

ORDINANCE 96- 01

Return: Joyce Bradley X

CONSOLIDATED PLANNED UNIT DEVELOPMENT/
ZONING FOR PLANTATION PARK

AN ORDINANCE AMENDING ORDINANCE 84-6, AS AMENDED BY ORDINANCE 86-3. ORDINANCES 84-6 AND 86-3 REZONED AND RECLASSIFIED THE PROPERTY HEREINAFTER DESCRIBED, IN NASSAU COUNTY, FLORIDA, FROM RESIDENTIAL SINGLE FAMILY 2 (RS-2) TO PLANNED UNIT DEVELOPMENT (PUD) TO BE CALLED PLANTATION PARK. THE PROPOSED ORDINANCE AMENDING ORDINANCE 86-3 WOULD CHANGE CERTAIN PARTS OF THE GENERAL CONCEPT AND WOULD CHANGE CERTAIN APPROVED USES IN EACH PARTICULAR PARCEL OF THE PUD.

WHEREAS, on the 30th Day of April, 1984, the Board of County Commissioners did adopt Ordinance 84-6, an Ordinance which re-zoned and reclassified the property described in Exhibit "A" attached hereto, from that of Residential Single Family 2 (RS-2) to a Planned Unit Development (PUD) called Plantation Park, and

WHEREAS, on the 19th Day of November, 1985, the Board of County Commissioners did adopt Ordinance 86-3, an Ordinance which amended Ordinance 84-6 to include items contained in the approved DRI/ADA for Plantation Park, and

WHEREAS, the developer of Plantation Park has filed a further amendment to said PUD, and

WHEREAS, The Nassau County Planning Board has approved the PUD Amendment and DRI Development Order applications with specific recommendations, and

WHEREAS, the Board of County Commissioners has held a public hearing on said PUD amendment and a public hearing on the DRI/ADA amendment application, and

WHEREAS, the Board of County Commissioners has, this day, approved the ADA subject to certain conditions.


NOW, THEREFORE BE IT ORDAINED by the Board of County

REC 239.50

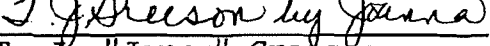
Commissioners of Nassau County that Ordinance 86-3 is hereby amended to include those items which have been approved in the amended DRI Development Order and are attached hereto as Exhibit "B" (Attachment "A" and Attachment "C" of Development Order).

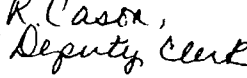
ADOPTED this 8th Day of January, 1996.

BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY, FLORIDA

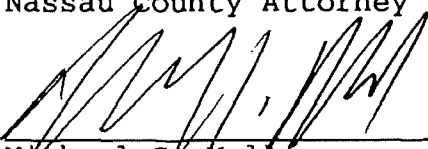
BY: 
Jim B. Higginbotham
Its Chairman

ATTEST:

BY: 
T. J. "Jerry" Greeson
Its Ex-Officio Clerk

 Joanna R. Cason,
Deputy Clerk

Approved as to form by the
Nassau County Attorney


Michael S. Mullin

PLANTATION PARK DRI
95030

TABLE 12 A-1
LAND USE SUMMARY
08/04/95 (Revised 12/14/95)
(Revised 1/9/96)

SUB-PARCELS	RESIDENTIAL (1)		OPEN SPACE RECREATION		TOTAL ACRES
	DU	ACRES	TYPE	ACRES	
A-1	150	27.79			27.79
A-2			GOLF	33.52	33.52
A-3			BUFFER	2.64	2.64
A-4			BUFFER	1.82	1.82
A-5			BUFFER	5.98	5.98
SUB-TOTALS				43.96	71.75
C-3			BUFFER	6.17	6.17
C-4			BUFFER/ DUNE	3.32	3.32
SUB-TOTALS				9.49	9.49
D-4					
D-5			BUFFER	1.61	1.61
D-6			BEACH PARK	1.54	1.54
SUB-TOTAL				3.15	3.15
TOTALS				56.60	(2) 84.39

Notes: (1) The residential area and units may be developed as either standard residential units, life care retirement units with support facilities, or a combination thereof.

(2) BUFFER	18.22
DUNE	3.32
PARK	1.54
GOLF	33.52
TOTAL	56.60

PLANTATION PARK DRI
95030

TABLE 12 B-2
PHASING SUMMARY
(Revised 11/09/95)
(Revised 12/14/95)
(Revised 1/2/96)
(Revised 1/9/96)

SUB-PARCELS	RESIDENTIAL (1)		OPEN SPACE		TOTAL ACRES
	DU	ACRES	TYPE	ACRES	
PHASE I: 1985-12/30/96					
D-6			BEACH	1.54	1.54
SUB-TOTAL				1.54	1.54
PHASE II: 12/31/96 - 12/30/99					
A-2			GOLF	33.52	33.52
A-3			BUFFER	2.64	2.64
A-4			BUFFER	1.82	1.82
A-5			BUFFER	5.98	5.98
C-3			BUFFER	6.17	6.17
C-4			DUNE	3.32	3.32
D-5			BUFFER	1.61	1.61
SUB-TOTALS				55.06	55.06
PHASE III: 12/31/99 - 12/30/03					
A-1	150	27.79			27.79
SUB-TOTALS				0.00	27.79
TOTALS				56.60	84.39

Notes: (1) The residential area and units may be developed as either standard residential units, life care retirement units with support facilities, or a combination thereof.

