

ORDINANCE NO. 2007-__02

AN ORDINANCE AMENDING ORDINANCE 85-2 WHICH
CREATED THE AMELIA ISLAND PLANTATION PUD AS
AMENDED BY ORDINANCES 88-32, 96-02, 98-10, 2001-29 AND
2004-43; PROVIDING FOR THE ADDITION OF ±33.87 ACRES
TO THE PUD; AMENDING THE PRELIMINARY DEVELOPMENT
PLAN AND DEVELOPMENT CONDITIONS; CONSOLIDATING
ALL PRIOR AMENDMENTS; AND PROVIDING AN EFFECTIVE
DATE.

WHEREAS, on the 18th day of December, 1984, the Board of County
Commissioners of Nassau County, Florida approved Ordinance No. 85-02
creating the Amelia Island Plantation Planned Unit Development (PUD); and

WHEREAS, the Board of County Commissioners subsequently approved
Ordinances No. 88-32, 96-02, 98-10, 2001-29 and 2004-43 amending and
modifying the Amelia Island Plantation PUD; and

WHEREAS, the Amelia Island Company has duly filed Application R06-
033 to amend and modify the Amelia Island Plantation PUD; and

WHEREAS, the Planning and Zoning Board of Nassau County considered
said application and held a public hearing on the same after due notice on
December 5, 2006 and made its findings and recommendations thereof; and

WHEREAS, the Board of County Commissioners has considered the
findings and recommendations of the Planning and Zoning Board, and has held
its own public hearings on the application after due notice and finds that the
subject property described in the attached EXHIBIT A are suitable in location and
character for the uses proposed in said application according to the criteria as set
forth in Ordinance 97-19, as amended, Article 25, Planned Unit Development.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY
COMMISSIONERS OF NASSAU COUNTY, FLORIDA:**

SECTION 1. FINDINGS

That this rezoning is:

- A. Consistent with the goals, policies and objectives of the Nassau County
Comprehensive Plan;

- B. Consistent with applicable State of Florida law; and
- C. Meets the review criteria of Section 25.05C of the Nassau County Zoning Ordinance

SECTION 2. PUD AMENDMENT

The real property legally described in Exhibit A, owned by Amelia Island Company, Nassau County Board of County Commissioners and R & D Cooper, Ltd., constitutes the amended Amelia Island Plantation PUD. Development of the property shall proceed in accordance with the procedures and standards of the PUD district regulations and shall generally conform to the Preliminary Development Plan appended as Exhibit B to this Ordinance.

SECTION 3. CONDITIONS:

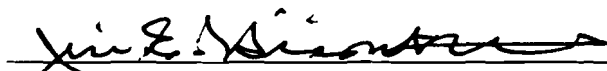
The PUD Development Conditions set forth as EXHIBIT C shall be made a part of this Planned Unit Development, and development and redevelopment of the subject property shall be subject to said Conditions. These conditions consolidate and amend those contained in Ordinances 88-32, 96-02, 98-10, 2001-29 and 2004-43.

SECTION 4. EFFECTIVE DATE:

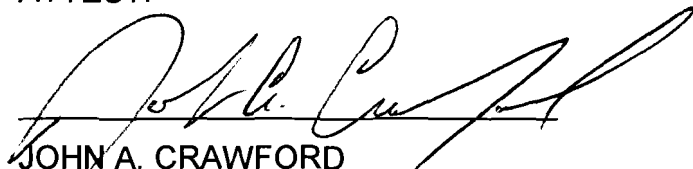
This Ordinance shall take effect upon its being filed in the Office of the Secretary of State.

PASSED AND ADOPTED this 8th day of January, 2007.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


Jim B. Higginbotham, Chairman

ATTEST:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form:


MICHAEL S. MULLIN, County Attorney

Attachments:

Exhibit A: Legal Description

Exhibit B: Preliminary Development Plan, Dated November 15, 2006

Exhibit C: PUD Development Conditions, Dated January 8, 2007

Amelia Island Plantation PUD
EXHIBIT A

EXHIBIT A
LEGAL DESCRIPTIONS OF ALL PUD PARCELS
For Legal Notice

PUD Parcel 1

A PART OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A 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 ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 105/A1A AND THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH LAGOON ROAD; THENCE SOUTH 70°26'50" WEST, A DISTANCE OF 200.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 105/A1A AND THE POINT OF BEGINNING; THENCE SOUTH 19°33'10" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 832.47 FEET; THENCE SOUTH 70°18'33" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 175.53 FEET; THENCE SOUTH 80°31'53" WEST, A DISTANCE OF 211.60 FEET; THENCE NORTH 70°58'20" WEST, A DISTANCE OF 111.16 FEET; THENCE NORTH 28°09'37" EAST, A DISTANCE OF 46.82 FEET; THENCE NORTH 17°28'11" WEST, A DISTANCE OF 53.31 FEET; THENCE NORTH 44°21'10" WEST, A DISTANCE OF 58.07 FEET; THENCE NORTH 51°24'19" WEST, A DISTANCE OF 139.27 FEET; THENCE NORTH 23°31'09" WEST, A DISTANCE OF 57.79 FEET; THENCE NORTH 61°08'14" WEST, A DISTANCE OF 138.34 FEET; THENCE NORTH 66°28'19" WEST, A DISTANCE OF 222.73 FEET; THENCE NORTH 60°45'52" WEST, A DISTANCE OF 249.71 FEET; THENCE NORTH 53°26'30" WEST, A DISTANCE OF 62.02 FEET; THENCE NORTH 43°03'34" EAST, A DISTANCE OF 618.58 FEET TO A POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SEA MARSH ROAD (A 60 FOOT RIGHT-OF-WAY AS SHOWN ON THE PLAT OF SEA MARSH VILLAGE UNIT ONE AS RECORDED IN PLAT BOOK 4, PAGES 11 THROUGH 13 INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY), SAID POINT LYING ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 370.00 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 11.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°48'08" WEST AND A CHORD DISTANCE OF 11.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 44°56'30" WEST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 458.76 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SEA MARSH ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 219.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 21°38'59" WEST AND A CHORD DISTANCE OF 213.52 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 01°38'32" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 684.22 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 305.00 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 02°05'23" WEST AND A CHORD DISTANCE OF 39.70 FEET TO A POINT ON SAID CURVE; THENCE NORTH 80°07'04" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 130.89 FEET; THENCE NORTH 09°59'03" WEST, A DISTANCE OF 39.54 FEET; THENCE SOUTH 71°33'22" EAST, A DISTANCE OF 331.63 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 105/A1A; THENCE SOUTH 19°33'10" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1472.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.60 ACRES MORE OR LESS.

