

AN ORDINANCE RELATING TO A COASTAL CONSTRUCTION CODE FOR DESIGNATED BEACH PROPERTY LOCATED IN THE AREA KNOWN AS ST. GEORGE'S PLANTATION, FRANKLIN COUNTY, FLORIDA; PROVIDING A BUILDING CODE FOR INSURING PROTECTION OF THE BEACH DUNE SYSTEM, PROPOSED OR EXISTING STRUCTURES, AND ADJACENT PROPERTIES; ADOPTING AS AN ORDINANCE, BY REFERENCE, THE ST. GEORGE ISLAND DEVELOPMENT ORDER, AS AMENDED, RECORDED SEPTEMBER 20, 1977; PROVIDING FOR ADOPTION BY REFERENCE THE STANDARD BUILDING CODE; PROVIDING AMENDMENTS TO THE STANDARD BUILDING CODE; PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 84- 1

FRANKLIN COUNTY, FLORIDA

WHEREAS, the Board of County Commissioners finds that the State of Florida, through the Department of Natural Resources, proposes to recommend the adoption of a coastal construction control line throughout Franklin County, Florida, pursuant to Chapter 161, Florida Statutes; and

WHEREAS, this Commission deems it in the public interest to establish a coastal construction zoning and building code for a portion of St. George Island known as St. George's Plantation pursuant to specific legislative authority under Section 161.053(3)&(13), Florida Statutes; and

WHEREAS, this Commission finds that this Code, including the adoption by reference to the St. George Island Development Order, protects the shore line from erosion and safeguards adjacent structures;

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, FLORIDA, THAT:

1. TITLE: The provisions of this ordinance shall constitute the "Coastal Construction Building Code for St. George's Plantation," and shall be effective throughout the area known as St. George's Plantation, located between Twelfth Street West of St. George Island Gulf Beaches and Bob Sikes Cut, all as more specifically shown in Exhibit "A" hereto, located on St. George Island, Franklin County, Florida.

PURPOSE: The purpose of this Coastal Construction Building Code is to supplement the existing Standard Building Code by providing structural design standards for the construction of residential structures, enclosed commercial structures, or other substantial structures in certain areas on the property described in Exhibit "A." These standards address the special structural design considerations which are required by Section 161.053, Florida Statutes, for the protection of the beach and dune system, the proposed structure, and adjacent properties. This Code identifies the zone within which major construction shall be designed for the physical environmental conditions accompanying a major storm event.

3. ST. GEORGE ISLAND DEVELOPMENT ORDER ADOPTED:

The St. George Island Development Order, recorded September 20, 1977, at O.R. Book 143, page 635, and as amended August 26, 1982, recorded at O.R. Book 190, page 77, public records of Franklin County, Florida, is hereby adopted by reference as part of this Coastal Construction Building Code. The St. George Island Development Order shall not be abridged or modified in any manner except as to those provisions which may be in conflict with this Code. In such event, the provisions of this Code shall control.

4. CONTINUING EFFECT OF ST. GEORGE ISLAND DEVELOPMENT ORDER: No provision of the St. George Island Development Order which applies to lands other than those subject to this Code shall be superseded by this Code, and the St. George Island Development Order shall remain in full force and effect as to such lands.

5. ADOPTION OF STANDARD BUILDING CODE BY REFERENCE AND AMENDMENTS: The 1979 Edition of the Standard Building Code, Southern Building Code Congress International, Inc., is hereby adopted and incorporated as the Coastal Construction Building Code, and such Code is hereby amended as follows:

CHAPTER I  
ADMINISTRATION

SECTION 101 - TITLE AND SCOPE

101.5 - MAINTENANCE

Add the following paragraph:

Within the coastal construction building zone and the coastal conservation zone, as defined in Section 201, the beach and dune topography and vegetation shall remain undisturbed except as herein provided. If temporary excavation is performed (see Section 1301) the excavation shall be filled at least to the minimum elevation of the original grade and the disturbed area, if located upland of the beach, shall be stabilized by dune vegetation. All structures shall be designed so as to minimize any expected adverse impact on the beach or dune system or adjacent property.

SECTION 113 - DECISIONS OF THE  
BOARD OF ADJUSTMENTS AND APPEALS

113.1 - VARIATIONS AND MODIFICATIONS

Add the following:

(c) Prior to any variation of any provision within Chapters I, II, V, XII, or XIII of this Code relating to construction or excavation within the coastal construction building zone or coastal conservation zone, this decision shall be reviewed and concurred in by the State of Florida Department of Natural Resources, pursuant to Section 161.053, Florida Statutes.

Add the following section:

SECTION 116 - STORM SURGE  
ELEVATION FOR COASTAL CONSTRUCTION

Within the coastal construction building zone all habitable major structures shall be elevated in such a manner as to locate the building support structure above the design breaking wave crests or wave uprush as superimposed on the storm

surge of a 100-year storm,\* The storm surge of a 100-year storm shall be 12.25 feet NGVD which has been determined by the Florida Department of Natural Resources.

\*which shall be +14 feet (NGVD) from 12th Street West to DNR reference monument R-59 and +16 feet (NGVD) from DNR reference monument R-59 to St. George Island Channel.

## CHAPTER II DEFINITIONS

### SECTION 201 - DEFINITIONS

Add the following definitions:

**BEACH:** The zone of unconsolidated material that extends landward from the low water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation. Unless otherwise specified, the seaward limit of a beach is the mean low water line. Beach is alternatively termed the "shore."

**BUILDING SUPPORT STRUCTURE:** Any structure which supports floor, wall or column loads and transmits them to the foundation (i.e., beams, grade beams, joists, etc.)

**BREAK-AWAY WALL or FRANGIBLE WALL:** A partition independent of supporting structural members that will withstand design wind forces but will fail under hydrostatic, wave and runup forces associated with the design storm surge still water level. Under such conditions, the wall shall fail in such a manner that it dissolves or breaks up into components that will not act as potentially damaging missiles.