ATTACHMENT C

GENERAL AND SPECIAL CONDITIONS

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TRANSPORTATION

- 11.0 Transportation**

ATTACHMENT C

GENERAL AND SPECIAL CONDITIONS

1.0 GENERAL CONDITIONS/DEVELOPMENT STANDARDS

1.1 The Plantation Park Application for Development Approval (ADA) and the commitments therein, plus additional information submitted to the NEFRPC and Nassau County by the Developer and consultants during the review period (April 15 to September 5, 1985; and October 6, 1995 to January 8, 1996) shall be made a part of the Development Order.

1.2 Any subsequent owner/Developer or assignee shall be subject to the provisions contained in the Plantation Park Development Order issued by the County.

1.3 The development shall be subject to further review in the event significant physical development has not commenced within three years. The three year time period shall be tolled during any period of time that the Developer is prevented from commencing significant physical development due to state or federal licensure or judicial delays beyond the control of the Applicant. (Significant physical development can include land preparation, streets and infrastructure.) This condition was fulfilled prior to the filing of the 1995 NOPC to the Development Order. (Amended 1996)

1.4 The life care facility shall be subject to site plan review based upon the standards of the RG2 zoning district to the extent applicable to the approvals granted herein.

1.5 Notwithstanding any other provisions contained herein, residential building heights in parcels B & C shall not exceed 85' by the method defined in the Zoning Ordinance. A maximum of seven habitable floors over one story of parking will be permitted so long as the 85' height is not exceeded.

1.6 Parking within the building envelope shall be considered as the first alternative, as a means of further reducing the impact on the vegetative area, to the extent possible. All buildings exceeding five (5) stories shall incorporate parking within the building envelope.

1.7 Off-street parking areas shall be landscaped, having minimum of one 100 square foot island landscaped with shade trees and to utilize natural vegetation to the extent possible, for every 15 spaces (Amended 86-30).

1.8 All permanent utilities shall be placed underground.

1.9 The Applicant shall regularly and routinely consult with the Public Safety Director, Sheriff, County Engineer and Planning and Zoning director regarding final Development Orders and PUD's including the suggestions of the aforementioned officials in any Final Development Plans. All applications for final Development Plans submitted to the County shall contain the written comments of the aforementioned officials.

1.10 The Applicant shall enter into negotiations with the Board of County Commissioners regarding impact fees as the project will impact the fire, schools, police and rescue capabilities as well as the park and recreation services and the road systems of Nassau County. The negotiations shall commence prior to the approval of any final Development Plan and the impact fees shall be determined prior to the approval of any final Development Plan; however, negotiations may be continued based upon the mutual agreement of the parties and final Development Plans may be approved if there are good faith negotiations under way. The Developer shall receive credit for negotiated impact fees against any later imposed impact fees that shall be imposed by ordinance.

1.11 The Developer, working closely with the Nassau County Board of County Commissioners and American Beach, Inc. (ABI), will undertake a feasibility study related to financing the extension of sewer, water and other public services in the Development and in the American Beach Community. All available financing mechanisms will be considered. A steering committee, consisting of the District Commissioner, the County Coordinator, representatives of the Developer, and representatives of ABI approved by the Commission, will provide project overview and coordination. The County will provide profile and invert surveys of the study area to support the analysis. The study will be completed within one year of the effective date of this Development Order unless an extension is provided by the Commission. (1996)

In addition to the General Conditions, the following are the specific conditions for development of Plantation Park.

NATURAL RESOURCES

2.0 AIR QUALITY

2.1 Should exceedences of CO standards occur, the Applicant shall identify and commit to appropriate mitigative measures to bring CO levels below state and federal standards. (Amended 86-30).

2.2 Based on the annual traffic monitoring reports, if the level of service is projected to deteriorate below "C" in the ensuing year at any intersection where the majority of trips are generated by Plantation Park, the Developer shall monitor such intersection(s) for carbon monoxide (CO) levels. Methodology and assumptions for monitoring shall be approved by the Department of Environmental Protection (hereinafter referred to as DEP), Bureau of Air Quality

Management (BAQM), in concurrence with the NEFRPC, monitoring results shall be provided to the BAQM and NEFRPC. However, if a similar provision for air quality monitoring of the intersections at which the level of service has been determined to be below the level of Service C is included in any updated Amelia Island Transportation Study, the Developer will not be required to perform and report such monitoring.

3.0 LAND RESOURCES/DUNE STABILIZATION

3.1 A revegetation and stabilization program shall be established for exposed dune areas. The plan shall be prepared and submitted for review and approval to the NEFRPC in consultation with DEP, county Planning and Zoning Department and the Soil Conservation Service. The plan shall be submitted to the NEFRPC thirty (30) days prior to submission of the Final Development Plan for Phase II.

3.2 Development of Parcels A-1 and A-2 shall be subject to detailed site plan review as provided in the County's PUD Final Development Plan Process. (1996)

3.3 The Developer shall design and construct a public access dune walkway from Ocean Boulevard leading into the dune area. Configuration of the walkway will be determined through consultation with American Beach, Inc., with final approval by the County Coordinator or Public Works Director. The walkway shall be designed to help protect this dune from pedestrian erosion. The walkway shall be completed no later than the date of completion of the golf course improvements on the property, subject to a mutually agreeable legal arrangement that provides for maintenance and liability for public use. (1996)

3.4 The Developer shall design and construct a handicapped accessible dune/beach walkover in the public right-of-way from Gregg Street to the beach near the end of Burney Road subject to design approval by the County Coordinator or Public Works Director and to the regulations of DEP. The County will provide a profile survey of the site. (1996)

3.5 The Developer will upgrade the landscaping of I.H. Burney Park according to plans prepared by the Developer and approved by the County Coordinator or Public Works Director. Particular attention will be given to screening the lift station located in the park. The County will provide a base drawing for the design and will be responsible for the maintenance of the Park. (1996)

4.0 WATER RESOURCES/DRAINAGE

4.1 The side slopes within the lakes shall be 7:1 or more shallow from the control elevation of three feet below the control elevation along a minimum of 50% of the shore.

