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Return TO:
Joyce Bradley

INSTR # 200509703
DR BK 01302 PGS 0913-0927
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JOHN A. CRAWFORD
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
RECORDING FEES 129.00

ORDINANCE 2004-~~43~~
-43

AN ORDINANCE AMENDING ORDINANCE NO. 96-02 WHICH CONSOLIDATED THE PLANNED UNIT DEVELOPMENT (PUD) ZONING FOR AMELIA ISLAND PLANTATION, PROVIDING AN EFFECTIVE DATE

WHEREAS, on the 18th day of December, 1984, the Board of County Commissioners of Nassau County, Florida, approved Ordinance 85-02, which created the Amelia Island Plantation Planned Unit Development (PUD); and

WHEREAS, on the 20th day of September, 1988, the Board of County Commissioners of Nassau County, Florida, did approve Ordinance 88-32, amending Ordinance 85-2; and

WHEREAS, on the 8th day of January, 1996, the Board of County Commissioners of Nassau County, Florida, did approve Ordinance 96-02, amending Ordinance 85-02 as amended and consolidating the PUD zoning for Amelia Island Plantation; and

WHEREAS, on the 27th day of April, 1998, the Board of County Commissioners of Nassau County, Florida, did approve Ordinance 98-10, amending Ordinance 96-02 as amended; and

WHEREAS, on the 27th day of August, 2001, the Board of County Commissioners of Nassau County, Florida, did approve Ordinance 2001-29, amending Ordinance 96-02 as amended; and

WHEREAS, the Amelia Island Company has made application and requested that the Preliminary PUD Plan in said Ordinance be further amended to clarify that no minimum setbacks are required for Tract 2b (see Exhibit "A"); and

WHEREAS, the Amelia Island Company has requested the Preliminary PUD Plan be amended to redistribute or reallocate the remaining unused residential units and the remaining unused resort support/commercial square footage within the PUD; and

WHEREAS, the Amelia Island Company has requested the Preliminary PUD Plan be amended to allow 3 stories on Tract 12a; and

WHEREAS, the Amelia Island Company has requested the Preliminary PUD Plan be amended to redistribute or reallocate 14,000 sq. ft. of unused resort support square footage to Tract 16 (see Exhibit "A"); and

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 thereof; and

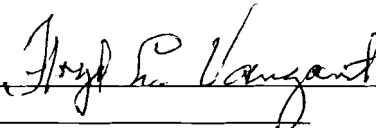
WHEREAS, the County Commission of Nassau County has considered the findings and recommendations of the Planning Board and held its own public hearings on the application after due notice and also considered the Comprehensive Land Use Plan, and finds that the amendment is suitable in location and character for the proposed.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Nassau County that the application for the amendment for the Planned Unit Development known as "AMELIA ISLAND PLANTATION" is hereby approved and the land shall be as set forth below. All other provisions of Ordinance 96-02 and subsequent amendments remain in full force and effect except as amended herein.

1. Six (6) residential units are reallocated from Tract 4 to Tract 12a such that the total number of units on Tract 12a are now 18 residential units in accordance with the Preliminary PUD Plan attached as Exhibit "B.
2. The remaining 162 unused residential units in Tract 4 are saved in reserve and may be reallocated within the Amelia Island PUD to other residential Tracts if approved by a subsequent PUD amendment.
3. A total of 14,000 sq ft of resort support is reallocated from several tracts to Tract 16.
4. The remaining unused resort support/commercial square footage (15,500 sq. ft.) is saved in reserve and may be reallocated to other PUD tracts if approved by subsequent PUD amendment.
5. This amendment is subject to the conditions as set forth in attached Exhibit "C"

This Ordinance shall take effect upon receipt in the Secretary of State's office.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



Its: Chairman

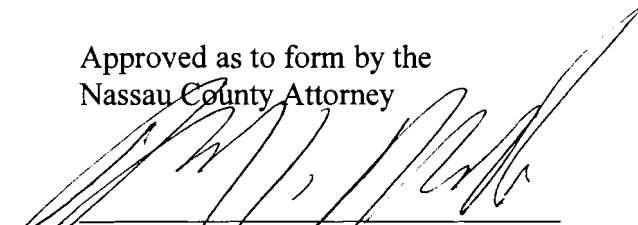
ATTEST:



J. M. "CHIP" OXLEY, JR.

Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney



MICHAEL S. MULLIN

EXHIBIT "A"
(Legal Description)

AMELIA ISLAND

PARCEL 2.2 (PART OF SPYGLASS VILLAS PHASE II)

A PART OF SECTIONS 18 AND 22, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE MOST SOUTHERLY CORNER OF BEACH WOOD VILLAGE UNIT ONE, AS RECORDED IN PLAT BOOK 4, PAGES 25 THROUGH 27 INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACH WOOD ROAD (A 60 FOOT PRIVATE ROAD AS SHOWN ON SAID PLAT), SAID POINT ALSO LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACH LAGOON ROAD (A 60 FOOT PRIVATE ROAD AS SHOWN ON THE PLAT OF BEACH WALKER VILLAGE, AS RECORDED IN PLAT BOOK 4, PAGES 14 AND 15 OF THE PUBLIC RECORDS OF SAID COUNTY), SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 430.02 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACH WOOD ROAD AND ALONG THE ARC OF SAID CURVE, AN DISTANCE OF 134.52 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF NORTH 38°15'07" EAST AND A CHORD DISTANCE OF 133.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 29°18'05" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BEACH WOOD ROAD, A DISTANCE OF 93.49 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 430.00 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 307.33 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF NORTH 08°49'35" EAST AND A CHORD DISTANCE OF 300.83 FEET TO A POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 889.40 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 113.04 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF NORTH 08°00'25" WEST AND A CHORD DISTANCE OF 112.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 04°21'55" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BEACH WOOD ROAD, A DISTANCE OF 456.71 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 530.00 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 130.09 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF NORTH 11°23'49" WEST AND A CHORD DISTANCE OF 129.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 18°25'43" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 97.36 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 470.00 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 137.67 FEET, SAID ARC BEING SUBTENDE BY 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, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 43.43 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 630.00 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 128.48 FEET, SAID

ARC BEING SUBTENDED BY 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, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 72.74 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 470.00 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 125.52 FEET, SAID ARC BEING SUBTENDED BY 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, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 33.72 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 530.00 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 99.72 FEET, SAID ARC BEING SUBTENDED BY 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, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF SPYGLASS VILLAS PHASE III, AS RECORDED IN DEED BOOK 554, PAGE 749 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 75'56'29" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF BEACH WOOD ROAD AND ALONG LINES OF SAID SPYGLASS VILLAS PHASE III, A DISTANCE OF 66.50 FEET; THENCE NORTH 03'29'07" WEST, CONTINUING ALONG LINES OF SAID SPYGLASS VILLAS PHASE III, A DISTANCE OF 69.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 03'29'07" WEST, A DISTANCE OF 311.98 FEET; THENCE NORTH 86'30'53" EAST, A DISTANCE OF 71.44 FEET; THENCE SOUTH 46'29'07" EAST, A DISTANCE OF 95.00 FEET; THENCE NORTH 86'30'53" EAST, A DISTANCE OF 56.00 FEET; THENCE SOUTH 03'29'07" EAST ALONG A LINE TO ITS INTERSECTION WITH A NORTHERLY LINE OF THE AFORESAID SPYGLASS VILLAS PHASE III, A DISTANCE OF 187.50 FEET; THENCE SOUTH 42'49'38" WEST, CONTINUING ALONG SAID SPYGLASS VILLAS PHASE III, A DISTANCE OF 45.60 FEET; THENCE NORTH 47'10'22" WEST, CONTINUING ALONG SAID SPYGLASS VILLAS PHASE III, A DISTANCE OF 42.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 81'05'50" WEST AND A CHORD DISTANCE OF 37.94 FEET TO THE END OF SAID CURVE; THENCE NORTH 37'12'35" WEST, CONTINUING ALONG LINES OF SAID SPYGLASS VILLAS PHASE III, A DISTANCE OF 20.00 FEET; THENCE SOUTH 69'27'44" WEST, CONTINUING ALONG SAID LINES, A DISTANCE OF 14.48 FEET; THENCE SOUTH 03'29'07" EAST, CONTINUING ALONG SAID LINES, A DISTANCE OF 63.00 FEET; THENCE SOUTH 86'30'53" WEST, CONTINUING ALONG SAID LINES OF SPYGLASS VILLAS PHASE III, A DISTANCE OF 67.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.10 ACRES MORE OR LESS.