**COASTAL AND SHORE PROTECTION STRUCTURES:** Shore hardening structures, such as seawalls, bulkheads, revetments, rubble mound structures; groins; aggregates of materials other than beach sand used for shoreline protection; beach and dune restoration entirely above the line of mean high

water; and other structures which are intended to prevent erosion or protect other structures from wave and hydrodynamic forces. These structures shall be considered as a separate classification for design purposes.

COASTAL CONSTRUCTION CONTROL LINE or CONTROL LINE: The line established pursuant to the provisions of Section 161.053, Florida Statutes, and further described in Exhibit C.

COASTAL CONSERVATION LINE: The line established in Exhibit B, seaward of which there shall be no major construction. In the event the coastal conservation line and the coastal construction control line interest or zones overlap, the coastal conservation line or zones shall control.

COLUMN ACTION: The elastic instability in piles or columns resulting from stresses due to axial and/or lateral loads.

DUNE: A mound or ridge of loose sediment, usually sand-sized, lying upland of the beach or shore, and deposited by any natural or artificial mechanism (e.g., a dune may also include a beach ridge, dune ridge, chenier, etc.).

EROSION: The wearing away of land or the removal of beach or dune material by wave action, tidal currents or deflation. Erosion includes but is not limited to:

- (a) Horizontal recession, which is where the storm surge intersects but does not inundate the profile and where horizontal littoral activity due to waves, currents and runup erodes the profile.
- (b) Scour, which is where the topography is completely inundated by the storm surge, and where wave and current forces erode the profile in the vertical direction.

EXCAVATION: Any mechanical removal of rock or unconsolidated material on any location seaward of the coastal construction control line.

HYDRODYNAMIC LOADS: Those forces resulting from a mass of water in motion, e.g., the flow accompanying a storm surge. Hydrodynamic loads are generally lateral forces, but also include effects of the turbulence resulting from the interaction of the flowing water mass with a rigid structure. Hydrodynamic load computations for construction seaward of the coastal construction control line consider all predominant forcing functions responsible for the motion of the aquatic mass, which are the astronomical tide and the storm waves (including the orbital particle transport, longshore mass transport, and shore-normal mass transport), as well as the storm surge. Gravity and forced flow resulting from the inundation accompanying the storm surge of a 100-year storm event are considered. Hydrodynamic load computations consider the processes of mass transport, heat transport, and momentum transport, along with the corresponding natural laws which are the conservation of matter, the conservation of energy (first law of thermodynamics), and Newton's second law (the equation of motion). Hydrodynamic load computations also consider the various flow forms including forms referring to spatial variation (uniform and non-uniform flow), forms referring to variation in time (steady, quasi-steady, and non-steady flow), forms referring to the nature of flow (laminar and turbulent flow), and forms referring to the type of flow energy (subcritical, critical, and supercritical flow). In addition, hydrodynamic load computations include the transformation of flow energy form from supercritical flow to subcritical flow, and vice versa, including all classifications

of hydraulic jump. Hydrodynamic load computations consider hydraulic flow across both a fixed bed and a movable bed where applicable.

**HYDROSTATIC LOADS:** Those lateral and vertical (including uplift) forces resulting from a mass of water standing either above or below the soil surface. These loads are equal to the product of the water pressure of the centroid of the plane surface area on which the pressure acts times the area of that surface. The hydrostatic pressure is equal to the product of the unit weight of the water times the elevation of the water above the point of measurement. Hydrostatic loads which are confirmed may be determined using the elevation to which the confined water would freely rise if unconfined. Hydrostatic pressures at any point are equal in all directions and act normal to the applied surface and are passive in nature.

**INUNDATE:** To cover or overflow as with a flood.

**LANDWARD:** A direction inland from the Gulf of Mexico.

**MAJOR STRUCTURES:** Houses, mobile homes, apartment buildings, condominiums, motels, hotels, restaurants, other types of residential or commercial buildings, towers, swimming pools, piers, pipelines, and other projects having the potential for substantial impact on the beach and dune systems. Major structures include any structure which is neither a "minor structure" nor a "coastal or shore protection structure."

**MEAN HIGH WATER LINE:** The intersection of the plane of mean high water with the shore. Mean high water is the average height of the high waters over a 19-year period.

**MINOR STRUCTURES:** Elevated dune and beach walkover structures, beach access ramps and walkways, stairways, pile-supported elevated viewing platforms, gazebos, boardwalks,

lifeguard support or cantilevered decks or porches on new or existing structures, slab patios, sidewalks, driveways, and other uncovered paved areas (e.g., parking areas, shuffleboard courts, tennis courts, handball courts, racquet courts), earth retaining walls, sand fences, privacy fences, ornamental walls, ornamental garden structures, aviaries, subgrade utilities (e.g., wells, septic tanks, and drain fields) which require material alteration and restoration of topography, and ornamental projects. Usage will not be the only criterion used to classify structures as minor. It shall be characteristic of minor structures that they are considered to be expendable under wind and wave forces.

N.G.V.D.: National Geodetic Vertical Datum, as established by the National Ocean Survey (formerly called "mean sea level datum, 1929") or as may be redefined by the National Ocean Survey or successor agency.

ONE-HUNDRED-YEAR STORM: A shore-incident hurricane or any other storm with accompanying wind and wave intensity having a one-percent chance of being equaled or exceeded in any given year during a 100-year interval.

PILE FOUNDATION: A system of piles providing the support of a structure, including those piles terminating below grade at pile caps and those piles extending above grade to super-elevate a structure.

RESIDENTIAL STRUCTURE: Any building or portion thereof which is designed, built, rented or leased to be occupied as a residence by one or more persons or families.

SCOUR: See EROSION.

SEAWARD: A direction toward the Gulf of Mexico.

STORM SURGE: The rise above normal water level on the open coast due to a number of factors, including the action of wind stress on the water surface and the rise in level due to atmospheric pressure reduction.

**UNDERSTRUCTURE:** Any wall, partition or other solid fabrication not comprising a part of the structural support system and located below the first floor support structure.

**UPLIFT PRESSURE:** Any upward hydrostatic, hydrodynamic, wave, or aerodynamic pressure on the base, deck or floor of a structure.