EXHIBIT A
LEGAL DESCRIPTIONS OF ALL PUD PARCELS
For Legal Notice

PUD Parcel 2

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 SOUTHEAST CORNER OF LOT 1, BLOCK 3, UNIT 1, PLAT OF AMERICAN BEACH SECTION 3, AS RECORDED IN PLAT BOOK 3, PAGE 19 OF THE PUBLIC RECORDS OF SAID COUNTY, AT THE NORTHEAST CORNER OF THOSE LANDS CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS AS RECORDED IN DEED BOOK 478, PAGE 480 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 85°01'42" WEST ALONG THE NORTHERLY LINE OF SAID LANDS OF THE BOARD OF COMMISSIONERS, A DISTANCE OF 13.52 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE COASTAL CONSTRUCTION CONTROL LINE; THENCE SOUTH 02°43'39" EAST ALONG SAID COASTAL CONSTRUCTION CONTROL LINE, A DISTANCE OF 204.04 FEET TO A BEND IN SAID COASTAL CONSTRUCTION CONTROL LINE; THENCE SOUTH 03°52'36" EAST CONTINUING ALONG SAID COASTAL CONSTRUCTION CONTROL LINE, A DISTANCE OF 1023.38 FEET TO A BEND POINT IN SAID COASTAL CONSTRUCTION CONTROL LINE; THENCE SOUTH 03°30'07" EAST CONTINUING ALONG SAID COASTAL CONSTRUCTION CONTROL LINE, A DISTANCE OF 1027.09 FEET TO A BEND POINT IN SAID COASTAL CONSTRUCTION CONTROL LINE; THENCE SOUTH 03°57'45" EAST CONTINUING ALONG SAID COASTAL CONSTRUCTION CONTROL LINE, A DISTANCE OF 761.09 FEET; THENCE SOUTH 83°26'04" WEST LEAVING SAID COASTAL CONSTRUCTION CONTROL LINE AND ALONG THE NORTHERLY LINE OF SAND CASTLE VILLAS, A DISTANCE OF 343.26 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF BEACH WOOD ROAD (A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT BEING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 530.00 FEET; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 47.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 15°50'36" WEST AND A CHORD DISTANCE OF 47.81 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, CONCAVE EASTERLY, HAVING A RADIUS OF 470.00 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 137.87 FEET, SAID ARC BEING SUBTENDED 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 A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 630.00 FEET; THENCE NORTHERLY 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, CONCAVE EASTERLY, HAVING A RADIUS OF 470.00 FEET; THENCE NORTHERLY 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, CONCAVE WESTERLY, HAVING A RADIUS OF 530.00 FEET; THENCE NORTHERLY 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; THENCE NORTH 08°48'31" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 325.39 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE EASTERLY, HAVING A

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LEGAL DESCRIPTIONS OF ALL PUD PARCELS
For Legal Notice

RADIUS OF 270.00 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 63.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 02°07'22" WEST AND A CHORD DISTANCE OF 62.87 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 208.21 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 339.91 FEET, SAID ARC BEING SUBTENDED BY 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 ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BEACH WOOD ROAD, A DISTANCE OF 292.35 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 230.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 81.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 80°56'15" WEST AND A CHORD DISTANCE OF 80.58 FEET TO A POINT ON SAID CURVE; THENCE NORTH 10°26'44" EAST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 145.88 FEET; THENCE NORTH 05°07'04" EAST, A DISTANCE OF 88.57 FEET; THENCE NORTH 00°06'17" WEST, A DISTANCE OF 216.08 FEET; THENCE NORTH 08°27'04" EAST, A DISTANCE OF 42.59 FEET; THENCE NORTH 88°26'16" WEST, A DISTANCE OF 137.18 FEET; THENCE NORTH 08°12'28" WEST, A DISTANCE OF 62.89 FEET; THENCE NORTH 07°13'33" WEST, A DISTANCE OF 93.05 FEET; THENCE NORTH 07°17'52" EAST, A DISTANCE OF 194.51 FEET; THENCE NORTH 07°58'27" EAST, A DISTANCE OF 94.83 FEET; THENCE NORTH 17°53'34" WEST, A DISTANCE OF 28.28 FEET; THENCE NORTH 16°35'05" EAST, A DISTANCE OF 33.66 FEET; THENCE NORTH 24°39'35" EAST, A DISTANCE OF 87.81 FEET; THENCE NORTH 35°04'18" EAST, A DISTANCE OF 36.16 FEET; THENCE NORTH 10°43'55" EAST, A DISTANCE OF 71.59 FEET; THENCE NORTH 09°03'30" WEST, A DISTANCE OF 37.34 FEET; THENCE NORTH 32°50'42" WEST, A DISTANCE OF 83.61 FEET; THENCE NORTH 16°56'23" WEST, A DISTANCE OF 79.59 FEET; THENCE NORTH 04°20'03" EAST, A DISTANCE OF 100.67 FEET; THENCE NORTH 06°42'07" EAST, A DISTANCE OF 96.57 FEET; THENCE NORTH 14°27'00" EAST, A DISTANCE OF 173.42 FEET; THENCE NORTH 08°22'38" WEST, A DISTANCE OF 210.95 FEET; THENCE NORTH 04°34'15" EAST, A DISTANCE OF 282.03 FEET; THENCE NORTH 11°26'08" EAST, A DISTANCE OF 158.50 FEET; THENCE NORTH 16°46'03" EAST, A DISTANCE OF 99.49 FEET; THENCE NORTH 03°36'58" WEST, A DISTANCE OF 34.38 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 15.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 40.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 81°27'29" WEST AND A CHORD DISTANCE OF 29.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 20°41'59" WEST, A DISTANCE OF 45.89 FEET; THENCE SOUTH 31°46'53" WEST, A DISTANCE OF 84.48 FEET; THENCE SOUTH 44°41'24" WEST, A DISTANCE OF 111.51 FEET; THENCE NORTH 02°08'00" WEST, A DISTANCE OF 115.27 FEET; THENCE SOUTH 89°27'12" WEST, A DISTANCE OF 303.05 FEET; THENCE NORTH 00°32'49" WEST, A DISTANCE OF 83.78 FEET; THENCE NORTH 68°35'55" EAST, A DISTANCE OF 32.81 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 385.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 110.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 76°48'49" EAST AND A CHORD DISTANCE OF 110.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 85°01'42" EAST, A DISTANCE OF 161.86 FEET; THENCE SOUTH 02°08'00" EAST, A DISTANCE OF 25.02 FEET; THENCE NORTH 85°01'42" EAST, AT 241.26 PASSING THE NORTHWEST CORNER OF THE AFORESAID BOARD OF COUNTY COMMISSIONERS PROPERTY, AS RECORDED IN DEED BOOK 478, PAGE 480 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 990.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 70.83 ACRES MORE OR LESS.

