

Return to
Joyce Bradley *

ORDINANCE NO 85-2

AN ORDINANCE AMENDING ORDINANCE NO. 83-19. THIS ORDINANCE RE-ZONES AND RE-CLASSIFIES THE PROPERTY HEREIN AFTER DESCRIBED, IN NASSAU COUNTY, FLORIDA, WITHIN THE AMELIA ISLAND PLANTATION, TRACTS 1-17 INCLUSIVE FROM A PRESENT ZONING CLASSIFICATION OF COMMERCIAL INTENSIVE (CI), RESIDENTIAL GENERAL - 2 (RG-2), RESIDENTIAL SINGLE FAMILY - 1 (RS-1) TO THAT OF A PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS THE AMELIA ISLAND PLANTATION.

WHEREAS, on the 28th day of September, 1989, the Board of County Commissioners did adopt Ordinance 83-19, an Ordinance enacting and establishing a comprehensive zoning code for the unincorporated portion of Nassau County, Florida; and

WHEREAS, the "Owners" of that certain property described in the attached Exhibit "A" intend to develop the described property in accordance with a master plan; and

WHEREAS, the "Owners" of that certain property described in the attached Exhibit "A" have applied for a re-zoning and re-classification of that property from Commercial Intensive (CI), Residential General - 2 (RG-2) and Residential Single Family-1 (RS-1) to a Planned Unit Development (PUD).

WHEREAS, the Planning Board of Nassau County has considered said application and held public hearings on the same after due notice, and made its findings and recommendations thereon; and

WHEREAS, the County Commission of Nassau County has considered the findings and recommendations of the Planning Board and held its own public hearings on the application after due notice and also considered the Comprehensive Land Use Plan, and finds that the property described in the attached Exhibit "A" is suitable in location and character for the uses proposed in said application according to the criterion as set forth in Article 24 of Ordinance 83-19 of the County of Nassau;

NOW THEREFORE BE IT ORDAINED by the Board of County Commissioners of Nassau County that the application for the Planned Unit Development to be known as "AMELIA ISLAND PLANTATION" is hereby approved and the land shall be re-zoned as

Rec 265.00

a Planned Unit Development (PUD) in accordance with and subject to the provisions of Article 24 of Ordinance 83-19 of the County of Nassau and further subject to the Additional conditions and requirements:

Section I The Planned Unit Development concept shall be as indicated on the land use plan prepared by Nichols, Carter, Sey - Grant, Architects, Inc. and is attached hereto as Exhibit "B" and made a part hereof.

Section II The preliminary development plan is approved as indicated on the land use plan attached hereto to exhibit "B" as Addendum number 1. Said preliminary development plan is approved subject to the stipulations contained in Exhibit "C" with attachments attached hereto and made a part hereof.

Section III This Ordinance shall take effect upon adoption by the Board of County Commissioners and filing in the Secretary of State's office.

ADOPTED this 18th day of December, 1984 by the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

By: John F. Claxton
John F. Claxton
Its: Chairman

ATTEST:
T. J. Greason
T. J. Greason
Its: Ex-Officio Clerk

Surveyors, Engineers and Planners
215 Centerville Drive
Jacksonville, Florida 32216
Phone (904) 724-9443

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bassett

October 8, 1983 (Revised December 22, 1983)

Work Order No. 9-83-74

Description for Nichols, Carter, Seay and Grant, Architects, Inc.

OCEANFRONT TRACT

A part of Sections 18, 20 and 22, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Tract 10, Beach Wood Village Unit Two, as recorded in Plat Book 4, Pages 35 and 36 of the public records of said county; thence North $85^{\circ} 02' 29''$ East a distance of 200 feet, more or less to the Easterly edge of the waters of a lake lying Easterly of said Beach Wood Village Unit Two and Beach Wood Village Unit One, as recorded in Plat Book 4, Pages 25 thru 27 of said current public records, and the Point of Beginning.

From the Point of Beginning thus described, thence North $85^{\circ} 02' 29''$ East a distance of 295 feet, more or less to its intersection with the line dividing said Sections 18 and 20; thence North $86^{\circ} 52' 15''$ East a distance of 491.56 feet to a point on the coastal construction setback line as shown on State of Florida, Department of Natural Resources Map, Nassau County, Florida dated April, 1981; thence Southerly, along said coastal construction setback line, the following five courses: South $02^{\circ} 42' 39''$ East a distance of 188.82 feet; South $03^{\circ} 51' 36''$ East a distance of 1023.38 feet; South $03^{\circ} 14' 39''$ East a distance of 941.54 feet; South $03^{\circ} 29' 07''$ East a distance of 1027.09 feet and South $03^{\circ} 56' 45''$ East a distance of 769.23 feet; thence South $83^{\circ} 25' 04''$ West, departing from said coastal construction setback line, a distance of 326.80 feet to a point on a curve, said point being on the Easterly right of way line of Beach Wood Road, as now established as a 60 foot right of way, as shown on the plat of Beach Wood Village Unit One as recorded in Plat Book 4, Pages 25 thru 27 of said public records; thence Northerly, along the arc of said curve being concave Westerly, having a radius of 530.00 feet, a chord bearing of North $15^{\circ} 50' 35''$ West and a chord distance of 47.82 feet to the

EXHIBIT "A"

Description for Nichols, Carter, Seay and Grant, Architects, Inc.

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October 8, 1983 (Revised December 22, 1983)

OCEANFRONT TRACT (continued)

point of tangency of said curve; thence North 18° 25' 43" West a distance of 97.36 feet to a point of curve of a curve concave Easterly having a radius of 470.00 feet; thence Northerly, along the arc of said curve, a chord bearing of North 10° 02' 13" West and a chord distance of 137.18 feet to the point of tangency of said curve; thence North 01° 38' 43" West a distance of 43.43 feet to a point of curve of a curve concave Westerly having a radius of 630.00 feet; thence Northerly, along the arc of said curve, a chord bearing of North 07° 29' 16" West and a chord distance of 128.26 feet to the point of tangency of said curve; thence North 13° 19' 49" West a distance of 72.74 feet to a point of curve of a curve concave Easterly having a radius of 470.00 feet, thence Northerly, along the arc of said curve, a chord bearing of North 05° 40' 46" West and a chord distance of 125.15 feet to the point of tangency of said curve; thence North 01° 58' 17" East a distance of 33.72 feet to a point of curve of a curve concave Westerly having a radius of 530.00 feet, thence Northerly, along the arc of said curve, a chord bearing of North 03° 25' 07" West and a chord distance of 99.57 feet to the point of tangency of said curve; thence North 08° 48' 31" West a distance of 325.39 feet to a point of a curve concave Easterly having a radius of 270.00 feet; thence Northerly along the arc of said curve a chord bearing of North 02° 07' 22" West and a chord distance of 62.87 feet to a point of reverse curve, said curve being concave Southwesterly having a radius of 208.21 feet; thence Northwesterly, along the arc of said curve, a chord bearing of North 42° 12' 19" West and a chord distance of 303.40 feet to the point of tangency of said curve; thence North 88° 58' 25" West a distance of 292.35 feet to a point of curve of a curve concave Southeasterly having a radius of 230.00 feet; thence Southwesterly, along the arc of said curve, a distance of 80 feet, more or less to the aforementioned Easterly edge of the waters of the lake lying Easterly of Beach Wood Village Units One and Two; thence Northerly along said Easterly edge a distance of 2700 feet, more or less to the Point of Beginning.

Containing 69 acres, more or less.

Surveyors, Engineers & Land Planners
275 Century 21 Drive
Jacksonville, Florida 32216
Phone (904) 724-9433

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bassett

October 8, 1983

Work Order No. 9-83-74

Description for Nichols, Carter, Seay and Grant, Architects, Inc.

TRACT 27.

A part of Section 20, Township 2 North, Range 28 East, Nassau County, Florida together with Lots 54 thru 57, Tracts 3 & 4 and Lots 62 thru 65 as shown on the plat of Beach Wood Village Unit One as recorded in Plat Book 4, Pages 25 thru 27 of the public records of said county.

For a Point of Beginning, commence at the Southwest corner of said Lot 54, thence North $13^{\circ} 36' 54''$ West, along the Easterly right of way line of Beach Wood Road, as now established as a 60 foot right of way, as shown on said plat of Beach Wood Village Unit One, a distance of 76.84 feet to a point of curve of a curve concave Southeasterly having a radius of 25.00 feet; thence Northeasterly along the arc of said curve a chord bearing of North $29^{\circ} 28' 06''$ East and a chord distance of 34.15 feet to the point of tangency of said curve; thence North $72^{\circ} 33' 06''$ East, along the Southerly right of way line Laurel Oak, as now established as a 50 foot right of way, as shown on said plat of Beach Wood Village Unit One, a distance of 209.35 feet to a point of curve of a curve concave Northwesterly having a radius of 375.00 feet; thence Northeasterly along the arc of said curve a chord bearing of North $48^{\circ} 48' 18''$ East and a chord distance of 302.02 feet to a point in said curve; thence South $64^{\circ} 56' 31''$ East, departing from said Southerly right of way line and along the line dividing Tract 4 and Lot 66 of said plat of Beach Wood Village Unit One, a distance of 100.00 feet; thence North $26^{\circ} 35' 10''$ East, along the Southeasterly line of said Lot 66, a distance of 60 feet, more or less to the Westerly edge of the waters of a lake lying Easterly of said Beach Wood Village Unit One and Beach Wood Village Unit Two as recorded in Plat Book 4, Pages 35 and 36 of said public records; thence Southerly along said Westerly edge a distance of 750 feet, more or less to a point on the Northerly right of way line of aforementioned Beach Wood Road; thence South $52^{\circ} 31' 03''$ West, along said Northerly right of way line a distance of 35 feet, more or less to a point of curve of a curve concave Northerly having a radius of 170.00 feet; thence Westerly along the arc of said curve a chord bearing of South $75^{\circ} 35' 48''$ West and a chord distance of 133.28 feet to the point of tangency of said curve; thence North $81^{\circ} 19' 27''$ West a distance of 94.18 feet to a point (continued on page two)

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Description for Nichols, Carter, Seay and Grant, Architects, Inc.