4.2 The Developer shall prepare a planting, grading and management plan of the littoral zone that surrounds the created water bodies. The plan shall include the side slopes and the types, extent and timing of planting that will be provided in the littoral zone. The plan shall also identify the management activities which will ensure the continuance and health of the littoral zone and the prevention of mosquito production. The plans shall be approved by the NEFRPC, in consultation with St. Johns River Water Management District (hereinafter referred to as SJRWMD), DEP and Florida Game and Fresh Water Fish Commission (herein after referred to as FGFWFC). The plan shall be submitted to the NEFRPC thirty (30) days prior to submission of

the Final Development Plan or prior to the application for permits related to construction of the lake system from any regulatory agency, whichever submission is made earlier.

4.3 The Developer shall work with the local utility company to make all possible efforts to dispose of treated sewage effluent on the golf course, and other open spaces by means of a spray irrigation system. The Developer shall provide for the disposal of the maximum amount of effluent commensurate with state regulations and maintenance of a healthy golf course. (1996)

4.4 The golf course shall be designed so that sheet flow from grassed areas into any pond or wetland area does not occur during the first one-half inch of rainfall in a storm event. (1996)

4.5 The Developer shall work with the County to receive storm water from a pumping facility to be developed by the County to alleviate a drainage problem in the vicinity of Gregg, Julia and Ocean Streets in American Beach. The County will obtain all permits for the pumping facility and provide design quantities to the Developer in a timely fashion. (1996)

5.0 VEGETATION/WILDLIFE

5.1 The Developer shall retain canopy trees in the maritime forest area throughout the development. Approximately twenty per cent (20%) of the canopy is to be preserved in the buffer area alone. Outside of these areas, canopy trees shall be retained consistent with site planning to achieve a canopy retention of at least thirty five percent (35%) in the maritime forest is achieved.

5.2 Final Development Plans for each phase of the Plantation Park Development shall be submitted to the NEFRPC simultaneously with submission to the County. The plans shall

include the following information specifying protection of the dunes and other natural resources as generally submitted by the Applicant.:

- a. All the areas to be preserved shall be roped off prior to commencement of development in each phase;
- b. Excavation shall be confined to development zones, containing building pads, drainage, parking and access driveways, with maximum efforts made to minimize damage in all areas;
- c. Each final development plan shall show the existing and proposed grading of the development zone for each parcel as listed in above (#2b). This is to ensure that there shall be a maximum amount of preservation of natural vegetation;
- d. Building footprints and designs, lot grading and layout and height of buildings above Mean Sea Level (hereinafter referred to as MSL);
- e. Location of Flood Zones;
- f. Location and number of parking spaces;
- g. All other requirements of Section 24.05(F) Final Development Plan Review, Nassau County Zoning Ordinance.

5.3 The buffers shall be as shown on the Master Plan (Map H-2-R). However, at the Final Development Plan review, the Applicant shall have the options of:

- a. Moving the 100 foot north/south buffer located along A1A to the eastern side of the tract and adding it to the buffer in that area so that the width of the Dune/Ocean Boulevard buffer is increased to a minimum of 200 feet; and

b. Reducing the east/west buffer along the north side of the property to a minimum of 50 feet

If these options are selected, there shall be no decrease in the total size of buffer areas below the 16.05 acres as shown on the H-1-R Plan (revised December 14, 1995), and Table 12B-2 (revised January 2, 1996). (1996) (See Attachment "D")

PUBLIC FACILITIES

6.0 WASTEWATER MANAGEMENT

6.1 Upon submission of each Final Development Plan, the Developer shall present an executed agreement with the Amelia Island Waterworks, Inc., or other service public or private utility servicing the property, for committed treatment capacity sufficient for that increment.

6.2 The use of septic tanks and drainfields shall be limited to portable construction and sales office and to golf rest stations, upon permitting approval by the State of Florida Department of Health and Rehabilitative Services and the Nassau County Health Department. (Amended 1996)

7.0 WATER SUPPLY

7.1 The Developer shall be required to consult with the SJRWMD on the consumptive use and well construction permitting requirements for this area prior to irrigation well construction if wells fall within SJRWMD jurisdiction.

7.2 The Developer shall be required to apply for permits for water well use from SJRWMD when threshold limits are reached.

7.3 The Developer shall be required to utilize the lake system for irrigation water prior to making ground water withdrawals except for the maintenance of water levels if the golf course option is developed. (Amended 1996)

7.4 The Developer shall be required to use treated wastewater effluent for irrigation when it becomes available, where it is permitted by the DEP and Department of Health and Rehabilitative Services (hereinafter referred to as HRS).

8.0 ENERGY

8.1 All outdoor lighting in areas such as parking and recreation shall use energy efficient lighting systems such as high pressure sodium or low pressure sodium or their equivalent.

8.2 All life care facilities shall use automated electrical load management systems, such as microcomputer systems or equivalent.