EXHIBIT A
LEGAL DESCRIPTIONS OF ALL PUD PARCELS
For Legal Notice

PUD Parcel 3

A PART OF SECTIONS 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 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 ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 105/A1A AND THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH LAGOON ROAD; THENCE NORTH 19°33'10" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO 105/A1A, A DISTANCE OF 986.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 19°33'10" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2381.49 FEET; THENCE NORTH 70°26'50" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 83.00 FEET; THENCE NORTH 87°14'34" EAST, A DISTANCE OF 251.49 FEET; THENCE NORTH 72°54'48" EAST, A DISTANCE OF 168.64 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEACH WOOD ROAD (A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT BEING ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 136.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 41°28'49" EAST AND A CHORD DISTANCE OF 135.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 53°19'48" EAST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 169.38 FEET TO A BEND POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 52°26'18" EAST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 304.40 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 187.61 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 127.13, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 33°01'36" EAST AND A CHORD DISTANCE OF 124.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 13°36'51" EAST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 27.07 FEET; THENCE NORTH 72°33'06" EAST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 282.86 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 375.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 274.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 51°35'43" EAST AND A CHORD DISTANCE OF 268.43 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 76°31'01" EAST, A DISTANCE OF 164.98 FEET; THENCE SOUTH 11°05'20" EAST, A DISTANCE OF 209.03 FEET; THENCE SOUTH 04°48'04" EAST, A DISTANCE OF 123.69 FEET; THENCE SOUTH 00°31'46" EAST, A DISTANCE OF 111.80 FEET; THENCE SOUTH 02°53'27" EAST, A DISTANCE OF 217.08 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH WOOD ROAD (A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 16°48'41" WEST, A DISTANCE OF 94.57 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BEACH WOOD ROAD; THENCE SOUTH 07°40'33" WEST LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.58 FEET; THENCE SOUTH 47°01'50" WEST, A DISTANCE OF 586.50 FEET; THENCE SOUTH 36°57'30" WEST, A DISTANCE OF 213.13 FEET; THENCE SOUTH 06°17'28" EAST, A DISTANCE OF 538.33 FEET; THENCE SOUTH 65°14'47" WEST, A DISTANCE OF 187.51 FEET; THENCE NORTH 67°33'10" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 70°26'50" WEST, A DISTANCE OF 100.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 50.26 ACRES MORE OR LESS.

EXHIBIT A
LEGAL DESCRIPTIONS OF ALL PUD PARCELS
For Legal Notice

PUD Parcel 4

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 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 ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 105/A1A AND THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH LAGOON ROAD; THENCE NORTH 19°33'10" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 105/A1A, A DISTANCE OF 986.42 FEET; THENCE NORTH 70°26'50" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.37 FEET; THENCE SOUTH 67°33'10" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 65°14'47" EAST, A DISTANCE OF 187.51 FEET; THENCE SOUTH 82°51'14" EAST, A DISTANCE OF 92.20 FEET; THENCE SOUTH 61°18'27" EAST, A DISTANCE OF 396.65 FEET; THENCE SOUTH 29°30'00" WEST, A DISTANCE OF 21.02 FEET; THENCE SOUTH 69°00'00" EAST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 29°20'29" EAST, A DISTANCE OF 103.00 FEET; THENCE SOUTH 86°48'11" EAST, A DISTANCE OF 215.00 FEET; THENCE SOUTH 19°15'00" EAST, A DISTANCE OF 520.57 FEET; THENCE NORTH 80°33'33" EAST, A DISTANCE 125.25 FEET; THENCE NORTH 87°25'47" EAST, A DISTANCE OF 52.63 FEET; THENCE SOUTH 11°30'00" EAST, A DISTANCE OF 303.97 FEET TO A POINT IN THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF SAID BEACH LAGOON ROAD, SAID POINT BEING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 210.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 74°39'42" WEST AND A CHORD DISTANCE OF 207.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 83°03'33" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.85 FEET; THENCE SOUTH 45°18'15" WEST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 153.68 FEET; THENCE SOUTH 03°52'04" EAST, A DISTANCE OF 118.89 FEET; THENCE SOUTH 69°53'31" WEST, A DISTANCE OF 670.19 FEET; THENCE SOUTH 42°05'00" WEST, A DISTANCE OF 65.00 FEET; THENCE SOUTH 70°26'50" WEST, A DISTANCE OF 21.40 FEET TO A POINT IN THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 105/A1A; THENCE NORTH 19°33'10" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 105/A1A, A DISTANCE OF 746.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.73 ACRES MORE OR LESS.

PUD Parcel 5

A PART OF SECTIONS 20 AND 22, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING 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, 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

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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 26.82 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), 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;

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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 25°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, 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, 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.

Total Acreage In PUD:

PUD Parcel 1	33.60 acres
PUD Parcel 2	70.83
PUD Parcel 3	50.26
PUD Parcel 4	33.73
PUD Parcel 5	15.02
Total	203.44 ACRES MORE OR LESS

AMELIA VILLAGE CIRCLE PARCEL 1

A PORTION OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 18 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 108 (A1A) 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 260.00 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 145.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 81°14'14" EAST AND A CHORD DISTANCE OF 144.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 57°39'33" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 43.96 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 127.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 82°19'27" EAST AND A CHORD DISTANCE OF 126.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 72°38'27" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 29.50 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 180.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 149.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 83°21'11" EAST AND A CHORD DISTANCE OF 145.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 59°45'13" EAST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 52.80 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 245, PAGE 406 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 04°00'00" EAST ALONG THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 245, PAGE 406, A DISTANCE OF 236.96 FEET; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY NORTH 15°30'00" EAST A DISTANCE OF 226.16 FEET; THENCE SOUTH 61°28'54" EAST ALONG THE NORTHERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 245, PAGE 406 A DISTANCE OF 139.37 FEET; THENCE NORTH 15°30'00" EAST A DISTANCE OF 35.24 FEET; THENCE NORTH 66°47'17" WEST A DISTANCE OF 176.76 FEET; THENCE NORTH 29°30'10" EAST A DISTANCE OF 242.00 FEET; THENCE SOUTH 69°00'00" EAST A DISTANCE OF 80.00 FEET; THENCE SOUTH 29°26'29" EAST, A DISTANCE OF 106.00 FEET; THENCE SOUTH 80°46'11" EAST A DISTANCE OF 215.00 FEET; THENCE SOUTH 19°12'00" EAST A DISTANCE OF 527.34 FEET; THENCE SOUTH 25°04'00" WEST A DISTANCE OF 70.72 FEET; THENCE SOUTH 56°11'26" WEST A DISTANCE OF 24.66 FEET; THENCE SOUTH 03°25'10" WEST, A DISTANCE

EXHIBIT A

OF 23.57 FEET; THENCE SOUTH 19°45'40" WEST, A DISTANCE OF 17.57 FEET; THENCE SOUTH 10°40'30" WEST, A DISTANCE OF 14.82 FEET; THENCE SOUTH 23°48'18" WEST, A DISTANCE OF 11.81 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 65°22'22" EAST A DISTANCE OF 85.65 FEET; THENCE SOUTH 23°48'18" WEST, A DISTANCE OF 40.45 FEET; THENCE NORTH 65°12'32" WEST, A DISTANCE OF 85.65 FEET; THENCE NORTH 23°48'18" EAST, A DISTANCE OF 40.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,464 SQUARE FEET (0.08 ACRES) MORE OR LESS.