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of curve of a curve concave Southerly having a radius of 2467.07 feet; thence Westerly along the arc of said curve a chord bearing of North $82^{\circ} 35' 48''$ West and a chord distance of 109.57 feet to a point of compound curve, said curve being concave Northeasterly and having a radius of 270.00 feet; thence Northwesterly along the arc of said curve, a chord bearing of North $48^{\circ} 44' 32''$ West and a chord distance of 310.71 feet to the point of tangency of said curve; thence North $13^{\circ} 36' 54''$ West a distance of 184.89 feet to the Point of Beginning.

Containing 8.31 acres, more or less.

Surveyors, Engineers & Land Planners
215 Century 21 Drive
Jacksonville, Florida 32216
Phone (904) 724-9433

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October 6, 1983 (Revised November 28, 1983)

Work Order Number 9-83-74

Description for Nicols, Carter, Seay and Grant, Architects, Inc.

GOLF AND TENNIS VILLAS (REVISED)

A part of Sections 20 and 22, Township 2 North, Range 28 East, Nassau County, Florida together with Lot 1, as shown on the plat of Beach Wood Village Unit One, as recorded in Plat Book 4, Pages 25 thru 27 of the public records of said county, being more particularly described as follows: (Subject to field survey).

Commence at the intersection of the Northeasterly Right of Way line of State Road No. 105 (AIA), as now established as a 200 foot right of way, with the Northerly Right of Way line of Beach Lagoon Road, as shown on the plat of Beach Walker Village, as recorded in Plat Book 4, Pages 14 and 15 of said public records; thence North $19^{\circ} 33' 10''$ West, along said Northeasterly Right of Way line, a distance of 986.42 feet to the point of beginning; thence continue North $19^{\circ} 33' 10''$ West, along said Northerly Right of Way line, a distance of 2381.56 feet; thence North $70^{\circ} 26' 50''$ East, departing from said Northeasterly Right of Way line and along the Southerly line of Tract 1 of said Beach Wood Village Unit One, a distance of 83.00 feet; thence North $87^{\circ} 14' 34''$ East along the Southerly line of Lots 3 and 4 of said Beach Wood Village Unit One, a distance of 251.49 feet; thence North $72^{\circ} 54' 48''$ East, along the line common to Lots 1 and 2, said Beach Wood Village Unit One, a distance of 166.64 feet to a point on a curve, said point lying on the Westerly Right of Way line of Beach Wood Road, as now established as a 60 foot right of way, as shown on said plat of Beach Wood Village Unit One; thence Southeasterly, along said Westerly Right of Way line and along the arc of a curve concave Northeasterly having a radius of 330.00 feet, a chord bearing of South $41^{\circ} 28' 50''$ East and a chord distance of 135.52 feet to the point of tangency of said curve; thence South $53^{\circ} 19' 48''$ East, a distance of 169.38 feet; thence South $52^{\circ} 26' 18''$ East, a distance of 334.40 feet to a point of curve of a curve concave Southwesterly and having a radius of 187.61 feet; thence Southeasterly, along the arc of said curve, a chord bearing of South $33^{\circ} 01' 36''$ East and a chord distance of 124.71 feet to the point of tangency of said curve; thence South $13^{\circ} 36' 54''$ East, a distance of 308.16 feet to a point of curve of a curve concave Northeasterly and having a radius of 330.00 feet; thence Southeasterly, along the arc of said curve, a chord bearing of South $48^{\circ} 44' 31''$ East and a chord distance of

Description for Nichols, Carter, Seay and Grant, Architects, Inc.
Page Two (2)
October 6, 1983 (Revised 11-29-83)

379.76 feet to a point of compound curve, said curve being concave Southerly and having a radius of 2407.07 feet; thence Easterly, along the arc of said curve, a chord bearing of South $82^{\circ} 35' 48''$ East and a chord distance of 106.91 feet to the point of tangency of said curve; thence South $81^{\circ} 19' 27''$ East, a distance of 94.18 feet to a point of curve concave Northerly and having a radius of 230.00 feet; thence Easterly, along the arc of said curve, a chord bearing of North $81^{\circ} 34' 45''$ East and a chord distance of 135.23 feet to a point on said curve; thence South $07^{\circ} 40' 33''$ West, departing from said Southerly Right of Way line of Beach Wood Road, a distance of 123.58 feet; thence South $47^{\circ} 01' 50''$ West, a distance of 586.50 feet; thence South $36^{\circ} 57' 30''$ West, a distance of 213.13 feet; thence South $06^{\circ} 17' 28''$ East, a distance of 538.33 feet; thence South $65^{\circ} 14' 45''$ West, a distance of 187.50 feet; thence North $67^{\circ} 33' 10''$ West, a distance of 150.00 feet; thence South $70^{\circ} 26' 50''$ West, a distance of 100.37 feet to the point of beginning.

Containing 40.76 acres, more or less.

Surveying and Mapping
215 De Soto, 2nd Drive
Jacksonville, Florida 32216
Phone 904-724-9433

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bassett

October 6, 1983 (Revised January 9, 1984)

Work Order Number 9-83-74

Description for Nichols, Carter, Seay and Grant, Architects, Inc.

COMMERCIAL VILLAGE SITE - "A"

A part of Section 22, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows:

For a point of beginning, commence at the intersection of the Northeasterly Right of Way line of State Road No. 105 (AIA), as now established as a 200 foot right of way, with the Northerly Right of Way line of Beach Lagoon Road, as shown on the plat of BeachWalker Village, as recorded in Plat Book 4, Pages 14 and 15 of the public records of said county; thence North $19^{\circ} 33' 10''$ West, along said Northeasterly Right of Way line of State Road No. 105 (AIA), a distance of 874.95 feet; thence South $67^{\circ} 33' 10''$ East, departing from said Northeasterly Right of Way line, a distance of 150.00 feet; thence North $22^{\circ} 26' 50''$ East, a distance of 150.00 feet; thence North $65^{\circ} 14' 45''$ East, a distance of 187.50 feet; thence South $82^{\circ} 51' 14''$ East, a distance of 92.20 feet; thence South $61^{\circ} 18' 27''$ East, a distance of 192.07 feet; thence South $27^{\circ} 47' 54''$ East, a distance of 69.48 feet; thence South $86^{\circ} 45' 06''$ East, a distance of 40.15 feet; thence South $40^{\circ} 21' 06''$ East, a distance of 75.67 feet; thence South $14^{\circ} 07' 18''$ West, a distance of 109.13 feet; thence South $34^{\circ} 35' 54''$ East, a distance of 11.36 feet; thence South $29^{\circ} 30' 00''$ West, a distance of 94.10 feet; thence South $68^{\circ} 47' 17''$ East, a distance of 376.76 feet; thence South $15^{\circ} 30' 00''$ West, a distance of 35.24 feet; thence North $63^{\circ} 28' 54''$ West, a distance of 139.37 feet; thence South $15^{\circ} 30' 00''$ West, a distance of 128.16 feet; thence South $04^{\circ} 00' 00''$ West, a distance of 236.96 feet to a point on the aforementioned Northerly Right of Way line of Beach Lagoon Road South; thence Westerly along said Northerly Right of Way line the following courses: North $59^{\circ} 45' 33''$ West, a distance of 52.80 feet to a point of curve of a curve concave Southerly having a radius of 180.00 feet; thence Westerly, along the arc of said curve, a chord bearing of North $83^{\circ} 33' 33''$ West and a chord distance of 145.28 feet to the point of tangency of said curve; thence South $72^{\circ} 38' 27''$ West, a distance of 29.50 feet

Description for Nichols, Carter, Seay and Grant, Architects, Inc.
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October 6, 1983 (Revised January 9, 1984)

Commercial Village Site (continued)

to a point of curve of a curve concave Northerly, having a radius of 370.00 feet; thence Westerly, along the arc of said curve, a chord bearing of South $32^{\circ} 29' 27''$ West and a chord distance of 126.59 feet to the point of tangency of said curve; thence North $87^{\circ} 39' 33''$ West, a distance of 43.96 feet to point of curve of a curve concave Southerly, having a radius of 380.00 feet; thence Westerly, along the arc of said curve, a chord bearing of South $81^{\circ} 24' 14''$ West and a chord distance of 144.20 feet to the point of beginning.

Containing 13.32 acres, more or less.

Surveyors Engineers & Land Planners
215 Century 21 Drive
Jacksonville, Florida 32216
Phone (904) 724-9433

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September 23, 1977

Description for Barnett Winston Company

Work Order Number 8-77-77

File Number S-2307-AIC

PARCEL 11 (Also Commercial Village - B, 203 ac.)