PARCEL 2.2A

TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS RESERVED IN SECTION 5 OF THE DEDICATION OF CONDITIONS FOR SPYGLASS OF OFFICIAL RECORDS BOOK 499, PAGE 325.

TENNIS VILLAS

PART OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 105 (A-1-A, A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AT ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH LAGOON ROAD (AS SHOWN ON PLAT OF BEACH WALKER VILLAGE, AS RECORDED IN PLAT BOOK 4, PAGES 14 AND 15 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY); THENCE NORTH $19^{\circ}33'10''$ WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 105, A DISTANCE OF 1663.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE, NORTH $19^{\circ}33'10''$ WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 105, A DISTANCE OF 444.80 FEET; THENCE NORTH $65^{\circ}10'56''$ EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 77.40 FEET; THENCE SOUTH $24^{\circ}49'04''$ EAST, A DISTANCE OF 124.78 FEET; THENCE NORTH $65^{\circ}20'46''$ EAST, A DISTANCE OF 120.19 FEET; THENCE NORTH $24^{\circ}39'15''$ WEST, A DISTANCE OF 49.12 FEET; THENCE NORTH $67^{\circ}55'41''$ EAST, A DISTANCE OF 150.05 FEET; THENCE SOUTH $22^{\circ}04'19''$ EAST ALONG SAID COURTSIDE VILLAS, A DISTANCE OF 64.60 FEET; THENCE SOUTH $27^{\circ}11'25''$ WEST, CONTINUING ALONG SAID COURTSIDE VILLAS, A DISTANCE OF 138.00 FEET; THENCE SOUTH $19^{\circ}33'10''$ EAST ALONG SAID COURTSIDE VILLAS, A DISTANCE OF 95.00 FEET; THENCE SOUTH $54^{\circ}26'50''$ WEST ALONG SAID COURTSIDE VILLAS, A DISTANCE OF 107.00 FEET; THENCE SOUTH $20^{\circ}01'35''$ EAST ALONG THE WESTERLY LINE OF SAID COURTSIDE VILLAS, A DISTANCE OF 110.26 FEET TO THE NORTHERLY LINE OF LINKSIDE VILLAS; THENCE SOUTH $70^{\circ}26'50''$ WEST WITH SAID LINKSIDE VILLAS, A DISTANCE OF 154.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.20 ACRES MORE OR LESS.

TOGETHER WITH A RESERVED EASEMENT FOR INGRESS AND EGRESS IN SECTION 5.4 OF THE DECLARATION OF CONDOMINIUM FOR LINKSIDE VILLAS B, A CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 562, PAGE 297.

PARCEL 2.31 (THE BEACH CLUB, CONFERENCE CENTER AND AMELIA INN - REVISED)