**WAVE:** A ridge, deformation, or undulation of the surface of a liquid. Wind-generated ocean waves produce the most critical forces to which coastal structures and the coastal environment are subjected. The critical nature of such forces becomes emphasized when waves shore-propagate upon the storm surge. Wave forces are dependent upon the type of wave (i.e., unbroken, broken or breaking) considered.

**ZONES:** (a) **COASTAL CONSERVATION ZONE** - The area between the line of mean high water and the coastal conservation line described in Exhibit B. Within the coastal conservation zone, major structures shall not be constructed.

(b) **COASTAL CONSTRUCTION BUILDING ZONE** - The area between the coastal conservation line described in Exhibit B and the coastal construction control line described in Exhibit C.

(c) **COASTAL CONSTRUCTION SEAWARD OF MEAN HIGH WATER** - Structures or construction extending seaward of the mean high water line and regulated by Section 161.041, Florida Statutes (e.g., groins, jetties, rubble mounds, breakwaters, seawalls, revetments, beach nourishment, inlet dredging, etc.), are specifically exempt from the provisions of this Code. In addition, the Code does not apply to piers, pipelines, or outfalls extending seaward of mean high water which are regulated pursuant to the provisions of Section 161.052 or 161.053, Florida Statutes.

CHAPTER V  
SPECIAL OCCUPANCY REQUIREMENTS

Add the following sections:

SECTION 509 - COASTAL CONSTRUCTION  
OF SWIMMING POOLS

Swimming pool structures may be constructed in the coastal construction building zone. Swimming pool structures may be designed to be expendable under the anticipated loads of a major storm event; however, pools should be located a sufficient distance away from any coastal or shore protection structure or from any habitable major structure on a soil bearing foundation so as not to induce structural damage resulting from undermining. There shall be no swimming pool discharge on or across the beach or any vegetated dune.

SECTION 510 - COASTAL CONSTRUCTION  
OF BEACH/DUNE WALKWAYS

Beach/dune walkways are encouraged in either the coastal conservation zone or the coastal construction building zone if they are of adequate design for the purpose of providing pedestrian beach access from inland areas. Walkways are encouraged at all public access points and adjacent to multi-family dwelling structures. Walkways shall be designed so as to minimize short term disturbance to the dune system and existing vegetation. Walkways should be limited in density where possible while providing sufficient access for all beach users. Walkways to be constructed across vegetated dunes or dune ridges or across heavily vegetated beach berms shall be pile supported and elevated above the vegetation in order to allow for sufficient growth beneath the walkway deck. For walkways crossing sea oats the minimum deck elevation shall be approximately 3-feet above grade. Walkways shall generally be constructed on a shore-normal alignment where crossing dunes or dune ridges; however,

special ramps may be aligned shore-parallel at the beach terminus where necessary so as to permit access for handicapped individuals, and stairs from existing bulkheads should be placed parallel to the walls. Except for public walkways requiring handicapped access, maximum width of walkways shall be 5 feet. Support piles shall not be placed on seaward dune or dune ridge slopes steeper than approximately 1:1 or  $45^{\circ}$ . Wherever possible, stairways from the top or crest of a dune ridge down to the beach shall be designed to completely span the seaward slope of the dune. Walkways generally shall not extend further than approximately 10-feet seaward of the toe of the dune or dune ridge. Observation platforms, viewing decks, boardwalks or gazebos shall generally be located at least 15-feet landward from the crest of a dune ridge, and shall be limited to a non-habitable maximum surface area of 144 square feet. In order to assure the stability of steep dune slopes, support piles for walkways shall not be located closer than 5-feet from the crest of the dune ridge. Piles shall be installed with a typical penetration of 4 to 8-feet below grade and be spaced a sufficient distance to promote the propagation of stabilizing dune vegetation. Design specifications shall require immediate restoration of any unavoidable disturbance to dune topography or vegetation. No excavation shall be conducted associated with walkway construction except for that incidental to the placement of support piles.

#### MINIMUM DESIGN LOADS

#### SECTION 1201 - GENERAL

Add the following:

Within the coastal construction building zone all habitable major structures shall be designed and constructed to resist

the anticipated wave, hydrostatic, hydrodynamic, and wind loads accompanying a 100-year storm event. The design of these structures shall also consider the beach changes that may be anticipated during the life of the structures.

Within the coastal construction building zone and the coastal conservation zone, minor structures need not meet specific structural requirements for wind and wave forces, but they shall be designed to reduce the potential for generating aerodynamically or hydrodynamically propelled missiles. They shall also be designed to produce a minimum adverse impact on the beach or dune system or adjacent properties.

#### SECTION 1204 - SPECIAL LOADS

Add the following:

##### 1204.4 COASTAL STORM SURGE BATTERING LOADS

Habitable major structures including the foundation shall be designed to resist the battering loads which may reasonably be anticipated resulting from isolated floating or suspended objects during a 100-year storm event.

#### SECTION 1205 - WIND LOADS

##### 1205.1 DESIGN FOR WIND LOADS REQUIRED

Add the following:

(c) For habitable structures within the coastal construction building zone, the design wind velocity for load computations shall be a minimum of 140 mph at a height of 30-feet above the ground. The designer should be aware that localized wind forces under hurricane conditions may exceed this minimum wind load requirement.

##### 1205.2 VELOCITY PRESSURES

Add the following:

(h) For habitable structures within the coastal construction building zone, velocity pressures in pounds per square foot, based on elevation above grade, in feet, shall be taken as not less than those pressures indicated in the following table.

<u>HEIGHT ABOVE GROUND</u> (In Feet)	<u>MINIMUM VELOCITY PRESSURE</u> (In Pounds per Square Foot)
0 to 5	30
5 to 15	37
15 to 25	45
25 to 35	50
35 to 55	56
55 to 75	63
75 to 100	68
100 to 150	75
150 to 250	86
250 to 350	97
350 to 550	109
550 to 750	121
750 to 1000	132
over 1000	135

(i) For habitable structures within the coastal construction building zone, velocity pressures are based on the formula

$$P = 0.00256 \times V^2 \times \left(\frac{H}{30}\right)^{2/7}$$

Where: V - 140 miles per hour

H = the height above grade (ft.)