AMELIA VILLAGE CIRCLE PARCEL 2

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 108 (A1A) 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 381.00 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 145.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 81°34'14" EAST AND A CHORD DISTANCE OF 144.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 87°39'33" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 43.96 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 110.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 80°39'07" EAST AND A CHORD DISTANCE OF 126.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 72°38'27" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 29.50 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 180.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 149.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 83°32'33" EAST AND A CHORD DISTANCE OF 145.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 59°45'33" EAST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 52.10 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 145, PAGE 406 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 84°00'00" EAST ALONG THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 245, PAGE 406, A DISTANCE OF 236.06 FEET; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY NORTH 15°10'00" EAST A DISTANCE OF 128.16 FEET; THENCE SOUTH 61°29'54" EAST ALONG THE NORTHERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 245, PAGE 406 A DISTANCE OF 139.37 FEET; THENCE NORTH 15°20'00" EAST A DISTANCE OF 35.24 FEET; THENCE NORTH 65°47'17" WEST A DISTANCE OF 376.76 FEET; THENCE NORTH 29°30'00" EAST A DISTANCE OF 312.00 FEET; THENCE SOUTH 69°00'00" EAST A DISTANCE OF 90.00 FEET; THENCE SOUTH 19°10'29" EAST, A DISTANCE OF 103.00 FEET; THENCE SOUTH 56°45'13" EAST A DISTANCE OF 215.00 FEET; THENCE SOUTH 19°15'00" EAST A DISTANCE OF 527.34 FEET; THENCE SOUTH 25°04'00" WEST A DISTANCE OF 70.79 FEET; THENCE SOUTH 56°11'20" WEST A DISTANCE OF 24.66 FEET; THENCE SOUTH 03°25'00" WEST, A DISTANCE

EXHIBIT A

OF 23.57 FEET; THENCE SOUTH 19°48'40" WEST, A DISTANCE OF 17.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85°35'20" EAST A DISTANCE OF 94.04 FEET; THENCE SOUTH 23°48'18" WEST, A DISTANCE OF 73.24 FEET; THENCE NORTH 65°23'21" WEST, A DISTANCE OF 85.65 FEET; THENCE NORTH 23°48'18" EAST, A DISTANCE OF 22.81 FEET; THENCE NORTH 10°40'10" WEST, A DISTANCE OF 14.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,356 SQUARE FEET (0.07 ACRES) MORE OR LESS.

AMELIA VILLAGE CIRCLE PARCEL 4

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 (ALA) 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 380.00 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 149.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 81°34'14" EAST AND A CHORD DISTANCE OF 144.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 87°39'33" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 43.96 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 370.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 127.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 80°29'27" EAST AND A CHORD DISTANCE OF 136.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 72°38'27" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 29.50 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 180.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 149.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 83°23'31" EAST AND A CHORD DISTANCE OF 145.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 59°45'33" EAST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 52.50 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 245, PAGE 406 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 04°00'00" EAST ALONG THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 245, PAGE 406, A DISTANCE OF 200.96 FEET; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY NORTH 15°30'00" EAST A DISTANCE OF 229.16 FEET; THENCE SOUTH 61°28'54" EAST ALONG THE NORTHERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 245, PAGE 406 A DISTANCE OF 139.37 FEET; THENCE NORTH 15°30'00" EAST A DISTANCE OF 35.14 FEET; THENCE NORTH 68°47'17" WEST A DISTANCE OF 376.76 FEET; THENCE NORTH 29°30'00" EAST A DISTANCE OF 232.00 FEET; THENCE SOUTH 69°00'00" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 28°20'29" EAST, A DISTANCE OF 112.00 FEET; THENCE SOUTH 66°45'31" EAST A DISTANCE OF 215.00 FEET; THENCE SOUTH 19°15'00" EAST A DISTANCE OF 527.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28°04'00" WEST, A DISTANCE OF 70.79 FEET; THENCE NORTH 71°27'06" WEST, A DISTANCE OF 61.65 FEET; THENCE

NORTH 29°45'00" WEST, A DISTANCE OF 19.14 FEET; THENCE NORTH 68°56'11" EAST, A DISTANCE OF 28.85 FEET; THENCE SOUTH 64°37'54" EAST, A DISTANCE OF 2.81 FEET; THENCE NORTH 25°04'00" EAST, A DISTANCE OF 41.50 FEET; THENCE SOUTH 65°00'33" EAST, A DISTANCE OF 64.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.100 SQUARE FEET (0.18 ACRES) MORE OR LESS.