A PART OF SECTIONS 20 AND 22, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE MOST SOUTHERLY CORNER OF BEACH WOOD VILLAGE UNIT ONE, AS RECORDED IN PLAT BOOK 4, PAGES 25 THROUGH 27, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACH WOOD ROAD (PARCEL "A", A 60 FOOT PRIVATE ROAD, AS SHOWN ON SAID PLAT), SAID POINT ALSO LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACH LAGOON ROAD (PARCEL "A", A RIGHT-OF-WAY OF VARYING WIDTH, AS SHOWN ON THE PLAT OF BEACH WALKER VILLAGE, AS RECORDED IN PLAT BOOK 4, PAGES 14 AND 15 OF THE PUBLIC RECORDS OF SAID COUNTY), SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 430.02 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACH WOOD ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 134.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 38°15'46" EAST AND A CHORD DISTANCE OF 133.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 29°18'05" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BEACH WOOD ROAD, A DISTANCE OF 93.49 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 430.02 FEET; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 93.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 23°03'39" EAST AND A CHORD DISTANCE OF 93.49 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 81°25'25" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF BEACH WOOD ROAD, A DISTANCE OF 78.88 FEET; THENCE NORTH 83°26'04" EAST, A DISTANCE OF 352.73 FEET; THENCE SOUTH 12°28'51" EAST, A DISTANCE OF 186.70 FEET; THENCE SOUTH 40°13'15" WEST, A DISTANCE OF 136.06 FEET; THENCE SOUTH 15°25'34" WEST, A DISTANCE OF 222.06 FEET; THENCE SOUTH 04°18'09" WEST, A DISTANCE OF 273.96 FEET; THENCE SOUTH 24°46'04" WEST, A DISTANCE OF 199.82 FEET; THENCE SOUTH 88°56'09" WEST (AT 34.36 FEET PASSING THE MOST NORTHEASTERLY CORNER OF THE CAPTAIN'S COURT), A DISTANCE OF 134.36 FEET; THENCE SOUTH 01°03'51" EAST ALONG LINES OF SAID CAPTAIN'S COURT, A DISTANCE OF 110.31 FEET; THENCE SOUTH 78°56'09" WEST, CONTINUING ALONG LINES OF SAID CAPTAIN'S COURT, A DISTANCE 107.71 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 9.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 3.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 76°58'52" WEST AND A CHORD DISTANCE OF 3.49 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 65.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 23.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°46'33" WEST AND A CHORD DISTANCE OF 23.52 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH

67°21'15" WEST, A DISTANCE OF 34.05 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 105.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 62.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 84°26'21" WEST AND A CHORD DISTANCE OF 61.99 FEET TO A POINT ON SAID CURVE; THENCE NORTH 11°36'26" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 135.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 26.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 72°40'17" WEST AND A CHORD DISTANCE OF 26.92 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 57.65 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 54.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85°31'42" WEST AND A CHORD DISTANCE OF 52.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 58°14'18" WEST, A DISTANCE OF 29.20 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 108.38 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 31.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 67°07'21" WEST AND A CHORD DISTANCE OF 31.39 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°57'28" WEST, A DISTANCE OF 66.88 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 45.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 22.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 89°03'06" WEST AND A CHORD DISTANCE OF 21.92 FEET TO A POINT ON A CURVE, SAID POINT LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF BEACH WALKER ROAD (A 50.00 FOOT PRIVATE ROAD AS SHOWN ON SAID PLAT), SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 275.00 FEET; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BEACH WALKER ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 83.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 19°25'08" WEST AND A CHORD DISTANCE OF 82.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 28°05'48" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 206.93 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 125.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 29.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 21°13'44" WEST AND A CHORD DISTANCE OF 29.89 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 53.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 71.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 00°57'54" EAST AND A CHORD DISTANCE OF 66.08 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 125.00 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BEACH WALKER ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 23.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH

21°37'36" EAST AND A CHORD DISTANCE OF 23.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 26°57'44" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BEACH WALKER ROAD, A DISTANCE OF 68.63 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 86.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 07°10'09" EAST AND A CHORD DISTANCE OF 84.77 FEET TO THE POINT OF A REVERSE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BEACH WALKER ROAD TO THE SOUTH RIGHT-OF-WAY LINE OF SAID BEACH LAGOON ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 40.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 33°48'25" EAST AND A CHORD DISTANCE OF 35.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 79°53'36" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BEACH LAGOON ROAD, A DISTANCE OF 16.65 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 428.78 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BEACH LAGOON ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 243.31 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 NORTH 47°13'27" EAST, A DISTANCE OF 44.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.02 ACRES MORE OR LESS.

ALSO BEING SUBJECT TO A 30 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS TO CAPTAIN'S COURT BY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 790, PAGE 1564 (EXHIBIT D).