(j) The above pressures do not consider vortex shedding or instability due to flutter or galloping. A detailed analysis may be required of structures whose dynamic properties allow for wind sensitivity. Shape factors shall be applied in accordance with the Standard Building Code. Recognized alternative design methodology which appropriately considers the predictable winds loads may be used in lieu of the above equation. Load design shall also consider the frictional effects and induced vortices due to the influence of topographic roughness and other existing structures. Internal pressures on interior walls, ceilings, and floors resulting from damaged windows or doors shall also be considered in design.

Add the following section:

SECTION 1208 - WAVE LOADS

1208.1 Structural design shall consider all design wave forces. Major structures shall be designed in consideration of wave loads which would be expected under the conditions of a 100-year storm event. Calculations for wave forces on building foundations and building super-structures may be based on minimum criteria and methods given in the Department of Navy, Naval Facilities Engineering Command Design Manual NAVFAC DM-26, the Department of the Army Corps of Engineers Shore Protection Manual, Volume II, Department of the Army Coastal Engineering Research Center Technical Papers and Reports, or State of Florida, Department of Natural Resources, Division of Beaches and Shores Technical and Design Memoranda.

1208.2 Breaking, broken, and non-breaking waves shall be considered as applicable. Design wave loading analysis shall consider vertical uplift pressures and all lateral pressures to include impact, as well as, dynamic loading and the harmonic intensification resulting from repetitive waves.

1208.3 Rigid coastal and shore protection structures shall not be constructed seaward of the coastal construction control line.

Add the following section:

SECTION 1209 - HYDROSTATIC LOADS

1209.1 Structural design shall consider all applicable hydrostatic loads. Major structures shall be designed in consideration of the hydrostatic loads which would be expected under the conditions of maximum inundation associated with a 100-year storm event. Calculations for hydrostatic loads shall consider the maximum water pressure resulting from a peaked nonbreaking wave superimposed on the storm surge of a 100-year storm event.

1209.2 Both free and confined hydrostatic loads shall be considered. Hydrostatic loads which are confined shall be determined using the maximum elevation to which the confined water would freely rise if unconfined.

1209.3 Vertical hydrostatic loads shall be considered as forces acting both vertically downward and upward on horizontal or inclined surfaces of major structures (e.g. floors, slabs, roofs, walls). Lateral hydrostatic loads shall be considered as forces acting horizontally above and below grade on vertical or inclined surfaces of major structures and coastal of shore protection structures. Hydrostatic loads on irregular or curving geometric surfaces may be determined in consideration of separate vertical and horizontal components acting simultaneously under the distribution of the hydrostatic pressures.

Add the following:

#### SECTION 1210 - HYDRODYNAMIC LOADS

1210.1 Structural design shall consider all applicable hydrodynamic loads. Major habitable structures shall be designed in consideration of the hydrodynamic loads which would be expected under the conditions of a 100-year storm event. Calculations for hydrodynamic loads shall consider the maximum water pressures resulting from the motion of the water mass associated with a 100-year storm event.

1210.2 Full intensity loading shall be applied on all structural surfaces above the design grade which would affect the flow velocities.

### CHAPTER XIII EXCAVATIONS, FOOTINGS AND FOUNDATIONS

#### SECTION 1301 - EXCAVATIONS

Add the following:

##### 1301.3 COASTAL EXCAVATION

Excavation is generally not recommended within the coastal construction building zone. Any proposed excavation design

shall consider the coastal topographic changes accompanying a 100-year storm event and those anticipated topographic changes which have an equivalent probability of occurrence. Upon consideration of these topographic changes, any excavation within the coastal construction building zone which have the potential for a negative impact or would accelerate erosion, may not be approved. Excavation associated with the construction of a major structure within the coastal construction building zone shall be limited to that incidental to the construction of a foundation and necessary for utilities. Excavation required for swimming pool construction within the coastal construction building zone shall be minimized, located as far inland as possible, and not result in a net loss of sediment in the immediate area. All beach compatible excavated material or an equivalent volume of beach compatible material shall be used as fill to be placed generally seaward of the excavation.

#### SECTION 1302 - FOOTINGS AND FOUNDATIONS

##### 1302.1 GENERAL

Add the following paragraph:

Within the coastal construction building zone foundation design shall consider all anticipated loads resulting from a 100-year storm event, including wave, hydrostatic, hydrodynamic, and wind loads acting simultaneously with live and dead loads.

##### 1302.2 BEARING CAPACITY OF SOIL

Add the following:

(f) Within the coastal construction building zone foundation design shall consider the topographic changes which may be expected to occur over the design life of the structure. The elevation of the soil surface to be used in the calculation of bearing capacities shall not be higher than that which would result from the erosion of a design storm.

Add the following:

1302.8 COASTAL SOIL BEARING FOUNDATIONS

Soil bearing foundations are prohibited within the coastal construction building zone. The design grade for calculating pile reactions shall account for localized scour due to the presence of structural components. Guidance for determining the design grade may be obtained from the Department of Natural Resources, Division of Beaches and Shores. Erosion computations for foundation design shall account for all vertical and lateral erosion and scour producing forces.

SECTION 1303 - PILES

Add the following:

1303.7 COASTAL CONSTRUCTION

(a) All habitable structures within the coastal construction building zone shall be elevated on and securely anchored to an adequate pile foundation. The structure shall be anchored in such a manner as to prevent flotation, collapse or lateral displacement. A pile foundation shall be designed to withstand all anticipated loads resulting from a 100-year storm event including wave, hydrostatic, hydrodynamic, and wind loads acting simultaneously with live and dead loads.

(b) Piles shall be spaced not less than 8-feet center to center for individual piles which are extended to act as columns. Design ratio of pile spacing to pile diameter shall not be less than 8:1 for individual piles. These pile spacing requirements do not apply to pile clusters located below the design grade.

(c) All pile caps shall be set below the design grade (which includes localized scour). Piles shall be driven to

a penetration which achieves adequate bearing capacity taking into consideration the anticipated loss of soil above the design grade.

