

AN ORDINANCE AMENDING THE FRANKLIN COUNTY COMPREHENSIVE PLAN TO AMEND THE FUTURE LAND USE ELEMENT TO CHANGE THE NAME OF THE RESORT LAND USE CATEGORY TO RESORT VILLAGE, TO MODIFY THE ALLOWED USES IN THIS RESORT VILLAGE CATEGORY, AND TO CHANGE THE LAND USE DESIGNATION ON A TRACT CONTAINING APPROXIMATELY 58 ACRES EAST AND SOUTH OF THE ST. GEORGE ISLAND PLANTATION AIRPORT FROM RESIDENTIAL AND RESORT TO RESORT VILLAGE.

**ORDINANCE 2004-43
FRANKLIN COUNTY, FLORIDA**

WHEREAS, the Franklin County Board of County Commissioners has received a request to modify the existing Resort land use category and change the land use designation on approximately 58 acres of land in the St. George Island Plantation to this new designation, and

WHEREAS, the residents and property owners in St. George Island Plantation have overwhelmingly supported this change, and

WHEREAS, the Franklin County Board of County Commissioners has conducted a public hearing with due public notice,

NOW, THEREFORE, BE IT ORDAINED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that the Policy 2.2(k) of the Land Use Element be amended to read as follows:

(k) Resort Village: This category may be imposed, through an amendment to the Future Land Use Map series, only to that approximately 58 acres known as the "Resort Village" property, which consists of the Plantation Commercial Area adjacent to the St. George Island Airport, as shown on Exhibit "A" to the St. George Island Development of Regional Impact Development Order, recorded in O.R. Book 143, Page 635, Public Records of Franklin County, Florida, less the portions known as Nick's Hole Phase I, Nick's Hole Phase II, the Bluffs Phase I, and the Bluffs Phase II, which have all been platted single family residential.

Impervious surfaces shall not exceed more than 20% of the land area designated within the category. For the purposes of this land use category, an additional 10% semi-pervious paving surface, which allows a permeability of at least 33% may be allowed. Total semi-pervious surface and impervious surface shall not exceed more than 30%.

Land use activities within the Resort Village category may only include 1) 57 detached single family units served by individual aerobic treatment systems; 2) 12 individual condominium units located at the site of the Inn at Resort Village at 1488 Leisure Lane, to be served by an aerobic treatment system; 3) appropriate ancillary uses such as tennis courts, swimming pools, racquetball courts, shuffle board courts, fitness center, owners' meeting facility, and similar activities; and 4) appropriate

supporting infrastructure. The Resort Village category shall not include any commercial facilities or hotels.

The Future Land Use Map is hereby amended to change the approximately 58 acres east and south of the St. George Island Plantation Airport and west of Sea Palm Village, as shown in the attached map and described in Exhibit A, from Residential (approximately 43.3 acres) and Resort (approximately 14.6 acres) to Resort Village.

This ordinance adopted this 7th day of September, 2004, in a regular meeting of the Franklin County Board of County Commissioners after notice was duly given and pursuant to Chapter 163, Florida Statutes.

THE FRANKLIN COUNTY BOARD
OF COUNTY COMMISSIONERS

ATTEST: 
Kendall Wade, Clerk

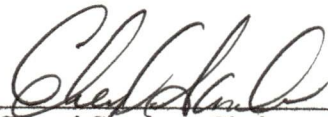
By: 
Cheryl Sanders, Chairman

EXHIBIT A

Begin at a concrete monument marking the Northeast corner of The Bluffs, Phase II, a subdivision as per map or plat thereof recorded in Plat Book 5, Page 46 of the Public Records of Franklin County, Florida, said concrete monument lying on the Southeasterly right-of-way boundary of Leisure Lane on a curve concave to the Northwesterly, thence run along said right-of-way boundary as follows: Northeasterly along said curve with a radius of 832.00 feet thru a central angle of 19 degrees 27 minutes 13 seconds for an arc distance of 282.49 feet, the chord of said arc being North 45 degrees 06 minutes 07 seconds East 281.14 feet to a re-rod marking a point of compound curve, thence Northeasterly along said compound curve with a radius of 593.00 feet thru a central angle of 47 degrees 31 minutes 01 seconds for an arc distance of 491.79 feet, the chord of said arc being North 11 degrees 37 minutes 17 seconds East 477.82 feet, to a re-rod, thence North 12 degrees 07 minutes 44 seconds West 466.56 feet to a nail and cap marking a point of curve to the right, thence Northwesterly along said curve with a radius of 602.10 feet thru a central angle of 21 degrees 16 minutes 22 seconds for an arc distance of 223.55 feet, the chord of said arc being North 01 degrees 29 minutes 56 seconds West 222.26 feet to a re-rod, thence North 09 degrees 08 minutes 29 seconds West 167.29 feet to a re-rod marking a point of curve to the right, thence Northeasterly along said curve with a radius of 158.71 feet thru a central angle of 66 degrees 53 minutes 25 seconds for an arc distance of 185.29 feet, the chord of said arc being North 42 degrees 34 minutes 02 seconds East 174.94 feet, to a re-rod, thence North 76 degrees 14 minutes 01 seconds East 15.01 feet to a re-rod marking a point of curve to the left, thence Northeasterly along said curve with a radius of 544.63 feet thru a central angle of 01 degrees 34 minutes 21 seconds for an arc distance of 14.96 feet, the chord of said arc being North 75 degrees 44 minutes 32 seconds East 14.95 feet to a concrete monument marking the Northwest corner of Sea Palm Village, a subdivision as per map or plat thereof recorded in Plat Book 4, Page 27 of the Public Records of Franklin County, Florida, thence leaving said right-of-way boundary run along the Westerly boundary of said subdivision as follows: South 31 degrees 31 minutes 52 seconds East 474.99 feet to a concrete monument, thence South 07 degrees 43 minutes 23 seconds West 334.34 feet to a concrete monument, thence South 31 degrees 31 minutes 04 seconds East 893.00 feet to the mean highwater line of the Gulf of Mexico, thence leaving said subdivision boundary run South 59 degrees 22 minutes 07 seconds West along said mean highwater line 958.70 feet to the Easterly boundary of said The Bluffs, Phase II, thence run North 31 degrees 16 minutes 36 seconds West along said subdivision boundary 406.25 feet to the POINT OF BEGINNING containing 20.63 acres, more or less.