8.3 Highly efficient water-conserving systems shall be used for irrigation.

8.4 The Developer shall be required to confer with the Energy Conservation Office of the Florida Public Utility Company. If the Good Cents program or its equivalent is rejected, the Applicant shall provide justification to the NEFRPC for review and comment.

9.0 RECREATION/OPEN SPACE

9.1 Ownership of the beach parcel shown as sub-parcel D-6 shall be transferred to the County upon the request of the County Commission but no later than the granting of the first building permit for the project. (This transfer has occurred; property is now a part of I. H. Burney Park).

9.2 The Applicant shall construct multi-purpose trails in the development to promote non-vehicular trips.

9.3 The multi-purpose trails shall link residential and recreational areas.

9.4 Bike racks shall be installed at recreational facilities.

10.0 PUBLIC SAFETY/HURRICANE PROTECTION

10.1 All buildings in excess of three (3) stories shall be equipped with internal fire suppression/protection equipment such as stand pipes, sprinkler systems and pressurized stair wells based upon recommendations of the County Public Safety Director. In addition, streets leading to all buildings shall be wide enough and have sufficient support to accommodate heavy fire suppression apparatus up to the size of a ladder truck.

10.2 The Applicant shall be required to place the appropriate fire hydrants and water mains in the vicinity prior to building materials being placed on the site. Said fire hydrants shall be located and provide water pressure as specified by the Public Safety Director.

TRANSPORTATION

11.0 TRANSPORTATION

11.1 The Developer shall construct or fund the construction of left turn and acceleration/deceleration lanes on SR A1A (105) at all intersections with Plantation Park's internal road system at the time such intersections are created. The Developer shall provide signalization when deemed warranted by FDOT and Nassau County.

11.2 The Developer shall fund the construction of or construct left turn and right turn lanes on Burney Road at all intersections with Plantation Park's internal road system and access points to Parcels D-2, D-3, D-4 and D-6 when warranted by Nassau County. The timing of these improvements shall be based on data provided in the annual traffic reports.

11.3 During Phase III, or when determined by the FDOT and Nassau County that level of service "C" has been exceeded on the following segments of SR A1A (105), the Developer shall pay a proportionate share of the costs of widening these segments to four (4) lanes. These segments are:

SR A1A (105) from Burney Road north to Fletcher Avenue

SR A1A (105) from Burney Road south to the Amelia Island South DRI developments (Amended 1996)

11.4 The above improvements shall include the construction of left turn and acceleration/deceleration lanes at the intersection of Julia Street and Fletcher Avenue with SR A1A (105). Signalization shall be installed when warranted. The Developer has committed to funding the cost of installing traffic signals when warranted and constructing left turn lanes at the entrance at Burney Road during Phase III. (Amended 1996)

11.5 During Phase III, or when it has been determined by Nassau County that level of service "C" has been exceeded on Amelia Island Parkway, the Developer shall pay a proportional share of widening the following segments to four lanes:

- Amelia Island Parkway from CR 105A to 14th St.
- Amelia Island Parkway from SR A1A (105) to CR 105A (at the Chrysler Dealership), and
- Amelia Island Parkway from 14th St. to SR A1A (200) (Amended 86-30 and 1996)

11.6 The above improvement shall include the construction of left and right turn lanes and signalization at the following intersections of Amelia Island Parkway with:

CR 105A

14th Street

SR A1A (105) at Julia Street

SR A1A (200)

Fletcher Avenue

11.7 During Phase III, or upon determination by Nassau County that level of service "C" has been exceeded and additional through lanes are required to SR 105A (Fletcher Avenue to Amelia Island Parkway), the Developer shall pay a proportionate share of the road improvements costs. The above shall include intersection improvements, i.e. turn lanes and signalization, when warranted. (Amended 1996)

11.8 During Phase III and upon determination by Nassau County that improvements are warranted at the following intersections, the Developer shall pay a proportionate share of the cost of the improvements. These intersections are:

- SR A1A and Julia Avenue
- SR A1A and South Fletcher Avenue
- 14th Street and Amelia Island Parkway
- 14th Street and Sadler Road
- CR 105A and Amelia Island Parkway
- Amelia Island Parkway and South Fletcher Avenue
- SR A1A and South Fletcher Avenue

- SR A1A (8th Street) and Sadler Road
- SR A1A and Burney Road
- 14th Street and Sadler Road
- SR A1A and South Fletcher Avenue
- SR A1A (8th Street) and Sadler Road
- 14th Street and Sadler Road

The timing of the above improvements shall be based on data in the annual traffic monitoring reports and future updates to the Amelia Island Transportation Study. (Amended 1996)

11.9 The Applicant's proportionate share of road improvement costs shall be based on the percentage of the total Applicant generated traffic calculated based upon planned build-out using such improvements. The Applicant's proportionate share contribution shall be used for the purpose of constructing the road improvement in the area of and necessitated by Plantation Park. (Amended 86-30)

11.10 During Phase III specified below, or when determined by the FDOT and Nassau County that level of service "C" has been exceeded on the following road segments, the Developer shall pay a proportionate share of road improvement costs.