(d) In addition to normal foundation analysis, pile foundation analysis shall consider piles in column action from the bottom of the supported structure to the design grade.

(e) Consideration should also be given to the degree of exposure to wave attack and the resulting impact loads on lateral or diagonal bracing between piles. Lateral bracing shall be designed to minimize resistance to flow and to the entrapment of floating debris.

Add the following section.

SECTION 1305 - FOUNDATION  
WALLS AND SUBFLOOR ENCLOSURES

Within the coastal construction building zone, substantial walls and partitions constructed below the level of the first finished floor are prohibited. Exempted from this prohibition are stairways, utility enclosures, shearwalls perpendicular to breaking waves, wind/sand screens, light open wood lattice shafts, none of which shall be habitable. Construction within the vertical zone of design storm wave impact should be designed in such a manner so as to minimize the release of destructive hydrodynamic missiles.

6. Anything contained herein to the contrary notwithstanding, this ordinance shall apply only to that area known as "St. George's Plantation" located between 12th Street West and Bob Sike's Cut on St. George Island, Franklin County, Florida.

7. EFFECTIVE DATE: This ordinance shall take effect upon being duly enacted.

THIS ORDINANCE adopted in open session this 7th day of February, 1984, after such notice of intent to consider such an ordinance has been made and kept in the ordinance book of the Clerk of this Board for at least 15 days exclusive of Sundays and legal holidays and the title and substance hereof published according to law in the Apalachicola Times, a newspaper of general circulations within the County.

THE BOARD OF COUNTY COMMISSIONERS  
OF FRANKLIN COUNTY, FLORIDA.

BY: *James J. McManis*  
Its Chairman (Vice)

(SEAL)

ATTEST:

*Lee R. P. Rivers*  
Lee R. P. Rivers, Clerk



## Description of Property West of Existing Subdiyision

Commence at the Southwest corner of Section 22, Township 9, South, Range 6 West, Franklin County, Florida, as shown on the State of Florida, State Road Department Right-of-Way Map, Project No. 49001-2501, Sheet 1 of 8, dated March 19, 1969, at which corner the coordinates  $X = 1,892,345.506$  and  $Y = 243,668.599$ , said coordinates being in the grid system of the Florida System of Plane Coordinates; thence, South  $67^{\circ}29'56''$  West 19,173.92 feet to the Point of Beginning, being the most Southerly corner of St. George Island Gulf Beaches Unit No. 5, a subdivision as recorded in Plat Book 3, Pages 16 and 17, of the Public Records of said county and also being the most Westerly corner of St. George Island Gulf Beaches Unit No. 3, a subdivision as recorded in Plat Book 2, Page 16, of the Public Records of said county; thence, Southeasterly, along the Southwesterly boundary of said St. George Island Gulf Beaches Unit No. 3 the following three (3) courses: (1) South  $31^{\circ}32'51''$  East 609.99 feet, (2) South  $58^{\circ}27'09''$  West 20.00 feet and (3) South  $31^{\circ}32'51''$  East 150.00 feet; thence, leaving the boundary of said St. George Island Gulf Beaches Unit No. 3, South  $31^{\circ}32'51''$  East 106.67 feet to the shore line of the Gulf of Mexico, said shore line being approximately 2.0 feet above mean sea level and being the approximate mean high water line of said Gulf of Mexico and Apalachicola Bay based on a report by the U. S. Department of Commerce National Oceanic and Atmospheric Administration, and Horizontal location is based on photography dated August, 1972, compiled by Rader and Associates, Inc., Miami, Florida; thence Southwesterly, along said mean high water line of the Gulf of Mexico the following ten (10) courses:

(1) South  $57^{\circ}50'00''$  West 3822.00 feet, (2) South  $57^{\circ}40'00''$  West 1960.00 feet, (3) South  $58^{\circ}50'00''$  West 3036.00 feet, (4) South  $57^{\circ}10'00''$  West 7079.00 feet, (5) South  $62^{\circ}00'00''$  West 317.00 feet, (6) South  $54^{\circ}27'31''$  West 430.61 feet, (7) South  $60^{\circ}54'18''$  West 1808.59 feet, (8) South  $62^{\circ}50'00''$  West 2831.00 feet, (9) South  $60^{\circ}10'00''$  West 2634.00 feet, and (10) South  $59^{\circ}02'04''$  West 151.59 feet; thence, leaving the shore line of said Gulf of Mexico North  $25^{\circ}00'00''$  West 220.00 feet to the Southeasterly corner of that parcel of land conveyed to Franklin County, Florida, for a ship channel; thence, Northwesterly along the Easterly line of said parcel the following three (3) courses: (1) North  $25^{\circ}00'00''$  West 500.00 feet, (2) South  $65^{\circ}00'00''$  West 300.00 feet, and (3) North  $25^{\circ}00'00''$  West 1350.00 feet to the said shore line of Apalachicola Bay; thence Northeasterly along the mean high water line of said Apalachicola Bay the following two hundred three (203) courses:

(1) South  $81^{\circ}56'45''$  East 600.80 feet, (2) North  $49^{\circ}00'00''$  East 313.00 feet, (3) North  $57^{\circ}00'00''$  East 296.00 feet, (4) North  $48^{\circ}00'00''$  East 283.00 feet, (5) North  $69^{\circ}00'00''$

EXHIBIT "A"