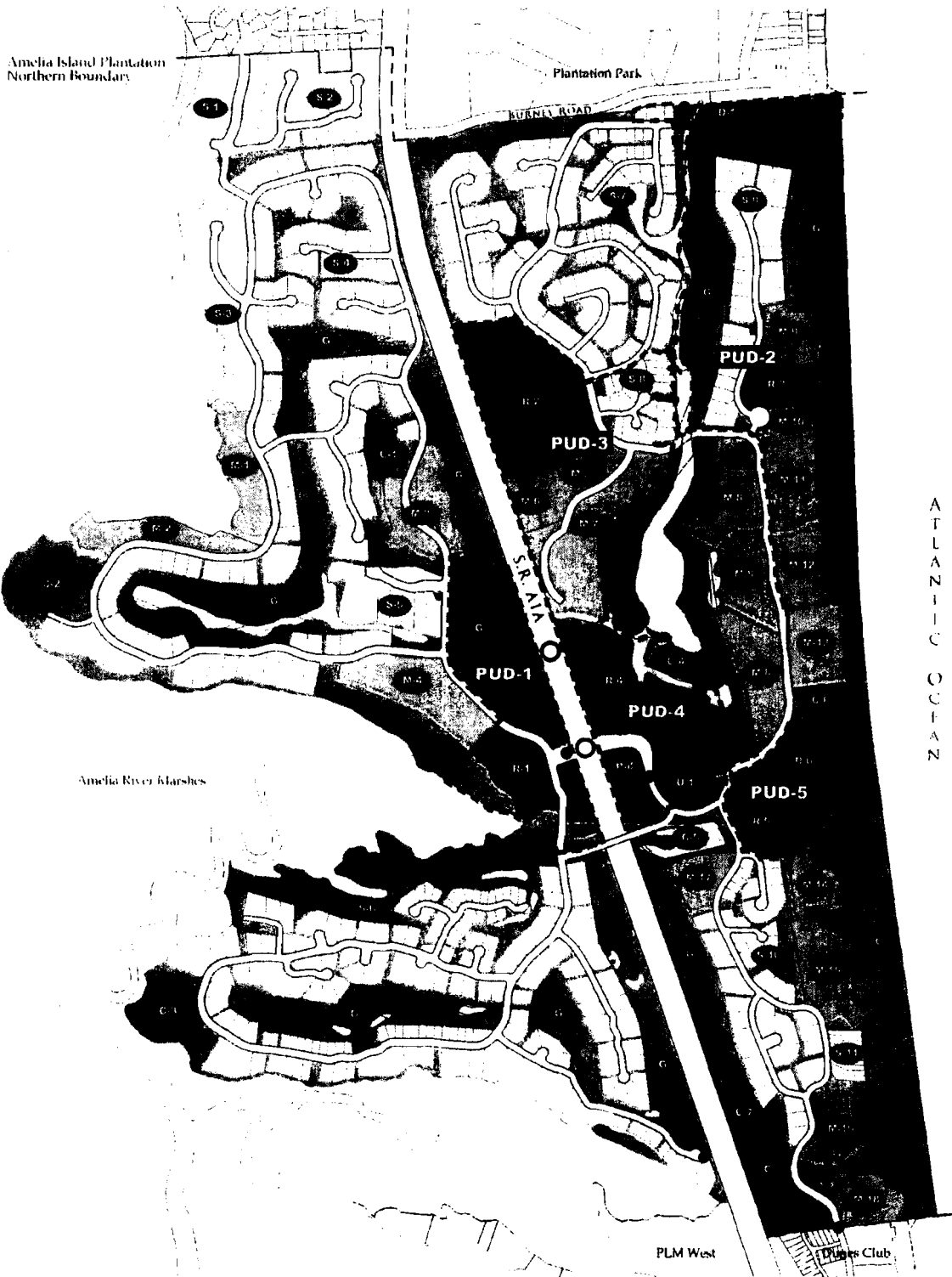


EXHIBIT B

• PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN
REVISED NOVEMBER 15, 2006

LEGEND:

- ROUNDABOUT
- PRIVATE ACCESS POINT
- LIMITED PUBLIC ACCESS POINT

USES:

- , etc. SINGLE-FAMILY RESIDENTIAL
- , etc. MULTI-FAMILY RESIDENTIAL
- , etc. RESORT
- , etc. COMMUNITY AND CONSERVATION
- , etc. UTILITY
- , etc. GOLF
- , etc. BURNEY ROAD BEACHFRONT PARK
- , etc. PUD PARCELS

PUD-1, etc.

NOTE: PUD PARCEL BOUNDARIES ARE GENERAL
DEPICTIONS OF SUB-AREAS AND ARE NOT
INTENDED TO SUBSTITUTE FOR LEGAL
DESCRIPTIONS.

Howard M. Landers Consulting, LLC

SCALE 1" = 800'



Amelia Island Plantation

EXHIBIT C
DEVELOPMENT CONDITIONS
AMELIA ISLAND PLANTATION
PLANNED UNIT DEVELOPMENT

January 8, 2007 Amendment

The design and development of The Amelia Island Plantation PUD will be subject to the following Development Conditions which are hereby made part of the development approval for the property and which shall be recorded as part of the covenants and restrictions attached to the deed for each parcel conveyed in the development.

1. Background: Development on the Amelia Island Plantation Resort (Project) commenced in 1972. The original planning for the Project was highly recognized for numerous planning innovations, including application of the principles of the lead planner, Ian McHarg, as set forth in his book Design with Nature. While it was prepared prior to Nassau County having adopted a Zoning Code and, particularly a Planned Unit Development (PUD) zoning overlay, McHarg's master plan incorporated many of the planning and design principals that are common in PUD ordinances today. Over the past 30+ years, development of the Plantation has continued to respect the original master plan and to respect the design principles set forth by McHarg. Also, the Project has received numerous planning, environmental and resort industry awards.

In 1982 and 1983, Amelia Island Company and other property owners commenced pursuit of development opportunities on lands to the south of the developed area. In order for the existing planned development, as well as that proposed lands to the south to be in compliance with Chapter 380.06, Florida Statutes, Amelia Plantation Company (subsequently reorganized as Amelia Island Company) and others entered into a "Planning and Regulatory Agreement", June 3, 1983, (P&RA) with the Florida Department of Community Affairs. The Agreement has undergone three amendments. The Agreement addressed development that was agreed to be "vested" under Chapter 380 and which could be developed on approximately 900 acres defined as the Plantation Lands.

In the mid-1970's, Nassau County adopted its Zoning Ordinance and applied zoning designations to the Plantation Lands based on the existing development patterns and proposed uses. In 1984, Nassau County added a Planned Unit Development district to its Zoning Ordinance. In connection with further development activities in 1984 and 1985,

Amelia Island Company worked with the County to rezone approximately 133 acres of the 900 acre resort to PUD.

2. General Conditions: The Project will continue to be developed, renovated and renewed as a multi-use resort community in sub-parcels and in phases as may be delineated by Final Development Plans (FDP) for the project. The Preliminary Planned Unit Development Plan (PDP) for the Project depicts the general location of the residential, resort, recreation, preservation and supporting uses to be developed in the Project. The PDP incorporates by reference the terms of these Development Conditions and the Developer's statements made in the related rezoning application, dated August 16, 2006, which collectively set forth the Developer's written plan of development for the Project.

The final location of residential, resort and supporting use areas, roads, recreation/open space areas, and any other uses will be depicted on the FDP for particular phases of the Project and subject to the approval of the County Staff, Planning and Board, and/or County Commission.

If there is any inconsistency in these terms and conditions with any County Ordinance or requirements, these Development Conditions shall govern.

3. Specific Conditions:

- a. Ownership and Maintenance: The Project and related facilities will be owned, maintained and operated as follows:

- 1) Common Areas and Project Amenities: All common areas, including streets and roads, and common preservation areas are and shall be managed by Amelia Island Plantation Community Association, Inc. ("AIPCA"), which was established by the Developer through deed Covenants and Restrictions and which has been in operation for several years. The roadways and stormwater management facilities shall remain private and shall be maintained and operated by AIPCA; except that stormwater facilities in the golf courses shall be maintained and operated by the Developer. Any deed from the Developer to third party purchasers in the project will incorporate such Covenants and Restrictions by reference in each deed. Such deed restrictions created by the Covenants and Restrictions shall run with the land in order to protect both present and future property owners within the Project. Membership in the AIPCA shall be mandatory for all property owners within the portion of the Project governed by such entity. The AIPCA shall manage all common areas, recreational

and open space and recreational facilities that are not dedicated to the public and that are within the lands that are subject to the jurisdiction of the AIPCA; shall provide for the maintenance, administration and operation of such portions of the Project and any other lands within the Project not publicly or privately owned; and shall secure adequate liability insurance governing such areas owned or operated by the AIPCA.