A portion of Section 22, Township 2 North, Range 28 East, Nassau County, Florida and being more particularly described as follows:

For point of reference, commence at the most Northwest corner of Beach Walker Village as recorded in Plat Book 4, Pages 14 and 15 of the public records of said county; said point being the intersection of the Easterly Right of Way line of State Road Number 105 (AIA) and the Northerly Right of Way line of Beach Lagoon Road; said point lying in a curve, said curve being concave Southeasterly and having a radius of 380.0 feet; thence Northeasterly along and with the arc of said curve, an arc distance of 145.08 feet, said arc being subtended by a chord bearing of North $81^{\circ} 24' 14''$ East and a chord distance of 144.20 feet to the point of tangency of said curve; thence on a tangent bearing of South $87^{\circ} 39' 33''$ East, a distance of 46.96 feet to the P. C. of a curve to the left of said curve being concave Northwesterly and having a radius of 370.0 feet; thence Northeasterly along and with the arc of said curve, an arc distance of 127.22 feet, said arc being subtended by a chord bearing of North $82^{\circ} 29' 27''$ East and a chord distance of 126.59 feet to the point of tangency of said curve; thence on a tangent bearing of North $71^{\circ} 05' 27''$ East, a distance of 24.51 feet to the P. C. of a curve to the right, said curve being concave Southwestly and

Description for Barnett Winston Company
Page Two (2)
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PARCEL 11 (cont'd.)

having a radius of 180.0 feet; thence Southeasterly along and with the arc of said curve, an arc distance of 149.54 feet, said arc being subtended by a chord bearing of South $83^{\circ} 33' 33''$ East and a chord distance of 145.28 feet to the point of tangency of said curve; thence on a tangent bearing of South $59^{\circ} 45' 33''$ East along said Northerly Right of Way line, a distance of 52.80 feet to the Southwest corner of lands described in O. R. Volume 245, Page 406 of the current public records of said county; run thence North $04^{\circ} 00' 00''$ East along the Westerly boundary of lands described in said O. R. Volume 245, Page 406, a distance of 236.96 feet; thence continuing along said Westerly boundary North $15^{\circ} 30' 00''$ East, a distance of 228.16 feet to the Northwest corner of lands described in said O. R. Volume 245, Page 406; run thence South $61^{\circ} 28' 54''$ East along the Northerly boundary of said lands described in O. R. Volume 245, Page 406, a distance of 139.37 feet to a point in the Westerly boundary of lands described in O. R. Volume 119, Page 147 of the current public records of said county; run thence North $15^{\circ} 30' 00''$ East along said Westerly boundary, a distance of 35.24 feet to the point of beginning.

From the point of beginning thus described, run thence North $68^{\circ} 47' 17''$ West, a distance of 376.76 feet to a point in the most Westerly boundary of lands described in said O. R. Volume 119, Page 147 of the current public records of said county; run thence North $21^{\circ} 00' 00''$ East along said Westerly boundary, a distance of 291 feet to the point of beginning; run thence North $04^{\circ} 00' 00''$ East along the most Northerly boundary of lands described in said O. R. Volume 119, Page 147, a distance of

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Description for Barnett Winston Company
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September 23, 1977

PARCEL 11 (cont'd)

90 feet; thence continue along the most Northerly boundary South $29^{\circ} 20' 29''$ East, a distance of 103 feet; thence continuing along said most Northerly boundary South $86^{\circ} 48' 11''$ East, a distance of 215 feet; run thence South $19^{\circ} 15' 00''$ East along an Easterly boundary of lands described in said O. R. Volume 119, Page 147, a distance of 163.25 feet; run thence South $86^{\circ} 29' 43''$ West, a distance of 93 feet; thence North $25^{\circ} 42' 29''$ West, a distance of 6.58 feet; thence South $72^{\circ} 08' 49''$ West, a distance of 43.64 feet; thence South $37^{\circ} 31' 49''$ West, a distance of 46.94 feet to the point of beginning.

Charles S. Bassett, P.E., P.S., P.C.
Surveyors, Engineers & Land Planners
215 Century 21 Drive
Jacksonville, Florida 32216
Phone (904) 724-9133

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bassett

October 6, 1983

Work Order Number 9-83-74

Description for Nichols, Carter, Seay and Grant, Architects, Inc.

RECEPTION AREA

A part of Section 22, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows:

For a point of beginning, commence at the intersection of the Northeasterly Right of Way line of State Road No. 105 (AIA), as now established as a 200 foot right of way, with the Southerly Right of Way line of Beach Lagoon Road South, said Southerly Right of Way line being on a curve concave Southerly, having a radius of 770.0 feet; thence Easterly along the arc of said curve, a chord bearing of North $83^{\circ} 17' 44''$ East and a chord distance of 324.18 feet to the point of tangency of said curve; thence continue along said Right of Way line, South $84^{\circ} 33' 10''$ East, a distance of 88.12 feet to the point of curve of a curve concave Southwesterly and having a radius of 170.00 feet; thence Southwesterly along the arc of said curve, a chord bearing of South $69^{\circ} 18' 10''$ East and a chord distance of 89.43 feet to the point of tangency of said curve; thence continue along said Right of Way line, South $54^{\circ} 03' 10''$ East, a distance of 149.47 feet; thence South $56^{\circ} 53' 44''$ West departing from said Southerly Right of Way line, a distance of 205.70 feet; thence South $07^{\circ} 56' 53''$ East, a distance of 214.20 feet, thence South $69^{\circ} 55' 00''$ West, a distance of 305.79 feet to the Northeasterly Right of Way line of said State Road No. 105 (AIA); thence North $19^{\circ} 33' 10''$ West, along said Northeasterly Right of Way line, a distance of 551.23 feet to the point of beginning.

Containing 4.75 acres, more or less.

Surveyors
210 Century 21 Drive
Jacksonville, Florida 32216
Phone (904) 724-9438

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bassett

March 20, 1978 (Revised November 28, 1983)

Description for Summer Beach, Inc. and Amelia Plantation Company

Work Order No. 3078-26

File No. 2460-AIC

CONFERENCE CENTER:

A portion of Sections 22 and 23, Township 2 North, Range 28 East, Nassau County, Florida and being more particularly described as follows:

For point of beginning, commence at the Northeast corner of Lot 60, as shown on Plat of Beach Walker Village, recorded in Plat Book 4, Pages 14 and 15 of the current public records of said county; run thence South $83^{\circ} 57' 59''$ West along the Northerly boundary of said Lot 60, a distance of 143.59 feet to a point in the Easterly Right of Way line of Green Winged Teal Road (Parcel C, a 50 foot Right of Way as now established) said point lying in a curve, said curve being concave southwesterly and having a radius of 125.0 feet; thence Northwesterly along and with the arc of said curve, an arc distance of 130.29 feet, said arc being subtended by a chord bearing of North $57^{\circ} 15' 22''$ West and a chord distance of 124.47 feet to the point of tangency of said curve; thence on a tangent bearing of North $8^{\circ} 07' 01''$ West, along the Northerly Right of Way line of said Green Winged Teal Road, a distance of 21.17 feet to the P. C. of a curve to the right, said curve being concave northeasterly and having a radius of 25.0 feet; thence Northwesterly along and with the arc of said curve, an arc distance of 35.95 feet, said arc being subtended by a chord bearing of North $45^{\circ} 54' 49''$ West and a chord distance of 32.93 feet to a point of reverse curve to the left, said point lying

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Description for Summer Beach, Inc. and Amelia Plantation Company
March 20, 1978 (Revised November 28, 1983)

in the Easterly Right of Way line of Beach Walker Road (Parcel B, a 50 foot Right of Way as now established) and shown on said Plat of Beach Walker Village; run thence Northwesterly along the Easterly Right of Way line of said Beach Walker Road, having a radius of 275.0 feet, an arc distance of 112.18 feet, said arc being subtended by a chord bearing of North $16^{\circ} 24' 38''$ West and a chord distance of 111.40 feet to the point of tangency of said curve; thence on a tangent bearing of North $28^{\circ} 05' 48''$ West, continuing along said Easterly Right of Way line, a distance of 206.93 feet to the P. C. of a curve to the right, said curve being concave Northeasterly and having a radius of 125.0 feet; thence Northwesterly along and with the arc of said curve, an arc distance of 120.12 feet, said arc being subtended by a chord bearing of North $0^{\circ} 34' 02''$ West and a chord distance of 115.55 feet to the point of tangency of said curve; thence on a tangent bearing of North $26^{\circ} 57' 44''$ East, continuing along said Easterly Right of Way line, a distance of 68.63 feet to the P. C. of a curve to the left, said curve being concave northwesterly and having a radius of 125.0 feet; thence Northeasterly along and with the arc of said curve, an arc distance of 86.49 feet, said arc being subtended by a chord bearing of North $7^{\circ} 10' 09''$ East and a chord distance of 84.77 feet to a point of reverse curve to the right, said curve being concave southeasterly and having a radius of 25.0 feet; thence Northeasterly along and with the arc of said curve, an arc distance of 40.15 feet, said arc being subtended by a chord bearing of North $33^{\circ} 48' 25''$ East and a chord distance of 35.97 feet to the point of tangency of said curve, said point lying in the Southerly boundary of Beach Lagoon Road (Parcel A, as now established) run thence North