East 269.00 feet, (6) North 65°00'00" East 1290.00 feet,  
(7) North 47°00'00" East 143.00 feet, (8) North 73°00'00"  
East 208.00 feet, (9) North 63°00'00" East 287.00 feet,  
(10) North 47°00'00" East 205.00 feet, (11) North 84°00'00"  
East 163.00 feet, (12) North 60°00'00" East 256.00 feet,  
(13) South 37°00'00" East 159.00 feet, (14) North 87°00'00"  
East 251.00 feet, (15) North 53°00'00" East 158.00 feet,  
(16) North 09°00'00" East 171.00 feet, (17) North 22°00'00"  
East 219.00 feet, (18) North 47°00'00" East 375.00 feet,  
(19) North 63°00'00" East 710.00 feet, (20) North 46°30'00"  
East 171.12 feet, (21) North 30°00'00" East 128.77 feet,  
(22) North 68°00'00" East 126.00 feet, (23) North 44°00'00"  
East 106.00 feet, (24) North 64°00'00" East 561.00 feet,  
(25) South 90°00'00" East 379.00 feet, (26) North 36°00'00"  
East 155.00 feet, (27) North 39°00'00" West 130.00 feet, (28)  
North 07°00'00" East 356.00 feet, (29) North 88°00'00" East  
98.00 feet, (30) South 48°00'00" East 302.00 feet, (31)  
South 75°00'00" East 616.00 feet, (32) North 15°00'00" West  
113.00 feet, (33) North 55°00'00" West 233.00 feet, (34)  
North 33°00'00" West 341.00 feet, (35) North 10°00'00"  
West 164.00 feet, (36) North 58°00'00" West 323.00 feet,  
(37) South 84°00'00" West 109.00 feet, (38) South 36°00'00"  
West 175.00 feet, (39) North 25°00'00" West 77.00 feet,  
(40) North 07°00'00" West 226.00 feet, (41) North 58°00'00"  
East 37.00 feet, (42) South 86°00'00" East 111.00 feet,  
(43) North 51°00'00" East 90.00 feet, (44) North 30°00'00"  
East 290.00 feet, (45) North 09°00'00" East 137.00 feet,  
(46) South 90°00'00" East 256.00 feet, (47) South 57°00'00"  
East 156.00 feet, (48) North 43°00'00" East 69.00 feet,  
(49) North 55°00'00" West 100.00 feet, (50) North 25°00'00"  
West 157.00 feet, (51) North 06°00'00" West 61.00 feet,  
(52) North 34°00'00" East 223.00 feet, (53) North 43°00'00"  
East 173.00 feet, (54) North 74°00'00" East 116.00 feet,  
(55) South 78°00'00" East 106.00 feet, (56) South 27°00'00"  
East 116.00 feet, (57) South 12°00'00" West 110.00 feet,  
(58) South 04°00'00" East 215.00 feet, (59) South 43°00'00"  
East 160.00 feet, (60) North 71°00'00" East 194.00 feet,  
(61) North 88°00'00" East 253.00 feet, (62) South 83°00'00"  
East 272.00 feet, (63) South 43°00'00" East 466.00 feet,  
(64) North 20°00'00" West 321.00 feet, (65) North 48°00'00"  
East 94.00 feet, (66) South 49°00'00" East 370.00 feet,  
(67) North 31°00'00" West 249.00 feet, (68) North 44°00'00"  
West 158.00 feet, (69) North 67°00'00" West 184.00 feet,  
(70) North 54°00'00" West 206.00 feet, (71) North 36°00'00"  
West 181.00 feet, (72) North 54°00'00" East 52.00 feet,  
(73) South 78°00'00" East 288.00 feet, (74) South 53°00'00"  
East 214.00 feet, (75) North 80°00'00" East 238.00 feet,  
(76) South 69°00'00" East 321.00 feet, (77) North 16°00'00"  
East 105.00 feet, (78) North 46°00'00" West 375.00 feet,

(79) North 11°00'00" West 91.00 feet, (80) North 61°00'00"  
West 150.00 feet, (81) North 63°00'00" West 122.00 feet,  
(82) North 09°00'00" West 324.00 feet, (83) North 06°00'00"  
East 256.00 feet, (84) North 31°00'00" East 448.00 feet,  
(85) North 39°00'00" West 230.00 feet, (86) North 75°00'00"  
East 253.00 feet, (87) North 11°00'00" East 191.00 feet,  
(88) North 10°00'00" West 100.00 feet, (89) North 83°00'00"  
East 48.00 feet, (90) South 48°00'00" East 96.00 feet,  
(91) South 04°00'00" West 210.00 feet, (92) South 57°00'00"  
East 101.00 feet, (93) South 30°00'00" East 342.00 feet,  
(94) South 57°00'00" East 407.00 feet, (95) South 34°00'00"  
East 436.00 feet, (96) North 15°00'00" East 213.00 feet,  
(97) North 39°00'00" East 117.00 feet, (98) South 89°00'00"  
East 554.00 feet, (99) North 04°00'00" East 157.00 feet,  
(100) South 57°00'00" East 261.00 feet, (101) North 04°00'00"  
West 422.00 feet, (102) South 34°00'00" East 375.00 feet,  
(103) South 45°00'00" East 546.00 feet,  
(104) North 53°00'00" East 65.00 feet, (105) North 35°00'00"  
West 448.00 feet, (106) North 10°00'00" East 323.00 feet,  
(107) North 35°00'00" East 219.00 feet,  
(108) North 86°00'00" East 241.00 feet, (109) North 10°00'00"  
East 211.00 feet, (110) North 74°00'00" East 366.00 feet,  
(111) North 52°00'00" East 471.00 feet,  
(112) South 89°00'00" East 408.00 feet, (113) North 20°00'00"  
West 91.00 feet, (114) North 70°00'00" West 387.00 feet,  
(115) North 60°00'00" West 675.00 feet,  
(116) North 01°00'00" East 238.00 feet, (117) North 64°00'00"  
East 237.00 feet, (118) South 32°00'00" East 190.00 feet,  
(119) South 86°00'00" East 187.00 feet,  
(120) North 71°00'00" East 249.00 feet, (121) North 33°00'00"  
East 573.00 feet, (122) North 39°00'00" East 501.00 feet,  
(123) South 19°00'00" East 315.00 feet,  
(124) South 33°00'00" East 607.00 feet, (125) South 63°00'00"  
East 604.00 feet, (126) North 51°00'00" East 426.00 feet,  
(127) North 30°00'00" East 359.00 feet,  
(128) North 14°00'00" West 175.00 feet, (129) North 55°00'00"  
West 991.00 feet, (130) North 32°00'00" West 100.00 feet,  
(131) North 56°00'00" West 171.00 feet,  
(132) North 41°00'00" West 338.00 feet, (133) North 50°00'00"  
West 336.00 feet, (134) North 38°00'00" West 115.00 feet,  
(135) North 59°00'00" West 200.00 feet,  
(136) North 69°00'00" West 250.00 feet, (137) North 00°00'00"  
East 595.00 feet, (138) North 42°00'00" East 167.00 feet,  
(139) North 77°00'00" East 329.00 feet,  
(140) North 62°00'00" East 222.00 feet, (141) South 42°00'00"  
East 157.00 feet, (142) South 32°00'00" East 449.00 feet,  
(143) South 50°00'00" East 361.00 feet,  
(144) South 76°00'00" East 406.00 feet, (145) South 35°00'00"  
East 344.00 feet, (146) South 84°00'00" East 272.00 feet,