- 2) Utilities: Ownership, maintenance and operation of the water, sewer, electrical, telephone and other service utilities will be the responsibility of the respective franchise companies serving the area. Appropriate easements over the private streets and other areas of the Project will be granted as needed to support the provision of such services.

b. Permitted Uses: The following uses are permitted as illustrated on the PDP. The land area encompassed by the PDP contains five parcels. The uses permitted in these parcels are as defined below:

- 1) Undeveloped Development Rights: Given the history of development within the PUD, a significant level of development has occurred within PUD Parcels 2 through 5. As defined in the latest PDP, August 2, 2004, the following quantities of Development Rights remained to be developed: 54,596 s.f. retail space, 11,500 s.f. office space, 112,719 s.f. resort support/specialty retail, one (1) hotel units, and 3 single-family and 145 multi-family residential units. These remaining undeveloped uses may be developed in any of the five PUD Parcels as further described below.
- 2) Redevelopment of Uses: Further, given the history of development within the PUD, a significant level of development has occurred within PUD Parcels 1 through 5. Redevelopment of such uses, in the same land use categories as listed in paragraph 1), shall be permitted to be redeveloped. Such redeveloped uses shall also be developed in the five PUD Parcels as further described below.
- 3) Conversion of Uses: Any of the remaining undeveloped development rights and any of the rights that can be redeveloped may be converted to other uses as listed in paragraph 1) above based on the ratios and procedures as set forth in the Land Use Conversion Table (Table 1), provided on the last page of these conditions, as agreed to by DCA in the latest amendment to the P&RA.
- 4) Minimum Amount of Development Uses: A "Flexibility Provision" is also included within the P&RA which defines minimum amounts of commercial, office and hotel uses that are to be developed within the geographic area as defined in the P&RA. To the extent of these uses that are defined by this PUD, these minimal amounts of development will apply as defined in Table 2 of these Conditions.

Table 2 – Flexibility Provision (1)

Land Use	Modified Vested Plan	Minimum Amount
Commercial	94,800 GSF	69,404 GSF
Office	16,500 GSF	5,000 GSF
Hotel	600 Rooms	450 Rooms

Notes: (1) This table is contained in the P&RA and therefore applies to the land area encompassed by the P&RA. Only a portion of the Residential units are located in the PUD.

- 5) Allocation of Uses: The allocation of uses, along with any conversion of remaining and redevelopment uses, shall be defined by five PUD Parcels as to the specific uses and amount of each use with the filing of each FDP. Such allocation of uses shall not require further amendment to this PUD Ordinance providing that additional land is not incorporated into the respective parcels. At the filing of each FDP or amendment to a FDP, the Developer shall provide a separate status report which documents any redevelopment and conversion of uses, and the cumulative allocation of uses by PUD Parcel.
- 6) Permitted uses within the respective PUD Parcels shall be as follows:
 - a) Parcel PUD-1, Amelia Links: Permitted Uses: Hotel units; restaurant and other food service; bars; members' club; multi-family housing; golf facilities including fairways, driving range, putting green, pro shop, cart storage and other uses; swimming pools and other supportive game and recreational uses; parking, including parking within the building envelop; and related supportive uses.
 - b) Parcel PUD-2, Ocean Club: Permitted Uses: Single-family and multi-family residential units; beach club with restaurant, bar, snack bars, and ancillary uses; swimming pools and other supportive game and recreational uses; golf fairways; and related supportive uses.
 - c) Parcel PUD-3, Racquet Park: Permitted Uses: Single-family and multi-family residential units; restaurants; bars; snack bars; health and fitness facilities; tennis facilities including courts, stadium center court and practice facilities; swimming pools and other supportive game and recreational uses; supportive retail uses; and related supportive uses.
 - d) Parcel PUD-4, Amelia Village: Permitted Uses: Reception and resort management facilities; hotel units; restaurants; bars; retail commercial uses as further defined in paragraph 10) below; administrative offices; general office space; single-family and multi-family residential; health and fitness facilities; swimming pools and other supportive game and recreational uses; chapel;

employee support facilities; surface and structured parking including parking within the building envelop; and related supportive uses.

- e) Parcel PUD-5, Amelia Inn: Permitted Uses: Hotel units; conference and convention facilities; restaurants; bars; multi-family residential; swimming pools and other supportive game and recreational uses; retail commercial uses as further defined in paragraph 10) below; administrative offices; surface and structured parking including parking within the building envelop; and related supportive uses.
 - 6) Retail Commercial Uses permitted in all five PUD Parcels shall be as defined in *Section 16.01 Commercial, General: CG – Permitted Uses and Structures of the Nassau County Zoning Code* (see attachment C-1), except that funeral homes, gasoline dispensing facilities, and travel trailer parks and campgrounds shall not be permitted.
 - 7) Alcoholic beverages: Notwithstanding the provisions of *Section 33 – Distance Restrictions of Vendors of Alcoholic/Intoxicating Beverages from Churches and Schools, Section 16.03 Commercial, General: CG – Conditional Uses, Section 16.04 Commercial, General: CG – Special Restriction* (see attachment C-1), and other similar Sections of the Nassau County Zoning Code, and in accordance with County Ordinances 98-12 and 2003-23, the sale and consumption of alcoholic beverages shall be permitted in the facilities within the PUD.
 - 8) Common Open Space and Recreation: Any reduction in the open space and recreation land area as shown on Exhibit B, Preliminary Development Plan, will require an amendment to this PUD Ordinance.
- c. Temporary Uses: The following temporary uses are permitted:
- 1) Temporary construction buildings and trailers as needed to support the construction process. The Developer shall indicate the location of said units on any appropriate FDP. The temporary construction buildings and trailers shall be removed within thirty (30) days of completion of the improvements for which they were intended, provided that the right to utilize such temporary facilities shall continue until build-out of the Project.
 - 2) The temporary facilities may utilize temporary pump-out sewerage storage tanks from vendors that are appropriately licensed, and temporary overhead electrical service. All such facilities will be removed upon removal of the temporary facilities.
 - 3) Temporary Event and Entertainment Facilities: Temporary facilities (such as open or enclosed tents, portable sanitary facilities, spectator seating, vendors stands or carts, etc.) to support special events (such as a tennis tournament or major conference) shall be permitted subject to appropriate County and other regulations.

d. Access, Circulation and Traffic: The PUD is a portion of a larger development as well as other related developments that are commonly referred to as "Amelia Island Plantation". As such, some of the accesses to the PUD traverse portions of the Plantation that are not encompassed by the PUD. The following access standards, including such joint accesses, apply:

- 1) Primary Access: Access to the site from SR-A1A is and will continue to be provided at four locations:
 - a. At the southern roundabout on State Road A1A: Public access to the east for general access to resort check-in facilities and to the Village shops; Controlled access to the west that is limited to residents and employees.
 - b. At the northern roundabout on State Road A1A: Public access to the east to the Village Shops as well as for general access resort check-in facilities.
 - c. At Racquet Park: General public access to parking which provides access to the restaurant at Racquet Park only; Controlled access that is limited to residents and employees.
 - d. South of the southern roundabout: Controlled access to the east that is limited to employees and delivery services.
- 2) Secondary Access: There are three access point that enable linkage to related developments to the north and south of the site:
 - a. Osprey Village/Plantation Park: A golf cart, golf maintenance and multi-purpose path that goes under Burney Road on the northern boundary of the site enables residents of the Osprey Village retirement community to enter the site and golf and golf maintenance vehicles to circulate between the two developments.
 - b. PLM West (Long Point): A golf cart, golf maintenance and multi-purpose path on the southern boundary enables residents of PLM West to enter the site and golf and golf maintenance vehicles to circulate between the parts of the greater Amelia Island Plantation community.
 - c. Dunes Club: Streets, golf cart paths and multi-purpose trails link the Dunes Club development south of the site so that Dunes Club is an integral part of the overall Amelia Island Plantation resort. One controlled entrance provides access from SR-A1A into the Dunes Club site.
- 3) Construction Access: Construction access through the controlled accesses and the Dunes Club connection may be permitted as needed to facilitate circulation during construction.
- 4) Emergency Access: The Developer and AIPCA shall coordinate and enable access by emergency service vehicles through all gated entrances as defined in 1) and 2) above.