- Widen 14th St. to four (4) lanes from Sadler Road to Atlantic Avenue
- Widen Sadler Road to four (4) lanes from 8th Street to 14th Street
- Widen 14th St. to four (4) lanes from Amelia Island Parkway to Sadler Rd.
- Widen SR A1A (200) to six (6) lanes from Intracoastal Waterway to Atlantic Avenue

- Widen Sadler Road to four (4) lanes from 14th Street to Fletcher Avenue (Amended 1996)

11.11 Upon determination by Nassau County and the FDOT that traffic generated by Plantation Park is utilizing ten per cent (10%) or more of level of service "C" capacity on any of the following road segments and their major intersections, the Developer shall be required to pay a proportionate share of the costs of improving such road segments and intersections. These road segments are:

- 8th Street from Jasmine Street to Atlantic Avenue
- Fletcher Avenue from Jasmine Street to Atlantic Avenue

11.12 It is the County's intent and condition of the Development Order approval that the Level of Service "D" during peak season be maintained on the segments of A1A from Burney road north to Fletcher Avenue (Halls Corner) and from Halls Corner to Amelia Island Parkway, including intersections therein, which are impacted by the development. The County Engineer shall report to the County Commission each year as to the traffic status of the above segments including a projection of when level "D" is expected to be exceeded on the segments. If the County Engineer, after consultation with NEFRPC and FDOT, determines that:

1. The annual traffic reports required pursuant to this Development Order indicate that this standard will be exceeded during the next reporting period;
2. Plantation Park will utilize 10% or more of peak season Level of Service "D" service volume;
3. If the construction of A1A or intersection improvements needed to preserve the above Level of Service will not be begun that reporting period and completed prior

to completion of the next phase of development of Plantation Park, then a substantial deviation will have occurred and the development will undergo further DRI review. All development underway at such point in time may proceed during this process.

11.13 The Developer may relocate part of Burney Road to the south from SR A1A to Ocean Boulevard as illustrated on Map H-1-R, Master Plan. The Developer will provide an eighty (80) foot wide right-of-way for the relocation, provide the design as a Final Development Plan or as part of a Final Development Plan, construct the new roadway to meet or exceed county specifications from A1A to Gregg Street, obtain appropriate FDOT driveway permits, provide the County all information required to abandon a portion the existing right-of-way, dedicate all required new right of way, obtain any stormwater permits, and maintain traffic service throughout the construction process. The County will implement conforming right-of-way action through appropriate ordinances upon acceptance of the new construction. (1996)

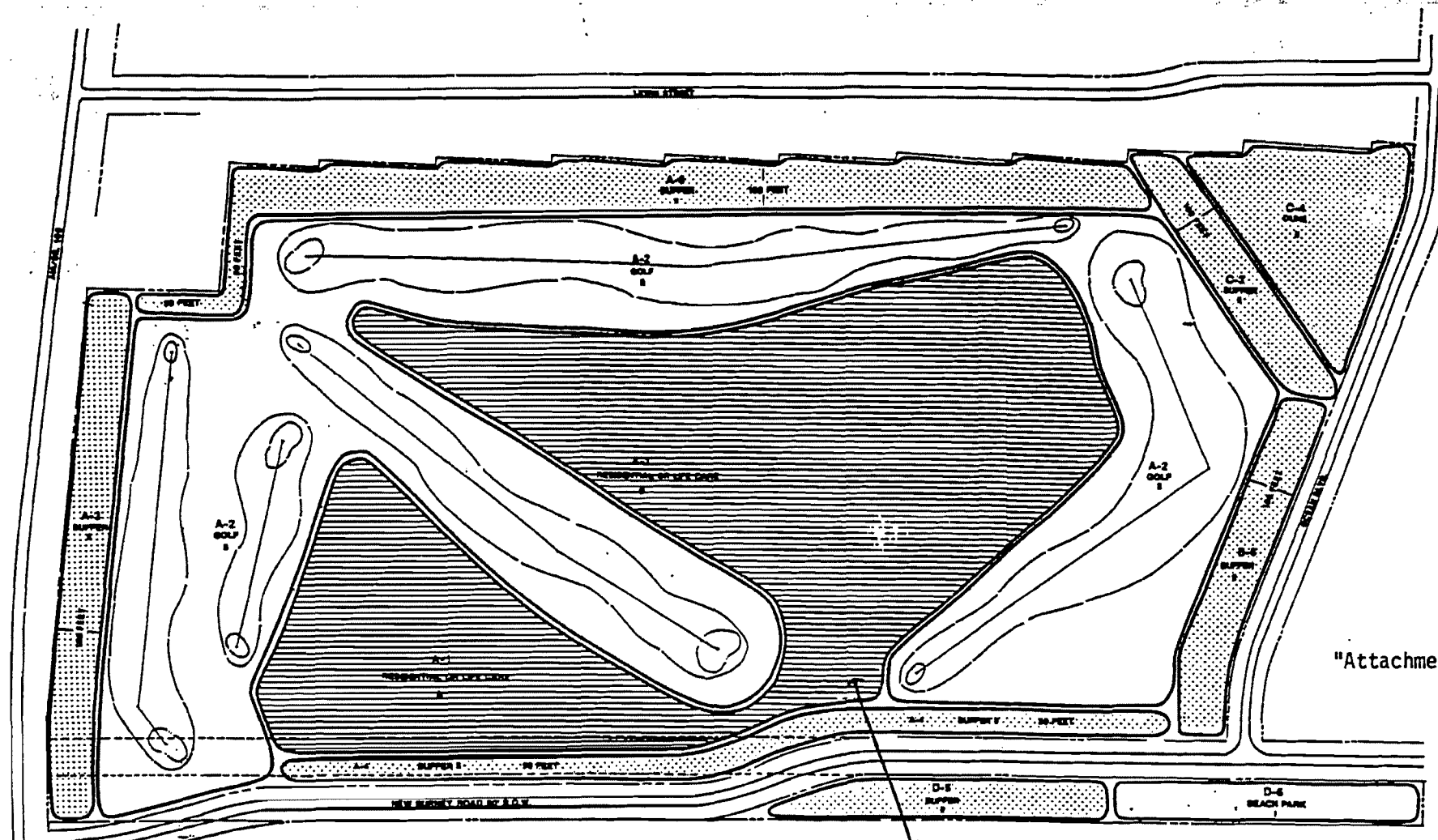
11.14 If Burney Road is relocated, the Applicant shall install an American Beach identity sign at the new intersection of A1A and Burney Road. The sign shall be based on the one illustrated in the American Beach "Feasibility Study" dated June 5, 1995, with final design approval to be coordinated with the Board of Directors of American Beach, Inc. (1996)