ALSO:

Commence at a concrete monument marking the Northwest corner of Sea Palm Village, a subdivision as per map or plat thereof recorded in Plat Book 4, Page 27 of the Public Records of Franklin County, Florida and thence run South 87 degrees 54 minutes 44 seconds West 198.52

feet to a concrete monument on the Westerly right-of-way boundary of Leisure Lane, said concrete monument lying on a curve concave to the Southeasterly and marking the POINT OF BEGINNING. From said POINT OF BEGINNING thence run along the Westerly right-of-way boundary of Leisure Lane as follows: Southwesterly along said curve with a radius of 258.71 feet thru a central angle of 27 degrees 30 minutes 15 seconds for an arc distance of 124.19 feet, the chord of said arc being South 22 degrees 50 minutes 43 seconds West 123.00 feet, thence South 09 degrees 05 minutes 36 seconds West 167.30 feet to a point of curve to the left, thence Southerly along said curve with a radius of 702.10 feet thru a central angle of 21 degrees 16 minutes 22 seconds for an arc distance of 260.68 feet, the chord of said arc being South 01 degrees 32 minutes 35 seconds East 259.18 feet, thence South 12 degrees 10 minutes 46 seconds East 466.55 feet to a point of curve to the right, thence Southwesterly along said curve with a radius of 493.00 feet thru a central angle of 47 degrees 31 minutes 09 seconds for an arc distance of 408.88 feet, the chord of said arc being South 11 degrees 34 minutes 48 seconds West 397.26 feet to a point of compound curve, thence Southwesterly along said compound curve with a radius of 732.00 feet thru a central angle of 08 degrees 51 minutes 00 seconds for an arc distance of 113.07 feet, the chord of said arc being South 39 degrees 45 minutes 53 seconds West 112.95 feet, thence leaving said right-of-way boundary run North 44 degrees 16 minutes 54 seconds West 2169.77 feet to the mean highwater line of Apalachicola Bay, thence run along said mean highwater line as follows: South 63 degrees 32 minutes 34 seconds East 100.65 feet, thence South 32 degrees 11 minutes 59 seconds East 148.41 feet, thence South 44 degrees 07 minutes 36 seconds East 54.51 feet, thence North 84 degrees 39 minutes 15 seconds East 169.86 feet, thence North 41 degrees 43 minutes 02 seconds West 193.26 feet, thence North 20 degrees 34 minutes 44 seconds West 270.50 feet, thence North 15 degrees 43 minutes 04 seconds West 167.08 feet, thence North 51 degrees 35 minutes 49 seconds East 89.49 feet, thence South 41 degrees 10 minutes 08 seconds East 227.54 feet, thence South 52 degrees 05 minutes 25 seconds East 123.65 feet, thence South 10 degrees 27 minutes 31 seconds East 57.08 feet, thence South 61 degrees 55 minutes 09 seconds East 122.94 feet, thence South 42 degrees 03 minutes 19 seconds East 104.71 feet, thence South 21 degrees 07 minutes 10 seconds East 233.80 feet, thence South 02 degrees 59 minutes 41 seconds West 79.58 feet, thence South 29 degrees 36 minutes 39 seconds West 66.57 feet, thence North 64 degrees 29 minutes 11 seconds West 96.76 feet, thence South 64 degrees 50 minutes 40 seconds West 53.82 feet, thence South 31 degrees 13 minutes 49 seconds East 231.69 feet, thence North 21 degrees 34 minutes 54 seconds East 46.94 feet, thence North 20 degrees 36 minutes 37 seconds East 39.24 feet, thence North 14 degrees 20 minutes 13 seconds East 78.45 feet, thence South 17 degrees 06 minutes 20 seconds East 80.09 feet, thence North 58 degrees 03 minutes 38 seconds East 28.16 feet, thence South 06 degrees 14 minutes 21 seconds East 54.85 feet, thence South 59 degrees 37 minutes 51 seconds East 75.39 feet, thence North 11 degrees 04 minutes 29 seconds West 225.64 feet, thence North 07 degrees 09 minutes 31 seconds East 59.45 feet, thence North 23 degrees 09 minutes 19 seconds East 45.95 feet, thence North 18 degrees 42 minutes 44 seconds East 40.54 feet, thence North 65 degrees 37 minutes 42 seconds East 110.74 feet, thence North 54 degrees 25 minutes 40 seconds East 50.41 feet, thence South 74 degrees 03 minutes 16 seconds East 45.84 feet, thence South 80 degrees 13 minutes 07 seconds East 42.31 feet, thence South 49 degrees 50 minutes 58 seconds East 96.47 feet, thence South 67 degrees 04 minutes 01 seconds East 32.93