- 5) **Vehicular Access and Circulation:** Vehicular access and circulation within the resort community shall be as controlled by the AIPCA.
- 6) **Pedestrian Access:** The general public shall have access to the same areas that are accessible by vehicle as defined above. Pedestrian and bicycle circulation is provided throughout the Project, as determined by the AIPCA.
- 7) **Beach Access:** The Developer has provided the Burney Road Park property in PUD Parcel 2 and associated improvements for the provision of public beach access and parking in fulfillment of Ordinance No. 85-2, Exhibit C, paragraph 10.

e. **Development Standards:** The development shall be subject to the following standards: These standards have been incorporated in the Covenants and Restrictions that are applicable to the Project. Compliance with these standards is determined by a Design Review Board, which has powers defined in the Covenants and Restrictions.

- 1) **Building and Lot Restrictions:** Since Amelia Island Plantation has been under development for over 30 years, numerous buildings and sites have been developed that have established a variety of building and lot conditions. Development that will occur in the future will consist of infill and redevelopment projects. Given the established pattern of these areas, each future project shall be respectful of these established patterns. The setbacks for each development project will be established on the FDP. The following standards (Table 3) shall guide the final design of each development project and will be subject to review during the FDP process

Note: Table 3 is provided on the following page:

Table 3: Site and Building Development Standards

PUD Parcel	Building Heights	Parking Structure Heights	Building Setbacks from A1A Right-of-Way	Parking Structure Setbacks from A1A Right-of-Way
PUD 1 Amelia Links	Five stories over one level of parking	Ground level plus two structured levels (1)	25 feet for first 2 stories; additional 5 feet for each additional story	15 feet
PUD 2 Ocean Club	Seven stories over two levels of parking (2)	Not applicable	Not applicable	Not applicable
PUD 3 Racquet Park	Five stories over one level of parking	Ground level plus two structured levels	25 feet for first 2 stories; additional 5 feet for each additional story	15 feet
PUD 4 Amelia Village	Five stories over one level of parking	Ground level plus two structured levels	25 feet for first 2 stories; additional 5 feet for each additional story	15 feet
PUD 5 Amelia Inn	Seven stories over one story of a service basement or parking	Ground level plus two structured levels	Not applicable	Not applicable

Notes:

(1) A parking "level" is not equivalent to a building story in that floor heights are typically shorter and there is no building mass above the top level.

(2) By prior commitment, within 200' of the northern boundary of Parcel PUD-2, Ocean Club, the maximum building height shall not exceed 35'.

2) Open Space, Preservation and Buffer Areas: Since Amelia Island Plantation has been under development for over 30 years, there is an extensive established system of open space, preservation and buffer areas. Development that will occur in the future will consist of infill and redevelopment projects. Given the established pattern of these areas, each future project shall be respectful of these established patterns, and the relationship of each development project will be established with the preparation and review of the FDP for each development project. The development or enhancement of buffers within future projects will be subject to the following guidelines.

- a. **A1A Buffers**: Landscape buffers shall be provided in any FDP site that abuts the A1A right-of-way (ROW) and a planted buffer the full width of the respective A1A setbacks as defined in Table 3 above shall be provided. Said buffer area shall be planted with materials that are consistent with established buffers in the vicinity of the FDP site. Trails, access roads and parking areas may be located within the buffer areas if and as approved in the FDP. Part of the established vegetative buffering along A1A is actually within the ROW. The Developer maintains this buffer and shall continue to do so.
- b. **Parking Structure Buffers**: To the extent possible given specific site conditions, the perimeter of all parking structures shall be buffered by intensive landscape

plantings within a 10-foot wide buffer area. A minimum of 70% of the perimeter of the structure that does not abut another building shall be designed with trellises, grillwork or similar architectural fixtures to support vines that will be planted as a part of the landscape materials. 100% of any façade facing the A1A ROW shall be landscaped to this standard.

- 3) Streets: The streets within the Project shall be private and continue to be developed under the established standards.

4) Signage:

Permanent and Temporary Signage: The Project may have an entry feature and related project identification signage at the Primary and Secondary Access points as defined in paragraph 3.d. above. All signage design related to individual projects shall be in accordance with the standards existing throughout the Plantation as approved in each FDP.

- 5) Tree Protection: All due effort will be made to protect and maintain as many healthy trees on the site as possible. The following standards shall apply:

- a. Professional Arborist Evaluation: Prior to the preparation of each FDP, a tree survey will be prepared and the health of all trees on the site will be evaluated by a professional, certified arborist to determine health of all native trees as defined by the County's tree ordinance. The removal of any existing live oak, magnolia or other native hardwood trees that are determined to be unhealthy and in need of removal shall be identified in the landscape plan, and removal of such trees shall not require mitigation.
- b. Streets, Driveways and Parking Lots: All streets, driveways and parking lots shall be designed and constructed at a minimum elevation above existing grade with minimum fill. The pavement shall be impervious with the asphalt pavement and sub-base being designed to County standards. Decorative pavement inserts shall be permitted. Pervious pavement materials (such as brick or concrete pavers) may be used on the advice on an arborist for the protection of tree root zones. The edge of the pavement of streets shall be at least 2 feet from the base of trees. No separation is required between the edge of the pavement of the driveways and parking lots and the base of trees.
- c. Building Foundations: All habitable buildings that are elevated above existing grade shall be constructed on stem-wall, pier or pile foundations. Non-habitable buildings, such as garages and storage buildings, may be constructed at grade.
- d. Building Siting: All buildings are to be designed and sited within their respective sites so as to maximize the protection of native hardwood trees. The removal of trees within building lots shall be governed by the Design Review Board as