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ATTACHMENT D
Per Condition 5.3 of Attachment "C" only

Map H-1R, MASTER PLAN, Revised December 14, 1995

Table 12B-2, PHASING SCHEDULE, Revised January 2, 1996



"Attachment D, Page 2"

PLANTATION PARK



LANDERS ATKINS PLANNERS

LAND USE SUMMARY

	RESIDENTIAL OR LIFE CARE 27.75 ACRES MAXIMUM OF 100 RESIDENTS OR LIFE CARE UNITS
	BUFFER / DUNE PRESERVATION 16.37 ACRES
	RECREATION / GOLF 37.33 ACRES

TOTAL ACREAGE = 81.45

KEY

A-4	SUBPARCEL NUMBER
RESIDENTIAL	LAND USE
1	PHASE

COMPARISON OF SITE / BURNLEY ROAD ACREAGE

	APPROVED PLAN	PROPOSED PLAN
SITE	81.4	81.45
BURNLEY RD	4.73	4.16
TOTAL	86.13	85.61

MAP H-1-R

MASTER PLAN

P.U.D. PRELIMINARY DEVELOPMENT PLAN

OCT. 8, 1995
REVISED DEC. 14, 1995



PLANTATION PARK DRI
95030

TABLE 12 B-2
PHASING SUMMARY
(Revised 11/09/95)
(Revised 12/14/95)
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Notes: (1) The residential area and units may be developed as either standard residential units, life care retirement units with support facilities, or a combination thereof.

EXHIBIT "A"

TRACT NUMBERED ONE (1):

A portion of Tract's "A", "B" AND "C", AMERICAN BEACH, SECTION 3, Nassau County, Florida. According to plat recorded in the public records of the aforesaid County in Plat Book 2, page 64. Said portion being more particularly described as follows:

Begin at the Southwest corner of Block Twelve (12), Unit Two (2) of American Beach, Section Three (3), according to plat recorded in the aforesaid public records in Plat Book 4, page 1; and run the following courses and distances along Unit Two (2) aforesaid: North Eighty-eight (88) degrees, Twenty-nine (29) minutes, Twenty (20) seconds East, One Hundred Ninety-nine and Ninety-five Hundredths (199.95) feet; North One (01) degree, Thirty (30) minutes, Twenty-five (25) seconds West, Sixteen and Three Hundredths (16.03) feet; North Eighty-eight (88) degrees, Twenty-nine (29) minutes, Five (05) seconds East, Two Hundred Fifty and Two Hundredths (250.02) feet; North One (01) degree, Twenty-eight (28) minutes, Thirty-three (33) seconds West, Seventeen and One Hundredth (17.01) feet; North Eighty-eight (88) degrees, Thirty-one (31) minutes, Fifty-seven (57) seconds East, Two Hundred Fifty and Four Hundredths (250.04) feet; North One (01) degree, Thirty (30) minutes, Twenty (20) seconds West, Sixteen and Twenty-four Hundredths (16.24) feet; North Eighty-eight (88) degrees, Thirty-one (31) minutes, Thirty-nine (39) seconds East, Two Hundred Forty-nine and Ninety-five Hundredths (249.95) feet; North One (01) degree, Twenty-seven (27) minutes, Fifty-one (51) seconds West, Sixteen and Ten Hundredths (16.10) feet; North Eighty-eight (88) degrees, Thirty-one (31) minutes, Nine (09) seconds East, Two Hundred Fifty and Eight Hundredths (250.08) feet; North One (01) degree, Twenty-six (26) minutes, Fifty-one (51) seconds West, Sixteen and Two Hundredths (16.02) feet; North Eighty-eight (88) degrees, Thirty-one (31) minutes, Nine (09) seconds East, Two Hundred Fifty and Fourteen Hundredths (250.14) feet; North One (01) degree, Thirty-two (32) minutes, Eight (08) seconds West, Fifteen and Ninety-five Hundredths (15.95) feet; North Eighty-eight (88) degrees, Thirty-two (32) minutes, Nineteen (19) seconds East, Two Hundred Forty-nine and Ninety-eight Hundredths (249.98) feet; North One (01) degree, Twenty-seven (27) minutes, Forty-one (41) seconds West, Fifteen and Ninety-five Hundredths (15.95) feet; North Eighty-eight (88) degrees, Thirty-two (32) minutes, Nineteen (19) seconds East, Two Hundred Fifty and Three Hundredths (250.03) feet; North One (01) degree, Twenty-five (25) minutes, Fifty-nine (59) seconds West, Twenty-six and Three Hundredths (26.03) feet; North Eighty-eight (88) degrees, Thirty-two (32) minutes, Nineteen (19) seconds East, Fifty and Three Hundredths (50.03) feet; North Eighty-four (84) degrees, Forty-six (46) minutes, Fourteen (14) seconds East, Two Hundred and Forty-five Hundredths (200.45) feet; North One (01) degree, Twenty-seven (27) minutes, Forty-seven (47) seconds West, Twenty-eight and Seven Hundredths (28.07) feet; North Eighty-eight (88) degrees, Thirty-two (32) minutes, Thirteen (13) seconds East, Two Hundred Eighty and Forty-eight Hundredths (280.48) feet; North One (01) degree, Thirty-one (31) minutes, Nineteen (19) seconds West, Seventeen and Eighty-six Hundredths (17.86) feet; North Eighty-seven (87) degrees, Forty-five (45) minutes, Fifty-two (52) seconds East, Ninety-five and Nine Hundredths (95.09) feet to the Westerly right of way line of a County Road (an Eighty (80.0) foot right of way); run thence South Two (02) degrees, Fourteen (14) minutes, Eight (08) seconds East along said right of way a distance of Thirty-two and Eleven Hundredths (32.11) feet to the beginning of a curve concave to the Westerly having a radius of Five Hundred Ninety-two and Ninety-six Hundredths (592.96) feet; run thence in a Southerly direction continuing along said right of way and along the arc of said curve an arc distance of One Hundred Eighty-five and Eighty-two Hundredths (185.82) feet to the point of tangency; the aforesaid arc has a chord distance of One Hundred Eighty-five and Six Hundredths (185.06) feet that bears South Six (06) degrees, Forty-four (44) minutes, Thirty-two (32) seconds West; run thence South Fifteen (15) degrees, Forty-three (43) minutes, Twelve (12) seconds West, continuing along said right of way a distance of Nine Hundred Seventeen and Eighty-six Hundredths (917.86) feet to the beginning of a curve concave to the Easterly having a radius of Five Hundred Eighty-seven and Twenty-five Hundredths (587.25) feet; run thence in a Southerly direction continuing along said right of way and along the arc of said curve an arc distance of Two Hundred Twelve and Twenty-eight Hundredths (212.28) feet to the point of tangency, the aforesaid arc has a chord distance of Two Hundred Eleven and Twelve Hundredths (211.12) feet that bears South Five (05) degrees, Twenty-one (21) minutes, Fifty-two (52) seconds West; run thence South Four (04) degrees, Fifty-nine (59) minutes, Twenty-eight (28) seconds East continuing along said right of way a distance of Thirty-seven and Eight Tenths (37.8) feet to where said right of way intersects the Northerly right of way of a County Road (an Eighty (80.0) foot right of way); run thence South Eighty-four (84) degrees, Fifty-nine (59) minutes, Fifty (50) seconds West along said