(147) North 30°00'00" East 199.00 feet,  
(148) North 21°00'00" West 584.00 feet, (149) North 45°00'00"  
East 573.00 feet, (150) North 21°00'00" West 178.00 feet,  
(151) North 09°00'00" West 264.00 feet,  
(152) North 40°00'00" East 102.00 feet, (153) South 67°00'00"  
East 108.00 feet, (154) North 89°00'00" East 142.00 feet,  
(155) South 36°00'00" East 260.00 feet,  
(156) South 75°00'00" East 157.00 feet, (157) South 28°00'00"  
East 175.00 feet, (158) South 70°00'00" East 365.00 feet,  
(159) South 84°00'00" East 95.00 feet,  
(160) South 59°00'00" East 143.00 feet, (161) South 03°00'00"  
West 142.00 feet, (162) South 61°00'00" East 214.00 feet,  
(163) North 84°00'00" East 103.00 feet,  
(164) South 13°00'00" East 131.00 feet, (165) South 77°00'00"  
East 118.00 feet, (166) North 76°00'00" East 139.00 feet,  
(167) North 49°00'00" East 199.00 feet,  
(168) North 36°00'00" West 110.00 feet, (169) South 49°00'00"  
West 72.00 feet, (170) North 60°00'00" West 60.00 feet,  
(171) North 23°00'00" East 95.00 feet,  
(172) North 29°00'00" West 203.00 feet, (173) North 65°00'00"  
West 138.00 feet, (174) North 03°00'00" East 55.00 feet,  
(175) North 59°00'00" East 216.00 feet,  
(176) North 84°00'00" East 81.00 feet, (177) South 70°00'00"  
East 430.00 feet, (178) South 85°00'00" East 208.00 feet,  
(179) South 68°00'00" East 435.00 feet,  
(180) North 86°00'00" East 138.00 feet, (181) North 68°00'00"  
East 585.00 feet, (182) North 72°00'00" East 215.00 feet,  
(183) North 47°00'00" East 333.00 feet,  
(184) South 65°00'00" East 130.00 feet, (185) North 39°00'00"  
East 240.00 feet, (186) North 48°00'00" West 331.00 feet,  
(187) North 84°00'00" West 147.00 feet,  
(188) North 38°00'00" East 111.00 feet, (189) North 58°00'00"  
East 246.00 feet, (190) North 44°00'00" East 157.00 feet,  
(191) North 15°00'00" East 96.00 feet,  
(192) North 37°00'00" East 151.00 feet, (193) North 74°00'00"  
East 126.00 feet, (194) North 07°00'00" East 135.00 feet,  
(195) North 43°00'00" East 185.00 feet,  
(196) North 34°00'00" East 92.00 feet, (197) North 73°00'00"  
East 158.00 feet, (198) South 64°00'00" East 253.00 feet,  
(199) South 35°00'00" East 176.00 feet,  
(200) South 19°00'00" East 145.00 feet, (201) South 51°00'00"  
East 208.57 feet, (202) South 32°00'00" East 250.06 feet,  
and (203) South 43°00'00" East 93.27 feet to the intersection  
of the shore line with the Southwesterly boundary of aforesaid  
St. George Island Gulf Beaches Unit No. 5; thence, along said  
Southwesterly boundary, South 31°32'51" East 889.98 feet to  
the point of beginning.

The intent and purpose of the above description is to describe the property known as "St. George's Plantation" located on St. George Island, Franklin County, Florida, between 12th St. West and Bob Sikes Cut.

Said Leisure Properties, Ltd. Coastal Construction Setback Line being described as follows: Commence at a point on the westerly side of St. George Island Channel, said point being North 21 degrees 16 minutes 00 seconds West 7/4 feet from "P.R.M." R-51; thence North 73 degrees 34 minutes 27 seconds East across the St. George Island Channel to an intersection with the Easterly right of way line of said Channel a distance of 820 feet, more or less and the Point of Beginning of said Leisure Properties, Ltd. Coastal Construction Setback Line, thence continue North 73 degrees 34 minutes 27 seconds East 434.32 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 20.00 feet from "P.R.M." R-52; thence North 61 degrees 20 minutes 14 seconds East a distance of 1075.15 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 124.00 feet from "P.R.M." R-53; thence North 61 degrees 29 minutes 19 seconds East a distance of 1095.70 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 103.00 feet from "P.R.M." R-54; thence North 62 degrees 19 minutes 36 seconds East a distance of 1008.88 feet to an intersection with the westerly boundary of Dolphin Beach Village, as per map or plat thereof recorded in Plat Book 4, Page 12 of the Public Records of Franklin County, Florida, thence North 32 degrees 52 minutes 02 seconds West along said westerly boundary 75.13 feet to a point located 75 feet North of and parallel to the existing Coastal Construction Setback Line, thence along a line 75 feet North of and parallel to the existing Coastal Construction Setback Line as follows: North 62 degrees 19 minutes 36 seconds East 108.38 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 182.00 feet from "P.R.M." R-55; thence North 64 degrees 35 minutes 11 seconds East a distance of 1115.97 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 150.00 feet from "P.R.M." R-56; thence North 61 degrees 45 minutes 20 seconds East a distance of 1077.59 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 148.00 feet from "P.R.M." R-57; thence North 61 degrees 06 minutes 25 seconds East a distance of 1101.28 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 169.00 feet from "P.R.M." R-58; thence North 58 degrees 13 minutes 09 seconds East a distance of 1157.25 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 204.00 feet from "P.R.M." R-59; thence North 57 degrees 46 minutes 33 seconds East a distance of 1067.84 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 204.00 feet from "P.R.M." R-60; thence North 57 degrees 24 minutes 45 seconds East a distance of 1064.44 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 171.00 feet from "P.R.M." R-61; thence North 57 degrees 24 minutes 49 seconds East a distance of 1147.73 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 188.00 feet from "P.R.M." R-62; thence North 57 degrees 24 minutes 49 seconds East a distance of 1047.26 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 162.00 feet from "P.R.M." R-63; thence North 57 degrees 17 minutes 16 seconds East a distance of 1133.77 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 160.00 feet from "P.R.M." R-64; thence North 57 degrees 46 minutes 08 seconds East a distance of 1304.69 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 160.00 feet from "P.R.M." R-65; thence North 57 degrees 41 minutes 35 seconds East a distance of 883.16 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 154.00 feet from "P.R.M." R-66; thence North 58 degrees 34 minutes 35 seconds East a distance of 550 feet, more or less, to an intersection with the Easterly boundary of Pebble Beach Village, a subdivision as per map or plat of the Department of Natural Resources at its regular meeting on the 6th day of August, 1974.

