced to one acre as represented in Attachment A. The Developer may develop this parcel to a maximum of 10,000 gross square feet of commercial space.

5. The location of the bike path/walkway system is revised as represented in Attachments A and B. For the purposes of safety, the Developer may close such trail during alligator mating and nesting seasons and will notify the public of the presence of alligators through appropriate signage.

6. The first sentence in Paragraph IV, F.5. of the FQD Development Order, is hereby modified as follows: " The Developer will pay \$200 at the time of the closing of the sale of each improved residential lot at the Development for a projected total of \$250,000, as the Developer's fair share contribution of the cost of improving U.S. 17 from the development entrance at Raggedy Point Road/Pace Island Trace to Elbow Road."

7. The Developer shall record this Second Amendment to the Development Order with the Clerk of the Circuit Court, Clay County, within thirty days of issuance.

Signed,



Thomas G. Pelham, Secretary
Department of Community Affairs

5-8-90
Date

BK 1384 PG 1427

Attachments "A" & "B"
of Amendment No. 2
of the Pace Island Florida Quality Development
Development Order