EXHIBIT "A" (continued)

Northarly right of way line, a distance of Two Thousand Five Hundred Eighty-four and Forty-three Hundredths (2584.43) feet to where said right of way intersects the Easterly right of way line of State Road No. 105, A-1-A, (a Two Hundred (200.0) foot right of way); run thence in a Northarly direction along said Easterly right of way line and along the arc of a curve concave to the Easterly having a radius of Five Thousand Six Hundred Twenty-nine and Fifty-eight Hundredths (5629.58) feet an arc distance of Five Hundred Thirty and Eighty-eight Hundredths (530.88) feet to the point of tangency, the aforesaid arc has a chord distance of Five Hundred Thirty and Seventy-one Hundredths (530.71) feet that bears North Zero (00) degrees, Twenty-two (22) minutes Fifteen (15) seconds West; run thence North Two (02) degrees, Nineteen (19) minutes, Fifty (50) seconds East, continuing along said right of way a distance of Four Hundred Fifty-five and Forty-seven Hundredths (455.47) feet; run thence North Eighty-five (85) degrees, Fifty-nine (59) minutes East, a distance of Two Hundred Eighty-three and Eleven Hundredths (283.11) feet to the Southerly extension of the Westerly line of Block Twelve (12), Unit Two (2) of American Beach, Section Three (3), aforementioned; run thence North One (01) degree, Thirty-one (31) minutes, Fifty (50) seconds East, along said extension a distance of Three Hundred and Sixty-three Hundredths (300.63) feet to the POINT OF BEGINNING.

TRACT NUMBERED TWO (2)

A portion of Tract's "A", "B" and "C", AMERICAN BEACH, Section 3, Nassau County, Florida. According to plat recorded in the public records of the aforesaid County in Plat Book 2, page 64. Said portion being more particularly described as follows:

Begin at the Southwest corner of Block Three (3), Unit One (1) of American Beach, Section Three (3), according to plat recorded in the aforesaid public records in Plat Book 3, page 19; and run North Five (05) degrees, Zero (00) minutes, Ten (10) seconds West along the Westerly line of said Block a distance of One Hundred (100.0) feet to the Southerly right of way line of a County Road (an Eighty (80.0) foot right of way); run thence South Eighty-four (84) degrees, Fifty-nine (59) minutes, Fifty (50) seconds West along said right of way line a distance of Three Thousand Twenty and Eight Hundredths (3020.08) feet to where said right of way intersects the Easterly right of way line of State Road No. 105, A-1-A, (a Two Hundred (200.0) foot right of way); run thence in a Southerly direction along said Easterly right of way line and along the arc of a curve concave to the Easterly having a radius of Five Thousand Six Hundred Twenty-nine and Fifty-eight Hundredths (5629.58) feet an arc distance of One Hundred and One Hundredth (100.01) feet to the Southerly line of Tract "A" aforementioned, the aforesaid arc has a chord distance of One Hundred and One Hundredth (100.01) feet that bears South Four (04) degrees, Twenty-three (23) minutes, Forty-seven (47) seconds East; run thence North Eighty-four (84) degrees, Fifty-nine (59) minutes, Fifty (50) seconds East along the Southerly line of Tract's "A", "B" and "C" aforementioned a distance of Three Thousand Twenty-one and Fourte Hundredths (3021.14) feet to the POINT OF BEGINNING.