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Description for Summer Beach, Inc. and Amelia Plantation Company
March 20, 1978 (Revised November 28, 1983)

79° 53' 36" East along said Southerly Right of Way line, a distance of 16.65 feet to the P. C. of a curve to the left, said curve being concave northwesterly and having a radius of 426.78 feet; thence Northeasterly along and with the arc of said curve, an arc distance of 243.34 feet, said arc being subtended by a chord bearing of North 63° 33' 31" East and a chord distance of 240.06 feet to the point of tangency of said curve; thence on a tangent bearing of North 47° 13' 27" East, continuing along said Southerly Right of Way line, a distance of 44.17 feet to the most Easterly corner of said Beach Walker Village, said point also being the most Southerly point of Beachwood Village Unit 1, as recorded in Plat Book 4, Pages 25, 26 and 27 of the current public records of said county, said point also being the most Southerly boundary of Beachwood Road (Parcel A, a 60 foot Right of Way as now established) said point lying in a curve, said curve being concave northwesterly and having a radius of 430.02 feet; thence Northeasterly along the Southeasterly Right of Way line of said Beachwood Road to its intersection with the Westerly boundary of a Tract of land designated as Beach Club, as shown on survey by Charles Bassett & Assoc., Inc, dated March 22, 1974, File No. S-1829; run thence South 10° 33' 59" East along said Westerly boundary and along the Westerly boundary of a Tract of land designated as The Inn, as shown on survey, a distance of 284.67 feet; thence continue along the Westerly boundary of said The Inn, South 23° 07' 08" East, a distance of 189.11 feet to the P. C. of a curve to the right, said curve being concave southwesterly and having a radius of 70.0 feet; thence Southeasterly

Page Four

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Description for Summer Beach, Inc. and Amelia Plantation Company
March 20, 1978 (Revised November 28, 1983)

along and with the arc of said curve, an arc distance of 34.07 feet, said arc being subtended by a chord bearing of South $9^{\circ} 10' 38''$ East and a chord distance of 33.73 feet to the point of tangency of said curve; thence on a tangent bearing of South $4^{\circ} 45' 53''$ West, continuing along said Westerly boundary, a distance of 12.61 feet to the P. C. of a curve to the left, said curve being concave northeasterly and having a radius of 153.0 feet; thence Southeasterly along and with the arc of said curve, an arc distance of 46.46 feet, said arc being subtended by a chord bearing of South $3^{\circ} 56' 04''$ East and a chord distance of 46.28 feet to the point of tangency of said curve; thence on a tangent bearing of South $12^{\circ} 38' 01''$ East, continue along said Westerly boundary, a distance of 14.82 feet to the P. C. of a curve to the right, said curve being concave northwesterly and having a radius of 60.0 feet; thence Southwesterly and with the arc of said curve, an arc distance of 51.85 feet, said arc being subtended by a chord bearing of South $12^{\circ} 07' 20''$ West and a chord distance of 50.25 feet to the point of tangency of said curve; thence on a tangent bearing of South $36^{\circ} 52' 40''$ West, a distance of 17.90 feet to the P. C. of a curve to the left, said curve being concave southeasterly and having a radius of 90.0 feet; thence Southwesterly along and with the arc of said curve, an arc distance of 71.0 feet, said arc being subtended by a chord bearing of South $14^{\circ} 16' 42''$ West and a chord distance of 69.17 feet to the point of tangency of said curve; thence on a tangent bearing of South $8^{\circ} 19' 15''$ East along said Westerly boundary, a distance of 60.81 feet; thence continue along said Westerly boundary South $11^{\circ} 37' 27''$ East, a distance of 57.12 feet; run thence South $60^{\circ} 03' 45''$ West, a distance of 41.20 feet to the point of beginning.



Amelia Island Plantation®

May 24, 1984

Mrs. Ann Coonrod, Chairman
Nassau County Planning Commission
County Zoning Office, Five Points
Fernandina Beach, Florida 32034

RE: Amendment to Preliminary Planned Unit Development Plan
of Amelia Island Plantation

Dear Mrs. Coonrod:

Thank you for your consideration and action at your workshop meeting of May 21, 1984. Amelia Plantation Company appreciates the time and effort contributed by your board members toward the review of our Preliminary Planned Unit Development application.

In order to clarify the issue of building height, we respectfully request that our application be amended as follows:

TABLE OF MAXIMUM BUILDING HEIGHTS

<u>TRACTS</u>	<u>STORIES</u>
1	8
2	6
3	2
4	7
5	7
6	7
7	7
8	2
9	3
10	2
11	2
12	2
13	6
14	3
14a	3
15	2
16	2
17	3

It is intended that the maximum building height by tract will not exceed the listed figure and that the measurement of the referenced stories will be in accordance with the definitions contained in

C. E. 375
Mrs. Ann Coonrod
May 24, 1984
Page Two

the County Zoning Ordinance.

The listed building heights by tract are essentially the same as discussed with you and the Board members on Monday, May 21. However, we have noticed that no building height was specified for tracts 3, 16, and 17. Therefore, building heights have been added. Additionally, it is our intention to provide five residential floors and one level of parking for Tract 2. Therefore, the correct designation according to county definition would be six stories.

We hope that this amendment to our PUD Application effectively clarifies the issue of building height for the Nassau County Planning Commission. We look forward to discussing your recommendation with you at your regular meeting which we understand will be scheduled for June 12, 1984.

Sincerely,

William R Moore

William R. Moore, AICP
Director of Planning and Development

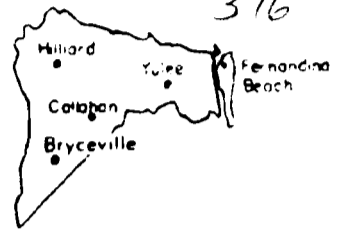
WRM/mw

cc: Jim Rester
Members of Planning Commission
Doug Jones
Richard King
Terry Griffin
Tim Groat
Craig Marsh
Charles Commander
Chick Grant

NASSAU COUNTY

DEPARTMENT OF TRANSPORTATION

RICHARD L. KING, P. E. County Engineer



BOARD OF COUNTY COMMISSIONERS

W. R. BLACKWELDER
ST. NO. 1 Fernandina Beach

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ST. NO. 2 Fernandina Beach

H. F. CLAXTON
ST. NO. 3 Yulee

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ST. NO. 4 Hilliard

H. F. ARMSTRONG, SR.
ST. NO. 5 Callahan

JERRY GREESON
Ex Officio Clerk

ARTHUR I. JACOBBS
Attorney

May 18, 1984

TO: Nassau County Zoning Board
FROM: R. L. King, Nassau County Engineer
REGARDING: Nassau Lakes

I was informed the morning of May 16th, 1984 that Nassau Lakes proposals have completely changed in design layout. I believe, in some manner, the developer and/or planner presenting information regarding Nassau Lakes is not informed on the procedure to follow.

Apparently, we are getting various changes of concepts, ideals, and layout of this particular developer. It was determined, after I left the meeting, that we were not talking of the original three hundred and some odd lots but a development of six hundred and eighty three sites which in my opinion changes my entire report. By copy of this letter, I would prefer not to make any more statements or reports until I have final drawings and engineering reports as required in the Zoning Regulations under Section 2405, Item F, page 61. It appears I am presenting hypothetical determinations to a changing solution. Upon the developer providing the exhibit that is required in the aforementioned Zoning Regulations, I will submit a revised statement regarding my concerns and needs.

Therefore, based on the changes that have been mentioned, void previous statements and reports.

cc: Doug Jones
Mike Mullin

REPLY TO

Box 386
Fernandina Beach, Florida 32034
Phone: 366-2103
Fax: 366-8450

An Affirmative Action/Equal Opportunity Employer

REPLY TO

Route 3, Box 178
Fernandina Beach, FL 32034
(904) 261-7274
(904) 366-6670
(904) 261-6641

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN OF AMELIA ISLAND PLANTATION FOR AMELIA PLANTATION COMPANY

LAND USE	ACRES WEST A 1 A	ACRES EAST A 1 A	TOTAL
I RECREATION			
1. GOLF COURSE	126.9	43.0	169.9
2. TENNIS	—	20.3	20.3
3. BEACH CLUB	—	6.0	6.0
	126.9	69.3	196.2 22.7%
II OPEN SPACE			
1. CONSERVANCY	14.6	21.9	36.7
2. RECREATIONAL	4.4	4.6	9.0
3. BEACH RECREATIONAL	—	35.0	35.0
4. GENERAL GREEN BELTS	13.8	62.4	76.0
	32.8	123.9	156.7 18.2%
III UTILITIES			
1. ROAD R/W	41.9	31.5	73.4
2. SEWER/WATER	2.5	4.0	6.5
	44.4	35.5	79.9 9.3%
IV RESIDENTIAL			
1. SINGLE FAMILY	166.1	64.3	231.2
2. MULTI-FAMILY	26.3	130.2	156.5
	192.4	194.5	387.7 45.0%
V COMMERCIAL/RESORT			
1. RETAIL/OFFICE	—	23.7	23.7
2. RESORT SUPPORT	—	17.4	17.4
	0.0	41.1	41.1 4.8%
TOTAL	397.3 ±	464.3 ±	861.6 ±