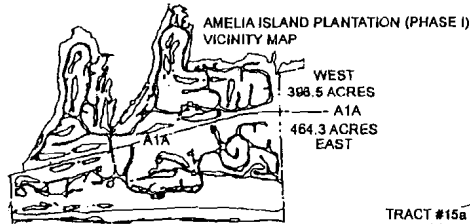
EXHIBIT "B"

EXHIBIT "B" PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN

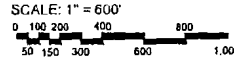
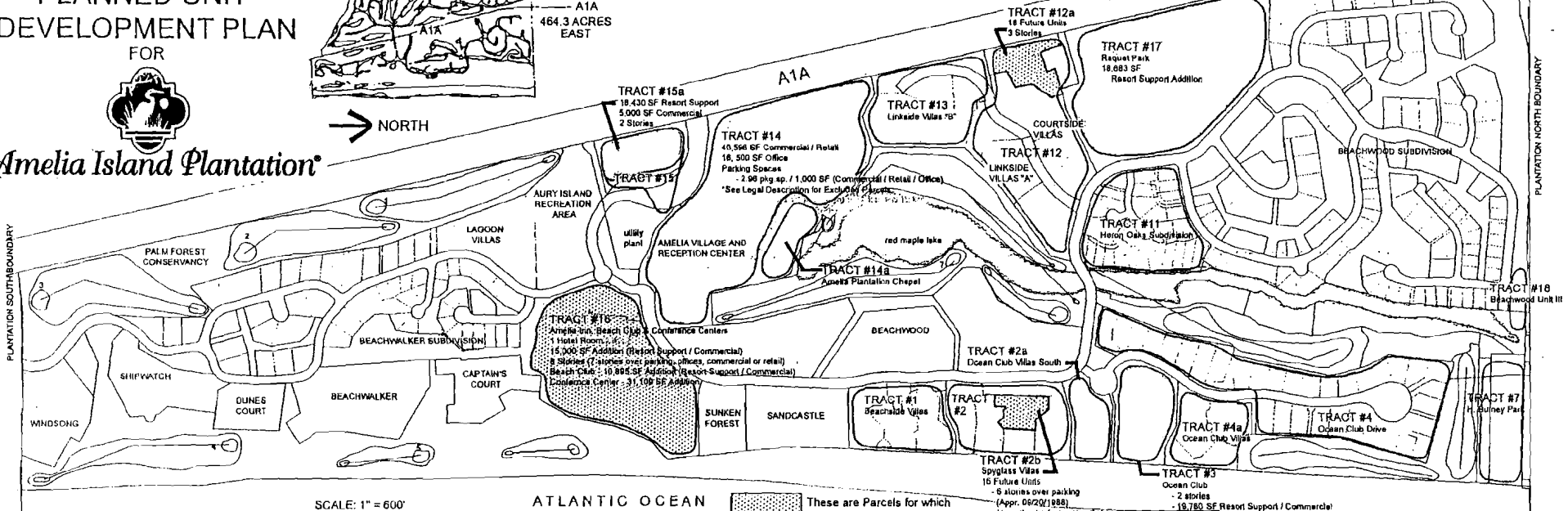
FOR



Amelia Island Plantation



→ NORTH



These are Parcels for which changes in Approved PUD are requested by this Application

DEVELOPMENT SUMMARY

I. EXISTING RESIDENTIAL & HOTEL DEVELOPMENT

NOW P.U.D.	SINGLE FAMILY		MULTI FAMILY		HOTEL ROOMS	
	645	787				
P.U.D. TRACT						
1	-	-	83	-	-	-
2	-	-	30	-	-	-
2a	-	-	23	-	-	-
4	-	33	-	-	-	-
4a	-	-	42	-	-	-
11	-	27	-	-	-	-
12	-	-	54	-	-	-
13	-	-	15	-	-	-
18	-	-	-	-	248	-
18	-	4	-	-	-	-
TOTALS	709	1,012	212	219		
(P.U.D. & NON P.U.D.)						

Note:
All use quantities i.e. SF, units, etc. are exclusive of all development prior to July 01, 2004 unless specifically noted as existing.