- provided in the Covenants and Restrictions.
- e. **Tree Mitigation:** Replacement trees that are required for the mitigation of trees removed within any development site may be planted anywhere within the Plantation. Priority for locating such trees will be as follows: 1. On the subject development site; 2. To augment buffer areas along A1A; 3. To fill in voids in the oak canopy throughout the Plantation. All mitigation trees shall be of the species removed. All trees that are planted to mitigate tree removal shall be planted in a location that will support growth of the trees to their normal mature size.
 - f. **County Tree Ordinance:** With the exception of the standards defined above, nothing contained herein shall alter the applicability of the provisions of Article 37 of the Zoning Code, as may be amended from time to time.
- 6) **Landscaping:** All landscaping within each development Project shall be in accordance with the standards established by the Developer and AIPCA and in accordance with the Covenants and Restrictions. A landscape plan for each phase of development shall be submitted with the FDP. Invasive and prohibited vegetation that may damage native materials will be removed. Recreational trails that are surfaced with asphalt, crushed shell, mulch or asphalt may be allowed to meander through open space and buffer areas and shall be defined on the landscape plan. No site clearing shall occur on the site until approval of the FDP and attendant landscape plan.
- 7) **Site Construction Standards:** Except as approved with each FDP, all development in the Project shall be in accordance with the County's subdivision and land development standards, applicable State standards and the standards of applicable utility providers with respect to any electrical and other utilities, in effect as of the date of this Ordinance. Prior to the issuance of any building permit, other than foundation-only permits, for a residential building or recreational facilities, water mains and fire hydrants shall be installed and operational and the sub-base of adequate streets to provide access to construction sites shall be stabilized.
- 8) **Parking:** Parking shall be provided in accordance with each FDP.
- 9) **Utilities:** All sewer, water, electrical, telephone and cable distribution lines, and collection lines will be constructed underground where possible. Above ground utility elements such as water tanks, transformers and switching boxes will be screened and/or landscaped as permitted by utility regulations. All utilities shall be provided in accordance with the rules and regulations established by the appropriate governmental agency. Ownership, maintenance and operation of the water, sewer, electrical, telephone and other service utilities will be the responsibility of the respective franchise companies serving the area. Temporary overhead power and

telephone lines as well as construction "drop" poles at each structure may be used during construction until such time as underground service is available.

10) Multi-purpose Trails:

- a) A system of multi-purpose trails with a minimum width of five (5) feet has been installed throughout the Project to provide a non-vehicular circulation system throughout the Project. Such walkways may meander to avoid existing trees and to add variety to the landscape design.
- b) Modifications to the trail system undertaken during further development or redevelopment within the PUD shall be clearly indicated on any FDP and the maintenance of continuity of the trail system shall be demonstrated.

11) Site Lighting: A site lighting system incorporating street lights, parking lot light, entry area lighting and special decorative lighting has been installed throughout the Plantation. Modifications to the site lighting system undertaken during further development or redevelopment within the PUD shall be consistent with the established lighting character and shall be indicated on any FDP.

12) Stormwater Management Facilities: Amelia Island Plantation is served by a fully permitted and developed stormwater management system subject to permits granted by the SJRWMD. Modifications to the stormwater system undertaken during further development or redevelopment within the PUD shall be subject to appropriate modifications to all required SJRWMD permits, and any applicable County permits, and shall be obtained before final approval of any FDP.

f. FDP Review Procedures: The following additional procedures shall apply to the review of FDPs.

- 1) Notice Requirement: Posted notices will be provided and letter notices via first class mail shall be provided by the Developer to the owners of all properties within 300 feet of the FDP site. The mailing list shall be obtained from the Property Appraiser's office and the list and copy of the notice shall be provided to the DRC as part of the FDP file.
- 2) In addition to the FDP standards provided in the County's Zoning Code and the development conditions established herein, the Development and Review Committee, the Planning and Zoning Board and the Board of County Commissioners shall consider compatibility with the established character of surrounding existing development.

g. Public Disclosure: The Developer, or its designated successor, assignee or designee, will be required to maintain a copy of the approved Ordinance, including PDP and these Conditions in any sales office, or designated location, of the Developer which is available for inspection by project property owners, including the posting for public viewing of the PDP in any sales office.

REVISED TABLE 7
Amelia Island Plantation
LAND USE EXCHANGE TABLE

11/14/06

Table 1: Land Use Conversion Table (Condition 3.b.1)

	TO	HOTEL ROOMS	SINGLE FAMILY DU	LUXURY CONDOMINIUM DU	RACQUET/TENNIS CLUB SF	HEALTH & FITNESS CLUB SF	CONFERENCE CENTER SF	GENERAL OFFICE SF	SPECIALTY RETAIL/RESORT SUPPORT SF	COMMERCIAL SF
SINGLE FAMILY DU		1.4177	1.0000	1.1748	5793.1034	1592.4171	4941.1765	560.0000	253.9683	118.39
LUXURY CONDOMINIUM DU		1.2068	0.8512	1.0000	4931.0345	1355.4502	4205.8824	476.6967	216.1754	100.78
RACQUET/TENNIS CLUB SF		0.00024	0.0002	0.0002	1.0000	0.2749	0.8529	0.0967	0.0438	0.0204
HEALTH & FITNESS CLUB SF		0.00089	0.0006	0.0007	3.6379	1.0000	3.1029	0.3517	0.1595	0.0743
CONFERENCE CENTER SF		0.00029	0.0002	0.0002	1.1724	0.3223	1.0000	0.1133	0.0514	0.0240
GENERAL OFFICE SF		0.00253	0.0018	0.0021	10.3448	2.8436	8.8235	1.0000	0.4535	0.2114
SPECIALTY RETAIL/RESORT SUPPORT SF		0.00558	0.0039	0.0046	22.8103	6.2701	18.4559	2.2050	1.0000	0.4662
COMMERCIAL SF		0.01197	0.0084	0.0099	48.9310	13.4502	41.7363	4.7300	2.1451	1.0000

Code - Land Use	Trip Rates*	Maximum Units to Convert
210 - Single Family	0.336/DU	3 DUs
233 - Luxury Condominium/Townhouse	0.286/DU	145 DUs
310 - Hotel	0.237/Room	1 Room
491 - Racquet/Tennis Club	0.066/1000 SF	18,683 SF
492 - Health & Fitness Club (ie: Ocean Club)	0.211/1000 SF	19,780 SF
500 - Conference Center	0.068/1000 SF	31,109 SF
710 - General Office	0.600/1000 SF	11,600 SF
814 - Specialty Retail/Resort Support	1.323/1000 SF	43,147 SF
820 - Commercial	2.838/1000 SF	54,596 SF

*Source: Average PM Peak Hour Rates from "Trip Generation", 7th Edition, ITE,
adjusted by Amelia Island Plantation trip reduction factor determined from actual traffic counts collected 6-8/2006

EXAMPLE: How many Hotel Rooms can be built instead of 10,000 SF of Commercial?
from Commercial to Hotel Rooms: $10,000 \times 0.01197 = 120$ Hotel Rooms
Check: 10,000 SF of Commercial = 28 PM peak hour trips
120 Hotel Rooms = 28 PM peak hour trips