DEVELOPMENT

I EXISTING

1. SINGLE FAMILY 600 UNITS *
 2. MULTI-FAMILY 688 UNITS
- 1,288 UNITS

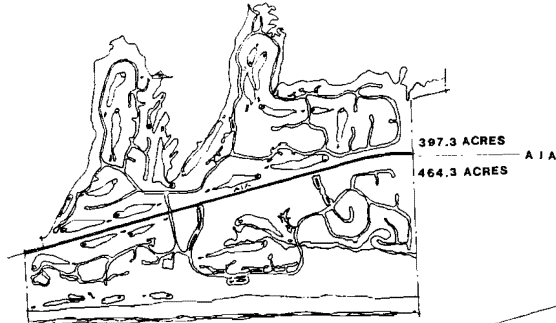
II FUTURE

TRACT	D.U.	RESORT SUPPORT	CC (MERCH/RETAIL)	PARKING
1	86	2,500 S.F.	—	172
2	50	1,000	—	100
3	—	8,000	—	40
4	86	2,500	—	172
5	105	5,000	—	210
6	105	5,000	—	210
7	140	5,000	6,000 S.F.	280
8	32	—	—	64
9	40	—	—	80
10	32	—	—	64
11	64	2,000	—	128
12	88	—	—	138
13	60	5,000	—	160
14	30	—	90,000	500
14a	15	—	20,000	40
15	—	60,000	8,000	100
16	—	22,000	—	—
17	—	35,000	—	—
	938 D.U.	153,000 S.F.	124,000 S.F.	2,576

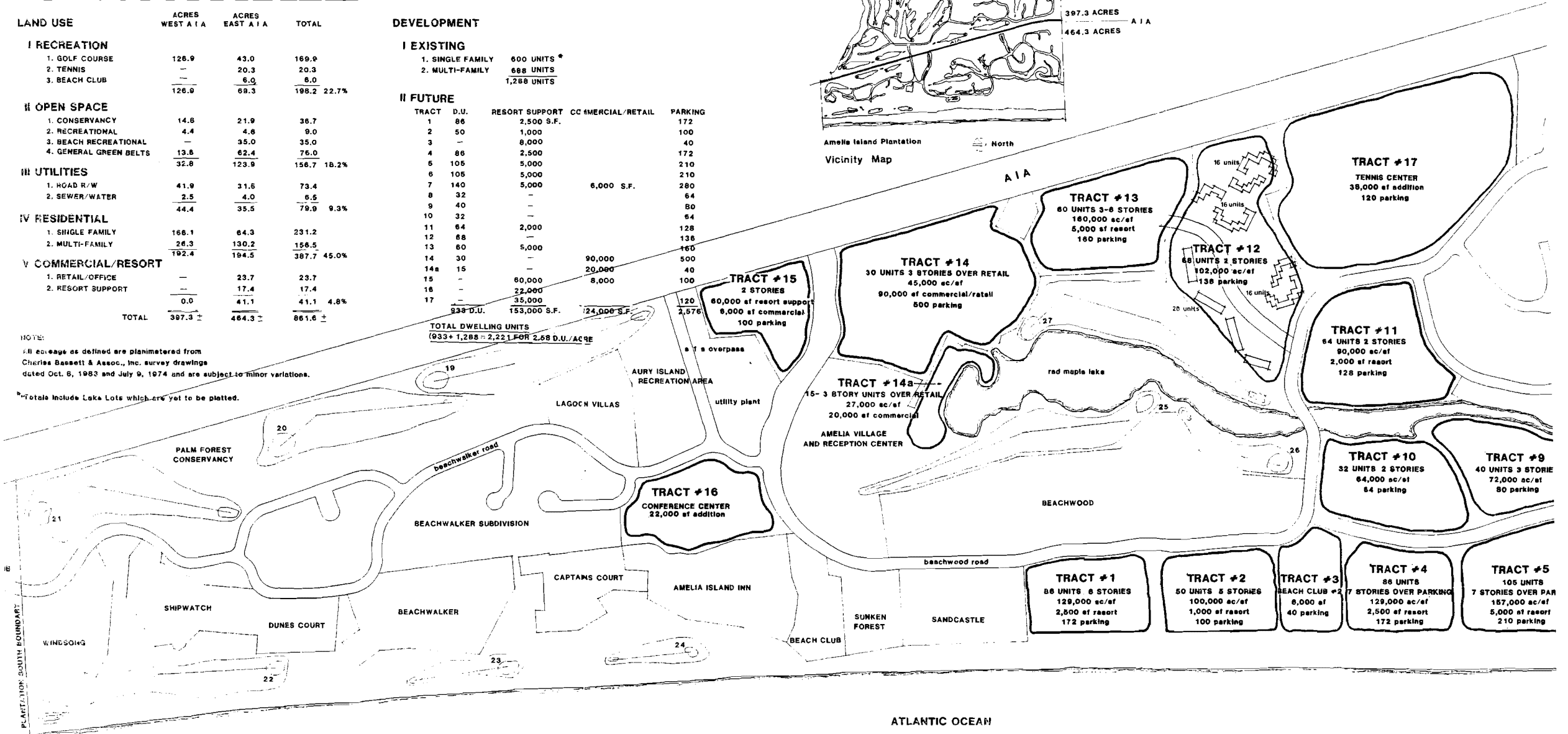
TOTAL DWELLING UNITS
(933+ 1,288 = 2,221 FOR 2.68 D.U./ACRE)

NOTE:
All acreage as defined are planimetered from Charles Bassett & Assoc., Inc. survey drawings dated Oct. 6, 1983 and July 9, 1974 and are subject to minor variations.

*Totals include Lake Lots which are yet to be platted.



Amelia Island Plantation
Vicinity Map



Development Summary

Development comprises 144.27± acres and is located completely within the Amelia Island Plantation. It is bounded on the west by the right-of-way of the Atlantic Ocean, on the north and south by platted and unplatted Amelia Island Plantation. This property is currently divided into 11 tracts. The CI zone, commercial intensive, contains approximately 67 acres on the east side of State Road A-1-A from the Tennis Center to the Overlook, service establishments, recreational/entertainment facilities including dining and warehouse uses where appropriate. The RG-2 district contains 77 acres and is located between Beach Wood Road and the Atlantic Ocean. Family developments at a density of up to 10 residential units per acre are permitted on nine (9) parcels formerly lots in the Beach Wood Subdivision. Resolution 83-69 adopted December 20, 1983.

The development of Amelia Island Plantation in accordance with the Master Plan. Residential units, resort support and commercial facilities will be developed in a manner that will provide a more desirable environment than the strict application of traditional zoning. The continued development of the Plantation provides for an efficient use of the land and enhances the preservation of natural features. All streets, sewer facilities, and utilities will be constructed according to applicable Nassau County regulations.

As required by the proposed PUD in a number of ways. The major benefits of the development continues and formalizes the development process started more than 15 years ago. It identifies the extent and character of future development of the land within the Plantation.

The Preliminary PUD Plan will contain up to 933 residential units, up to 124,000 square feet of commercial/retail facilities at various locations. Eighteen separate tracts of land are identified for development.

Development is planned on 14 tracts. Approximately 60 percent of the development will be ocean front mid-rise structures similar to the existing oceanfront development. Tract 13 located adjacent to A-1-A is also programmed for a mid-rise development of approximately 80 residential units. The remaining units will be in low rise structures in height. The Linkside/Courtside development is already under construction on Tract 12.

Approximately 28,000 square feet of resort support facilities are planned for 12 tracts. The resort support or 28,000 square feet will be interwoven into the development to provide convenient meeting rooms, office space, storage areas, lounges and similar facilities which support resort guests. The commercial facilities will be concentrated on four tracts. The major new and

1. **Beach Club** - An additional beach club is planned for Tract 3. Facilities will include swimming pool, bath house, sun decks, snack bar, lounge, beach supplies, and the like.
2. **Tennis Center** - This existing facility located on Tract 17 will be expanded. Additions will include meeting rooms, offices, recreational facilities, food and beverage service. The Tennis Center additions will not exceed 35,000 square feet exclusive of tennis courts and similar outdoor facilities.
3. **Conference Center** - The Executive Conference Center containing 22,500 square feet occupies Tract 16. Approximately 43 percent or 9,600 square feet is devoted to meeting space. The remainder of the center is utilized for offices, circulation and services. The Company proposed to add up to 22,000 square feet. Six thousand (6,000) square feet will be used for meeting rooms and the remainder, like the existing structure, will be devoted to offices, circulation and services.
4. **Reception Center** - Up to 60,000 square feet is planned for Tract 15 located immediately south of the main entrance on A-1-A. Resort registration, front desk functions, housekeeping and similar resort related activities will be included.

Commercial - Commercial/retail activities are concentrated on four tracts. Up to 110,000 square feet of retail development is planned for Tracts 14 and 14a. Up to 45 residential units is also planned for the second and third floor areas over ground floor retail or other commercial uses. Up to 8,000 square feet of commercial uses will be integrated into the reception center (Tract 15) and up to 6,000 square feet of commercial uses may be located in Tract 7. The latter will primarily be personal and professional services including but not necessarily limited to hairdressers, maid and valet services, catering services and medical services.

Parking - The Preliminary PUD Plan satisfies the minimum requirements of the Nassau County Zoning Ordinance for all residential and commercial uses.

DEVELOPMENT SCHEDULE

The Property as shown on the Preliminary PUD Plan will be developed over the next eighteen (18) years in three six (6) year phases. The number of residential units offered to the market place and the specific tracts selected for development will be determined by the Company in accordance with market demand. However, the total number of residential units developed will not exceed 933 units as prescribed by the Preliminary PUD Plan and the total number of units developed in any one phase will not exceed 360 units.