EXHIBIT "B"

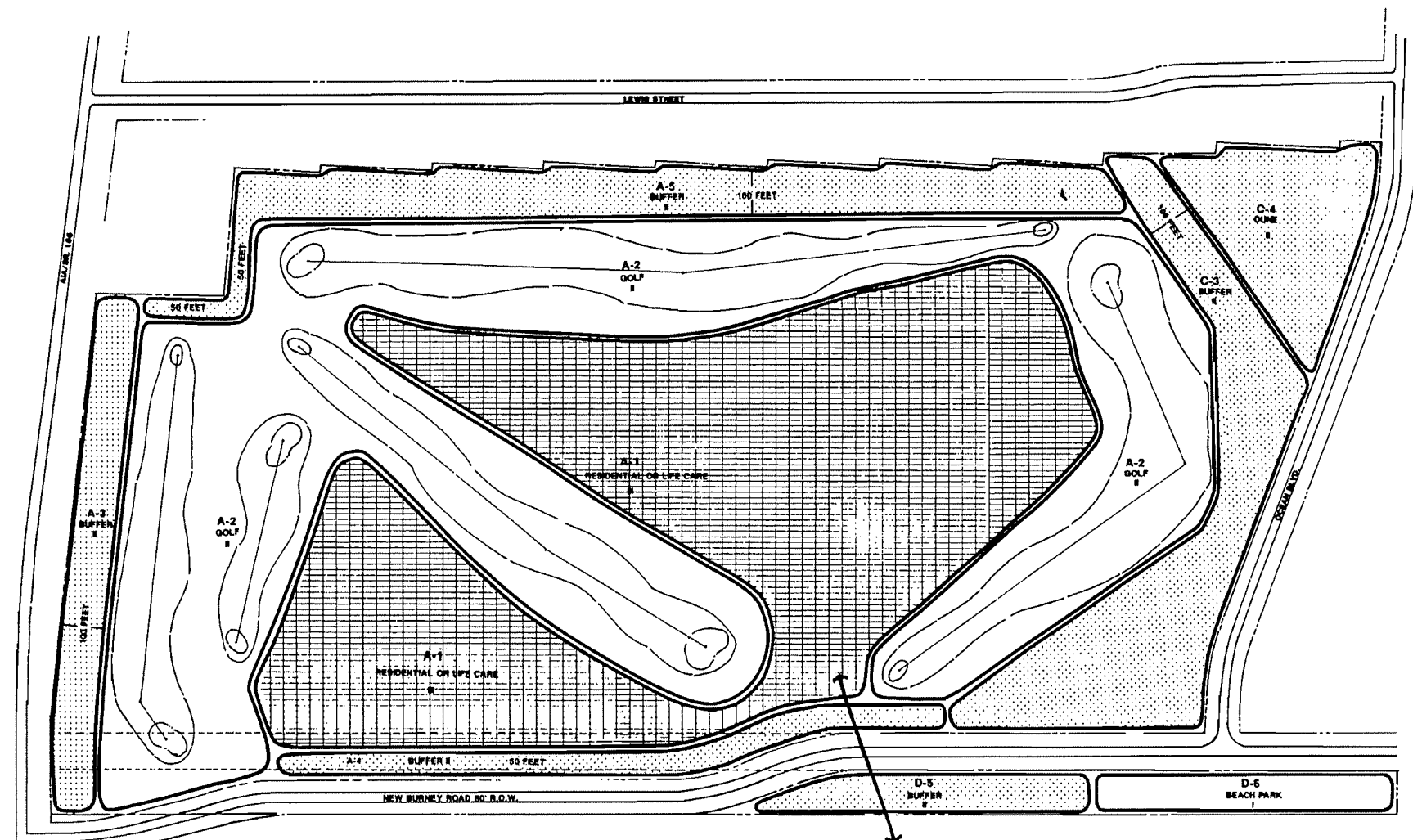
ATTACHMENT A

Map H-1R, MASTER PLAN, Revised January 9, 1996

Map H-2R, PHASING PLAN, Revised January 9, 1996

Table 12A-1, LAND USE SUMMARY, Revised January 9, 1996

Table 12B-2, PHASING SCHEDULE, Revised January 9, 1996



PLANTATION PARK



LANDERS ATKINS PLANNERS
A

LAND USE SUMMARY

	RESIDENTIAL OR LIFE CARE 27.79 ACRES MAXIMUM OF 150 RESIDENTS OR LIFE CARE UNITS
	BUFFER / DUNE PRESERVATION 21.04 ACRES
	RECREATION / GOLF 33.06 ACRES
TOTAL ACREAGE = 84.39	

KEY

SUBPARCEL NUMBER	LAND USE
A-4	RESIDENTIAL
#	PHASE

COMPARISON OF SITE / BURNEY ROAD ACREAGE

	APPROVED PLAN	PROPOSED PLAN
SITE	63.6	84.39
BURNEY RD	4.73	4.19
TOTAL	68.33	88.58

MAP H-1-R

MASTER PLAN P.U.D. PRELIMINARY DEVELOPMENT PLAN

OCT. 5, 1995
REVISED DEC. 14, 1995
REVISED JAN. 9, 1996