Revised
August 2, 2004

II. FUTURE

TRACT	RESIDENTIAL D.U.	RESORT SUPPORT	COMMERCIAL / RETAIL	OFFICE	HOTEL ROOMS	RESIDENTIAL PARKING
		(SQUARE FEET)	(SQUARE FEET)			
2b	50					32
3		18,740				
12a	18					
11			40,598	18,800		28
15a		18,430	6,000			
16		57,004			1	
17		18,983				
RESERVE	162	5,600	10,000			724
TOTALS	190	117,387 SF	55,598 SF	18,800 SF	1	382

III. TOTAL RESIDENTIAL

	SINGLE FAMILY		MULTI FAMILY		HOTEL	
EXISTING	709	1,012			219	248
FUTURE			190	219	1	
TOTALS	709	1,012	190	219	220	248

LAND USE

LAND USE	ACRES		TOTAL
	WEST A1A	EAST A1A	
I. RECREATION			
1. GOLF COURSE	128.8	43.0	169.8
2. TENNIS	0.0	26.1	26.1
3. BEACH CLUM	0.0	0.0	0.0
TOTAL	128.8	69.1	198.2 22.70%
II. OPEN SPACE			
1. CONSERVANCY	14.8	21.8	36.7
2. RECREATIONAL	4.4	4.6	9.0
3. BEACH RECREATIONAL	0	31.8	31.8
4. GENERAL GREEN BELTS	13.6	32.4	46.0
TOTAL	32.8	123.9	156.7 18.20%
III. UTILITIES			
1. ROAD ROW	41.9	21.5	63.4
2. SEWER WATER	2.5	4.0	6.5
TOTAL	44.4	25.5	70.9 9.30%
IV. RESIDENTIAL			
1. SINGLE FAMILY	168.1	64.3	232.4
2. MULTI FAMILY	28.3	130.3	158.6
TOTAL	196.4	194.6	391.0 48.90%
V. COMMERCIAL / RESORT			
1. RETAIL STORE	0	25.7	25.7
2. RESORT SUPPORT	0	17.4	17.4
TOTAL	0	43.1	43.1 4.80%
TOTAL	398.5 +/-	464.3 +/-	861.8 +/-

Note:
All acreage as defined are planimeted from Charles Bassel & Assoc., Inc. Survey Drawings dated Oct. 8, 1983 and July 9, 1974 and are subject to minor variations.

EXHIBIT "C"

DEVELOPMENT RESTRICTIONS

- A. Permitted uses in accordance with approved Planned Unit Development Plan (Exhibit "B").
- B. Permitted accessory uses and structures pursuant to Section 28.15.
- C. Minimum lot and yard requirements shall be determined pursuant to Site Plan Review of Final Development Plans.
- D. No minimum setbacks from property line in tract 2b.
- E. Building heights are as noted below by tract:
 - Tract 2b 6 stories over parking
 - Tract 3 2 stories
 - Tract 12a 3 stories
 - Tract 14 Maximum building height of 40 feet
 excluding mechanical projections, roofs,
 clock towers, steeples and the like.
 - Tract 15a 2 stories
 - Tract 16 7 stories over parking or basement
 - Tract 17 Shall not exceed the maximum building
 height allowed in the Commercial General
 (CG) District per Ordinance 85-2.
- F. Parking shall be in accordance with Article 31 except as noted below:
 - Tract 14 Commercial – 2.96 parking spaces per 1,000
 sq. ft of gross area per BOCC on approval
 10/23/90.
- G. Any conflicts between this amendment to the PUD and any prior amendments shall be construed in favor of the current amendment.

H. The sale of intoxicating and alcoholic beverages for on and off premise consumption permitted in Tracts 14 and 14a (Ordinance 88-32).

I. All signage shall conform to the Amelia Island Sign Ordinance (Article III, Chapter 5) as noted below:

- (1) The sign requirements of the Resort Overlay District (Section 5-54(e)) shall apply to all PUD tracts.
- (2) The sign requirements of the Residential District (Section 5-54 (a)) shall apply to Tracts 2, 12 and 19.
- (3) The sign requirements of the Commercial and Industrial District (Section 5-54 (b)) shall apply to Tracts 3, 14, 15, 16 and 17.
- (4) The above sign requirements shall apply to all PUD tracts unless other signs are approved by the Nassau County Board of County Commissioners pursuant to site plan review in accordance with the Zoning Ordinance of Nassau County.