Approximately 28,000 square feet of resort support facilities will be constructed in conjunction with the residential units by tract as indicated on the Preliminary PUD Plan and a limited amount of commercial square footage will be developed in conjunction with some residential tracts as also indicated on the Preliminary PUD Plan.

A summary of the residential development activity is shown on Figure 1 in conjunction with the specific development "windows" identified for the major resort support and commercial facilities.



FIGURE 1

Development Schedule

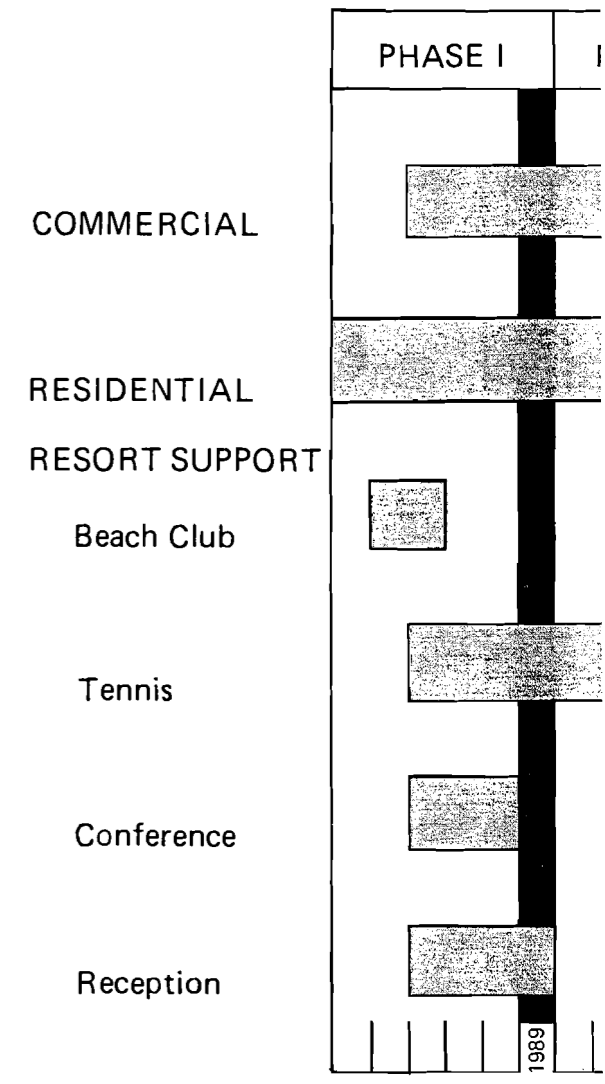
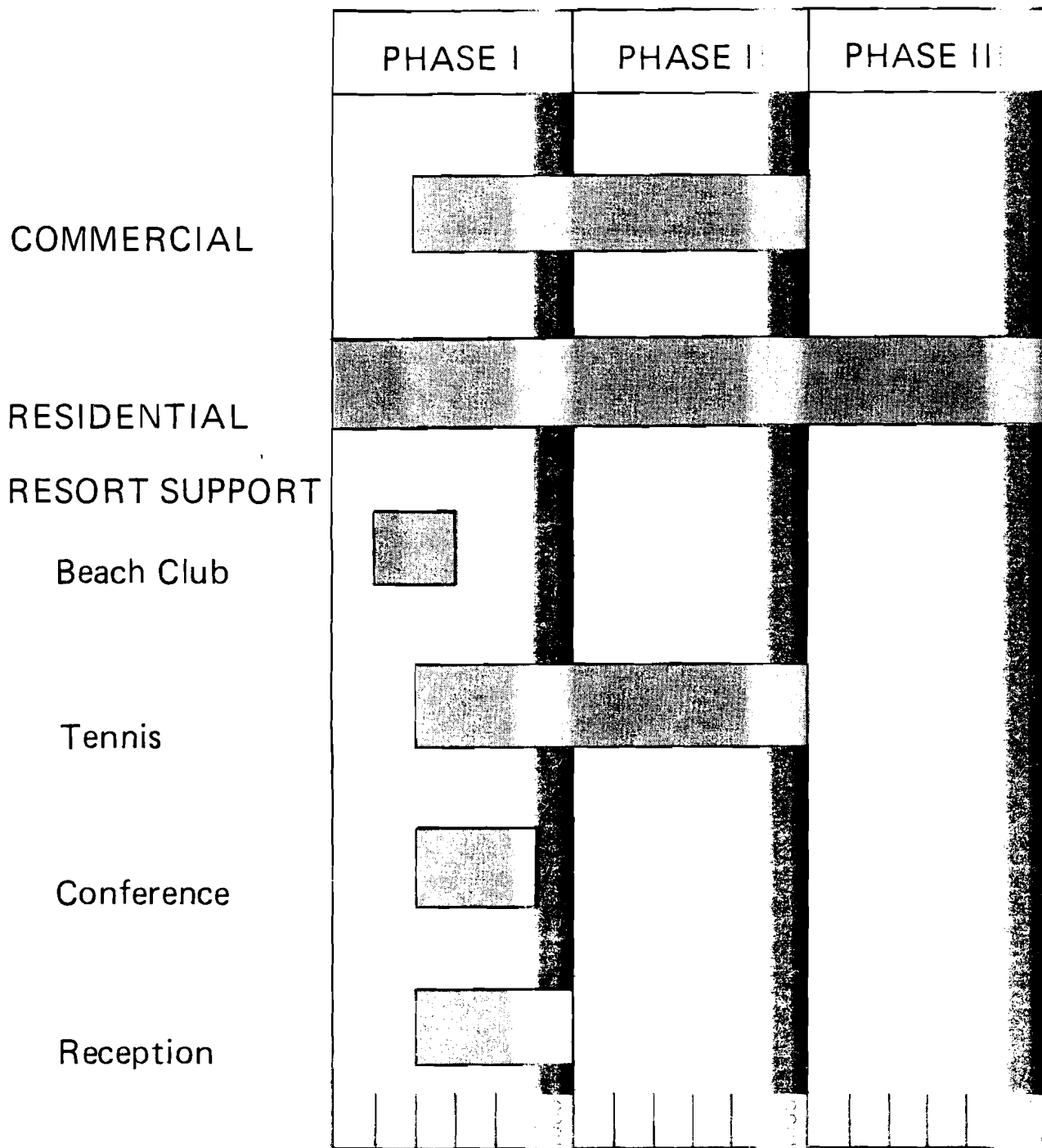


FIGURE 1

Development Schedule



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3. **Conference Center** - The Executive Conference Center containing 22,500 square feet occupies Tract 16. Approximately 43 percent or 9,600 square feet is devoted to meeting space. The remainder of the center is utilized for offices, circulation and services. The Company proposed to add up to 22,000 square feet. Six thousand (6,000) square feet will be used for meeting rooms and the remainder, like the existing structure, will be devoted to offices, circulation and services.
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DEVELOPMENT SCHEDULE

The Property as shown on the Preliminary PUD Plan will be developed over the next eighteen (18) years in three six (6) year phases. The number of residential units offered to the market place and the specific tracts selected for development will be determined by the Company in accordance with market demand. However, the total number of residential units developed will not exceed 933 units as prescribed by the Preliminary PUD Plan and the total number of units developed in any one phase will not exceed 360 units.

Approximately 28,000 square feet of resort support facilities will be constructed in conjunction with the residential units by tract as indicated on the Preliminary PUD Plan and a limited amount of commercial square footage will be developed in conjunction with some residential tracts as also indicated on the Preliminary PUD Plan.

A summary of the residential development activity is shown on Figure 1 in conjunction with the specific development "windows" identified for the major resort support and commercial facilities.



Amelia Island Plantation

Development Summary

The Property, shown on the Plan comprises 144.27± acres and is located completely within the boundaries of the Amelia Island Plantation. It is bounded on the west by the right-of-way of State Road A-1-A, on the east by the Atlantic Ocean, on the north and south by platted and unplatted parcels of land within Amelia Island Plantation. This property is currently divided into three zones: CI, RG-2, and RS-1. The CI zone, commercial intensive, contains approximately 67 acres and is located along the east side of State Road A-1-A from the Tennis Center to the Overpass. This zone permits retail outlets, service establishments, recreational/entertainment facilities and wholesale, light manufacturing and warehouse uses where appropriate. The RG-2 district lands contain approximately 77 acres and is located between Beach Wood Road and the Atlantic Ocean. This zone permits multi-family developments at a density of up to 10 residential units per acre. The RS-1 district is limited to nine (9) parcels formerly lots in the Beach Wood Subdivision whose plat was vacated by Resolution 83-69 adopted December 20, 1983.

The Company intends to continue the development of Amelia Island Plantation in accordance with its award-winning 1972 Master Plan. Residential units, resort support and commercial facilities will be creatively interwoven in a manner that will provide a more desirable environment than would be possible through the strict application of traditional zoning. The continued development of the Plantation as a PUD provides for an efficient use of the land and enhances the appearance of the area through preservation of natural features. All streets, sewer facilities, utilities and drainage shall be constructed according to applicable Nassau County regulations.

COMMUNITY BENEFIT

The public interest will be served by the proposed PUD in a number of ways. The major benefits are:

1. The PUD rezoning continues and formalizes the development process started more than a decade ago.
2. The PUD Plan will identify the extent and character of future development of the remaining undeveloped land within the Plantation.