feet, thence North 34 degrees 06 minutes 31 seconds East 59.73 feet, thence North 62 degrees 33 minutes 23 seconds East 42.71 feet, thence South 76 degrees 53 minutes 52 seconds East 59.26 feet, thence North 52 degrees 08 minutes 40 seconds East 96.34 feet to a re-rod on the Southerly boundary of Pelican Point, a subdivision as per map or plat thereof recorded in the Public Records of Franklin County, Florida, thence leaving said mean highwater line run North 87 degrees 41 minutes 17 seconds East along the Southerly boundary of said subdivision 289.91 feet to the POINT OF BEGINNING containing 27.16 acres, more or less.

ALSO:

Commence at a concrete monument marking the Northwest corner of Sea Palm Village, a subdivision as per map or plat thereof recorded in Plat Book 4, Page 27 of the Public Records of Franklin County, Florida and thence run South 87 degrees 54 minutes 44 seconds West 198.52 feet to a concrete monument on the Westerly right-of-way boundary of Leisure Lane, said concrete monument lying on a curve concave to the Southeasterly, thence run along the Westerly right-of-way boundary of Leisure Lane as follows: Southwesterly along said curve with a radius of 258.71 feet thru a central angle of 27 degrees 30 minutes 15 seconds for an arc distance of 124.19 feet, the chord of said arc being South 22 degrees 50 minutes 43 seconds West 123.00 feet, thence South 09 degrees 05 minutes 36 seconds West 167.30 feet to a point of curve to the left, thence Southerly along said curve with a radius of 702.10 feet thru a central angle of 21 degrees 16 minutes 22 seconds for an arc distance of 260.68 feet, the chord of said arc being South 01 degrees 32 minutes 35 seconds East 259.18 feet, thence South 12 degrees 10 minutes 46 seconds East 466.55 feet to a point of curve to the right, thence Southwesterly along said curve with a radius of 493.00 feet thru a central angle of 47 degrees 31 minutes 09 seconds for an arc distance of 408.88 feet, the chord of said arc being South 11 degrees 34 minutes 48 seconds West 397.26 feet to a point of compound curve, thence Southwesterly along said compound curve with a radius of 732.00 feet thru a central angle of 08 degrees 51 minutes 00 seconds for an arc distance of 113.07 feet, the chord of said arc being South 39 degrees 45 minutes 53 seconds West 112.95 feet, thence leaving said right-of-way boundary run North 44 degrees 16 minutes 54 seconds West 2200.80 feet to the mean highwater line of Apalachicola Bay for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 44 degrees 16 minutes 54 seconds West 2159.66 feet to a re-rod on the mean highwater line on said Apalachicola Bay, thence run along said mean highwater line as follows: North 74 degrees 49 minutes 04 seconds East 96.58 feet, thence North 51 degrees 35 minutes 31 seconds East 182.48 feet, thence North 32 degrees 50 minutes 33 seconds East 78.72 feet, thence South 18 degrees 46 minutes 42 seconds West 70.00 feet, thence South 30 degrees 14 minutes 38 seconds East 501.80 feet, thence South 53 degrees 20 minutes 17 seconds East 282.63 feet, thence South 35 degrees 39 minutes 11 seconds East 242.45 feet, thence South 49 degrees 45 minutes 47 seconds East 148.83 feet, thence South 19 degrees 21 minutes 49 seconds West 115.07 feet, thence South 40 degrees 06 minutes 51 seconds East 707.81 feet, thence South 35 degrees 26 minutes 02 seconds East 171.09 feet to the POINT OF BEGINNING containing 6.49 acres, more or less.

ALSO:

All of the interest of Leisure Lane, LLC, a Florida limited liability company wholly owned by SGI Limited Partnership, in that 100 foot wide private road commonly known as Leisure Lane and located in the Plantation, St. George Island, Florida. A description of Leisure Lane may be found in a deed from Resort Village Utility, Inc., Coastal Development Consultants, Inc., and Ben Johnson to Leisure Lane, LLC, recorded in Book 627, Page 241, Public Records of Franklin County, Florida.

All of the above described property containing in aggregate 58 acres, more or less.