PLAN OF DEVELOPMENT

The Property as shown on the Preliminary PUD Plan will contain up to 933 residential units, up to 153,000 square feet of resort support, up to 124,000 square feet of commercial/retail facilities and up to 2,576 parking spaces at various locations. Eighteen separate tracts of land are identified.

Residential - Residential development is planned on 14 tracts. Approximately 60 percent of the proposed units will be along the ocean in mid-rise structures similar to the existing oceanfront development of the Plantation. Tract 13 located adjacent to A-1-A is also programmed for a mid-rise structure with not more than 30 residential units. The remaining units will be in low rise structures, two and three stories in height. The Linkside/Courtside development is already under construction on a portion of Tract 12.

Resort Support - Up to 153,000 square feet of resort support facilities are planned for 12 tracts. Approximately one-sixth of the resort support or 28,000 square feet will be interwoven into the residential development in order to provide convenient meeting rooms, office space, storage areas, recreational facilities, beach bar, lounges and similar facilities which support resort guests. The remainder of the resort support facilities will be concentrated on four tracts. The major new and additional facilities are:

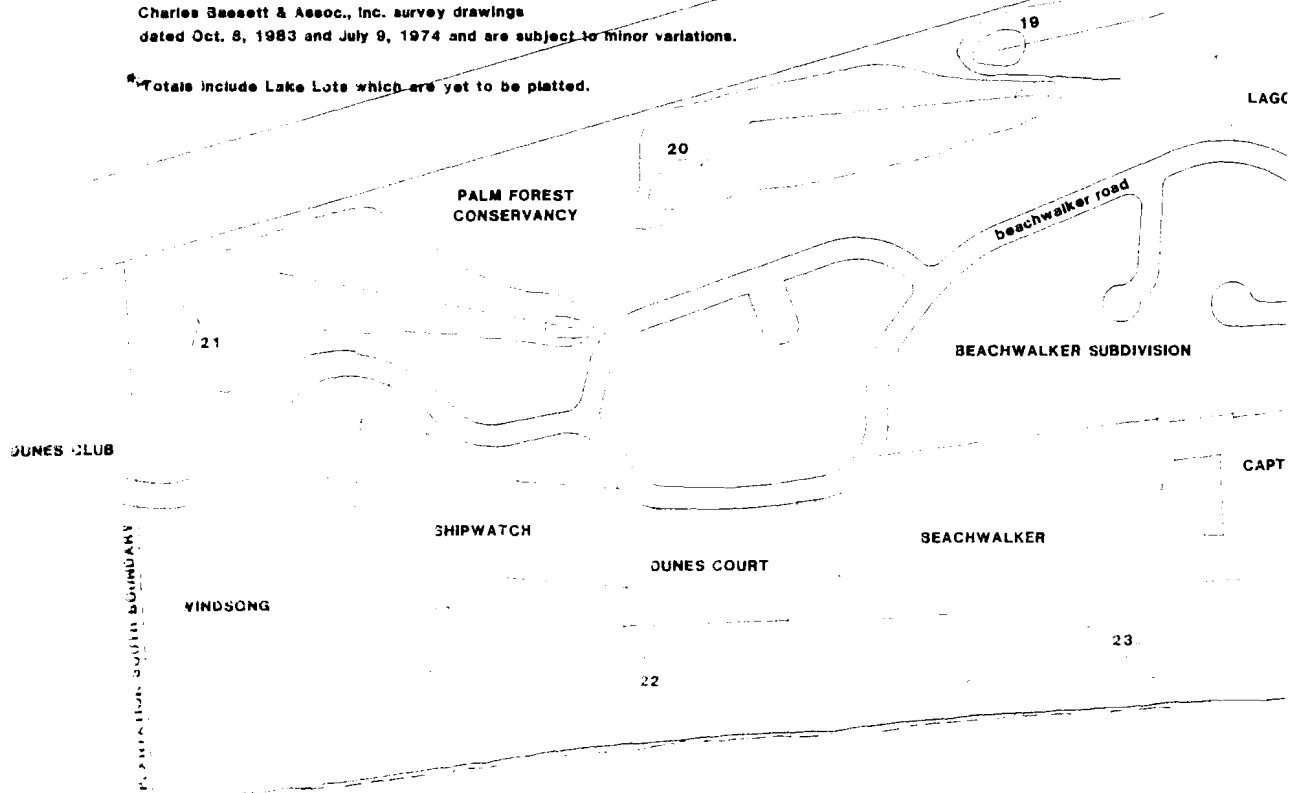
**PRELIMINARY
PLANNED UNIT DEVELOPMENT PLAN
OF AMELIA ISLAND PLANTATION
FOR
AMELIA PLANTATION COMPANY**

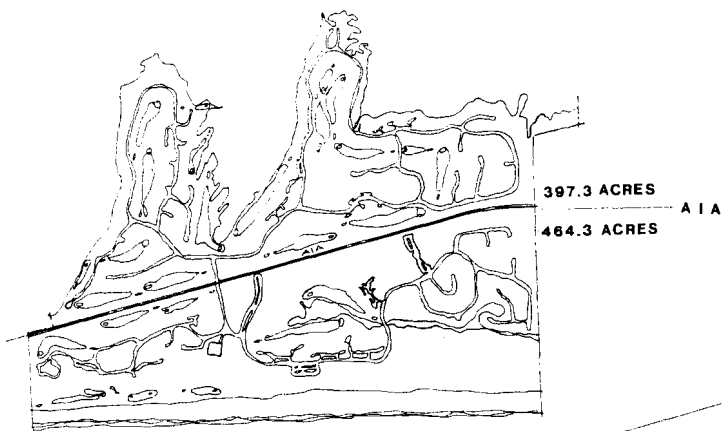
LAND USE	ACRES WEST A I A	ACRES EAST A I A	TOTAL	DEVELOPMENT
I RECREATION				I EXISTING
1. GOLF COURSE	126.9	43.0	169.9	1. SINGLE FAMILY 600 UNITS *
2. TENNIS	—	20.3	20.3	2. MULTI-FAMILY 688 UNITS
3. BEACH CLUB	—	6.0	6.0	1,288 UNITS
	126.9	69.3	196.2	22.7%
II OPEN SPACE				II FUTURE
1. CONSERVANCY	14.8	21.9	36.7	TRACT D.U. RESORT SUPPORT C
2. RECREATIONAL	4.4	4.6	9.0	1 86 2,500 S.F.
3. BEACH RECREATIONAL	—	35.0	35.0	2 50 1,000
4. GENERAL GREEN BELTS	13.6	62.4	76.0	3 — 8,000
	32.8	123.9	156.7	4 86 2,500
			18.2%	5 105 5,000
III UTILITIES				6 105 5,000
1. ROAD R/W	41.9	31.5	73.4	7 140 5,000
2. SEWER/WATER	2.5	4.0	6.5	8 32 —
	44.4	35.5	79.9	9 40 —
			9.3%	10 32 —
IV RESIDENTIAL				11 64 2,000
1. SINGLE FAMILY	166.1	64.3	231.2	12 68 —
2. MULTI-FAMILY	26.3	130.2	156.5	13 80 5,000
	192.4	194.5	387.7	14 30 —
			45.0%	14a 15 —
V COMMERCIAL/RESORT				15 — 60,000
1. RETAIL/OFFICE	—	23.7	23.7	16 — 22,000
2. RESORT SUPPORT	—	17.4	17.4	17 — 35,000
	0.0	41.1	41.1	939 D.U. 153,000 S.F.
			4.8%	
TOTAL	397.3 ±	464.3 ±	861.6 ±	TOTAL DWELLING UNITS
				(933 + 1,288 = 2,221 FOR 2.58 D.U./A)

NOTE:

All acreage as defined are planimeted from Charles Beckett & Assoc., Inc. survey drawings dated Oct. 8, 1983 and July 9, 1974 and are subject to minor variations.

*Totals include Lake Lots which are yet to be platted.





Amelia Island Plantation North
Vicinity Map

COMMERCIAL/RETAIL	PARKING
	172
	100
	40
	172
	210
	210
6,000 S.F.	280
	64
	60
	64
	128
	136
	160
90,000	500
20,000	40
8,000	100

TRACT #15
2 STORIES
60,000 sf resort support
8,000 sf commercial
100 parking

TRACT #14
30 UNITS 3 STORIES OVER RETAIL
45,000 ac/sf
80,000 sf commercial/retail
500 parking

TRACT #13
80 UNITS 3-6 STORIES
160,000 ac/sf
5,000 sf resort
160 parking

TRACT #12
68 UNITS 2 STORIES
102,000 ac/sf
136 parking

TRACT #14a
15- 3 STORY UNITS OVER RETAIL
27,000 ac/sf
20,000 sf commercial

AMELIA VILLAGE AND RECEPTION CENTER

TRACT #16
CONFERENCE CENTER
22,000 sf addition

TRACT #1
86 UNITS 8 STORIES
129,000 ac/sf
2,500 sf resort
172 parking

TRACT #2
50 UNITS 5 STORIES
100,000 ac/sf
1,000 sf resort
100 parking

AIRY ISLAND RECREATION AREA
UTILITY PLANT
AMELIA ISLAND INN

BEACH CLUB

SUNKEN FOREST SANDCASTLE

BEACHWOOD

beachwood road

red maple lake

ATLANTIC OCEAN

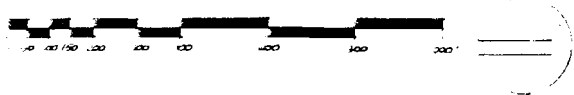
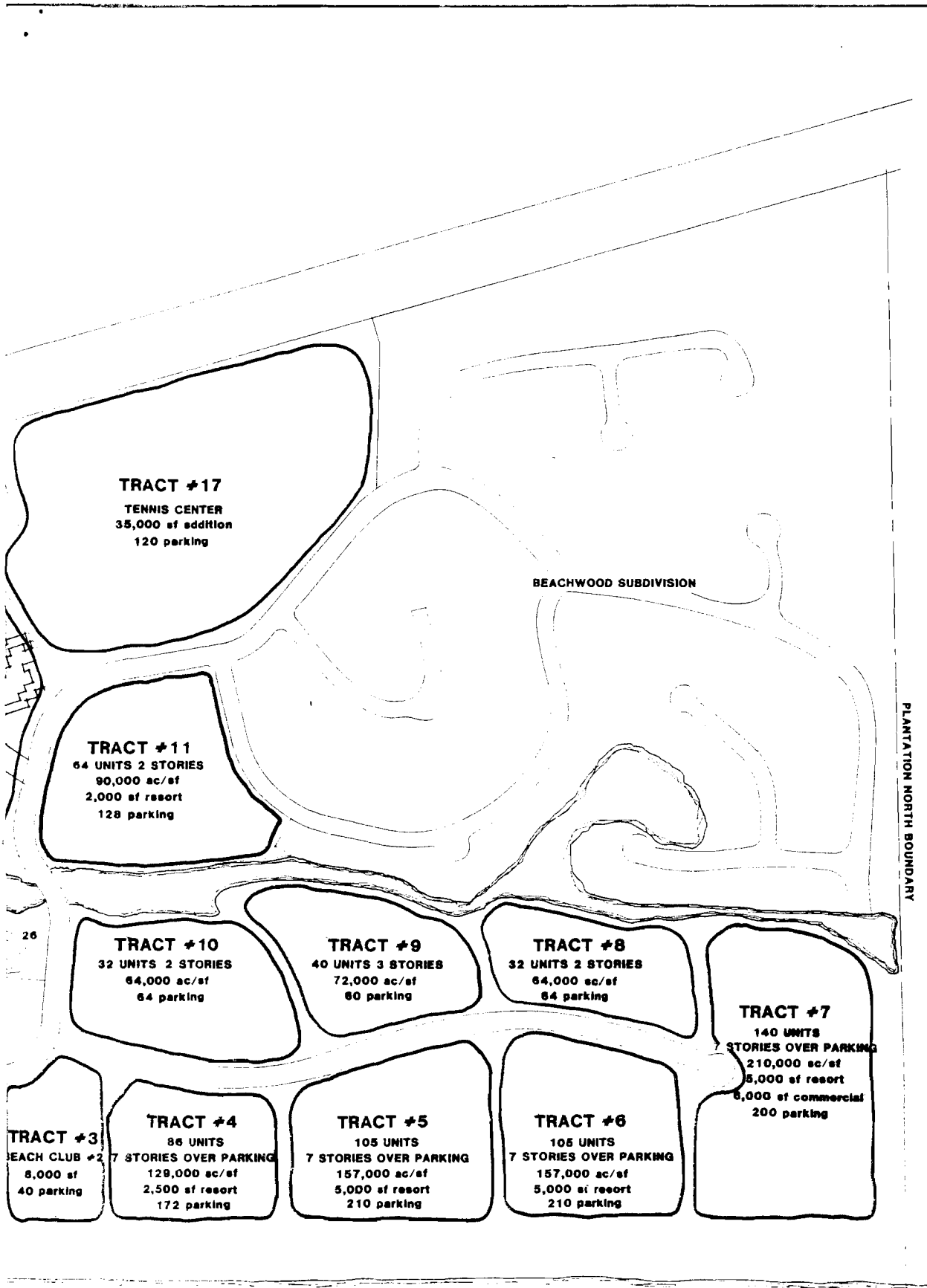


EXHIBIT C

RECOMMENDATIONS OF THE PLANNING BOARD REGARDING REZONING APPLICATION R-84-5 FILED BY JAMES M. RESTER, VICE PRESIDENT AND GENERAL MANAGER, AMELIA ISLAND COMPANY, AMELIA ISLAND, FLORIDA, AND AMELIA ISLAND VILLAGE COMPANY, SNOMASS VILLAGE, COLORADO.

Said rezoning application was proposed for the purpose of rezoning parcels of land at the Amelia Island Plantation from zoning classification RS-1, RG-2 and CI to that of Planned Unit Development (P.U.D.). The preliminary development plan application consisting of the application for a preliminary development plan and the preliminary plan map prepared by Nichols, Carter, Seay/Grant Architect, Inc. and the letter amendment dated May 24, 1984, copies of which are attached hereto and made a part hereof as composite Exhibit "A", is approved subject to the following.

1. Notwithstanding the adoption of the P.U.D. Ordinance, the Board of County Commissioners may consider all State and regional issues properly raised in hearings should the Department of Community Affairs decide that the provisions of Florida Statutes, Chapter 380. apply and that the "Plantation" is not vested.

2. If the State of Florida makes a future determination that development of any part of the land affected by this P.U.D. Ordinance must be reviewed pursuant to Chapter 380.06, the adoption of the P.U.D. Ordinance shall not estop Nassau County from considering all local, state and regional issues properly raised within the scope of any such Chapter 380.06 review and, if necessary, from amending and conforming the terms and conditions of this P.U.D. Ordinance to the resolution of such issues.

3. The adoption of this P.U.D. ordinance shall not estop Nassau County from considering all local, state and regional issues properly raised within the scope of the D.R.I. review process based upon the D.R.I. application filed and coordinated by the Amelia Island Plantation for the Dunes Club Company. and

P.L.M. properties. The County, if necessary, shall amend and conform the terms and conditions of the Amelia Island Plantation P.U.D. ordinance to the resolution of such issues if they are found to impact the Amelia Island Plantation P.U.D. ordinance.

4. The Developer shall enter into negotiations with the Board of County Commissioners regarding impact fees as the project will impact the fire, police and rescue capabilities as well as the park and recreation services and the road systems of Nassau County. The negotiations should commence prior to approval of any final development plans and the impact fees should be determined prior to the approval of any final development plans, however, the negotiations may be continued based upon the mutual agreement of the parties.

5. There shall be a 35' height limitation for all buildings or portions of buildings located on Tract 7 within 200' of the northern property line. All other buildings or portions of buildings located outside the 200' limit shall be transitioned up to height limitations set forth in Nassau County Zoning Ordinance 83-19.

6. The height limitation for the buildings in tract one, as indicated on Exhibit "B", shall be a maximum of eight stories. This variance for the number of stories shall be granted to conform to the existing buildings presently located on the Sandcastle tract as indicated on the attached Exhibit "B". All other building heights, except those in paragraph 5 and this paragraph, shall conform to the letter amendment dated May 24, 1984, and shall not exceed the maximum building heights set forth in the RG-2 and the CG classification or Ordinance 83-19 of the County of Nassau.

7. The guidelines for minimum yard requirement shall be those as set forth in the RG-2 and CG classification of Ordinance 83-19 of the County of Nassau.

8. The Developer shall make available to the fire department, keys for the gate located at the tennis park entrance which is located in tract 17. Said keys shall be provided to allow easier access for fire and rescue vehicles.

9. The site plans for Tract 12, as shown on the preliminary plan attached as Exhibit "B", are hereby approved as a final development plan as the buildings, as indicated, are underway and have been permitted. Submission of this initial final development plan satisfies the requirements of Section 24.05, Nassau County Zoning Ordinance, and the Preliminary Plan shall remain in full effect and force except as otherwise provided by law.

10. Based upon the Corp of Engineers beach access requirement, Florida Statutes 161.091, and the County policy to provide greater public access to the Atlantic Beaches, the developer shall commence negotiations with the Board of County Commissioners regarding public beach access and parking utilizing part of the existing development property. Said negotiations shall commence and public access and parking areas shall be established and approved by the Board of County Commissioners prior to the approval of any final development plans and issuance of any permits. Negotiations to determine the establishment of public access and parking may be continued based upon the mutual agreement of the parties and permits issued based upon cause shown.

11. The Board of County Commissioners may approve specific final development plans with fewer than the required number of parking spaces if approved by the Planning Commission upon the recommendations of the County Engineer.

12. The Developer shall regularly and routinely consult with the Engineer during the preparation of the final development

plans and the Developer shall provide acceleration, deceleration and turn lanes at points of ingress from and egress to State Road AIA as reasonably deemed necessary by the County Engineer.

13. Developer shall maintain the "Village Green" concept, tract 15, as indicated on the 1972 Master Plan for the Amelia Island Plantation.

14. The Developer shall regularly and routinely consult with the Public Safety Director, Sheriff, County Engineer and Planning and Zoning Director regarding the final development plans and wherever practical and consistent with the development principles of this P.U.D. Ordinance and the Amelia Island Plantation Master Plan include the suggestions of the aforementioned officials in the final development plans.

15. The Developer shall design all structures in a manner that will preserve the natural dune system to the extent possible.