thereof recorded in Plat Book ~~4~~, Page ~~34~~ of the Public Records of Franklin County, Florida, thence Southerly along the said Easterly boundary 75 feet, more or less to the existing Coastal Construction Setback line, thence along the said Setback line as follows: North 58 degrees 34 minutes 35 seconds East a distance of 600.83 feet, more or less to a point, said point being North 31 degrees 01 minutes 00 seconds West 87.00 feet from "P.R.M." R-67; thence North 58 degrees 42 minutes 16 seconds East a distance of 1105.18 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 100.00 feet from "P.R.M." R-68; thence North 57 degrees 42 minutes 55 seconds East a distance of 926.13 feet to an intersection with the Westerly boundary of Sea Palm Village, a subdivision as per map or plat thereof as recorded in Plat Book ~~4~~, Page ~~30~~ of the Public Records of Franklin County, Florida, thence Northerly along said Westerly boundary to a point 75 feet Northerly of and parallel to the existing Coastal Construction Setback line, thence along a line 75 feet Northerly of and parallel to the existing Coastal Construction Setback line as follows: North 57 degrees 42 minutes 55 seconds East a distance of 113.34 feet, more or less to a point, said point being North 31 degrees 01 minutes 00 seconds West 175.00 feet from "P.R.M." R-69; thence North 56 degrees 47 minutes 53 seconds East a distance of 1169.45 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 145.00 feet from "P.R.M." R-70; thence North 58 degrees 14 minutes 15 seconds East a distance of 1100.84 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 105.00 feet from "P.R.M." R-71; thence North 58 degrees 59 minutes 06 seconds East a distance of 983.07 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 135.00 feet from "P.R.M." R-72; thence North 58 degrees 12 minutes 25 seconds East a distance of 1247.49 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 90.00 feet from "P.R.M." R-73; thence North 59 degrees 51 minutes 11 seconds East a distance of 928.56 feet to a point, said point being North 31 degrees 01 minutes 00 seconds West 8.00 feet from "P.R.M." R-74. The terminus of the Leisure Properties Coastal Construction Setback line is the Easterly boundary of Sea Dune Village, a subdivision according to the plat thereof as recorded in Plat Book 4, Page 21 of the Public Records of Franklin County, Florida.

Commence at P.R.M. 49-80-B01; Thence N 43 deg. 23 min. 46 sec. W a distance of 179.718 feet to a point on the coastal construction control line; Thence S 61 deg. 50 min. 23 sec. W to the point of intersection with the mean high water line of the northeasterly bank of Saint George Island Channel (Bob Sikes Pass); Thence return along the same course to a point on the coastal construction control line, said point being N 43 deg. 23 min. 46 sec. W a distance of 179.718 feet from P.R.M. 49-80-B01.

Thence N 61 deg. 50 min. 23 sec. E a distance of 1076.98 feet to a point; Thence N 61 deg. 58 min. 39 sec. E a distance of 1095.43 feet to a point; Thence N 62 deg. 00 min. 23 sec. E a distance of 1113.25 feet to a point; said point being N 69 deg. 34 min. 16 sec. W a distance of 346.572 feet from P.R.M. 49-80-B02.

Thence N 64 deg. 07 min. 33 sec. E a distance of 1115.30 feet to a point; Thence N 62 deg. 54 min. 49 sec. E a distance of 1077.70 feet to a point; Thence N 61 deg. 20 min. 09 sec. E a distance of 1101.49 feet to a point; Thence N 58 deg. 55 min. 45 sec. E a distance of 1162.27 feet to a point; said point being N 45 deg. 49 min. 52 sec. W a distance of 246.608 feet from P.R.M. 49-80-B03.

Thence N 59 deg. 19 min. 00 sec. E a distance of 1061.62 feet to a point; Thence N 57 deg. 21 min. 57 sec. E a distance of 1061.00 feet to a point; Thence N 57 deg. 25 min. 08 sec. E a distance of 1151.75 feet to a point; Thence N 59 deg. 00 min. 29 sec. E a distance of 1045.79 feet to a point; said point being N 34 deg. 10 min. 25 sec. E a distance of 465.142 feet from P.R.M. 49-80-B04.

Thence N 59 deg. 45 min. 52 sec. E a distance of 1133.73 feet to a point; Thence N 58 deg. 32 min. 07 sec. E a distance of 1347.66 feet to a point; Thence N 57 deg. 38 min. 56 sec. E a distance of 850.51 feet to a point; Thence N 58 deg. 50 min. 32 sec. E a distance of 1138.77 feet to a point; said point being S 88 deg. 19 min. 40 sec. W a distance of 62.506 feet from P.R.M. 49-80-B05.

Thence N 59 deg. 12 min. 58 sec. E a distance of 1105.68 feet to a point; said point being N 34 deg. 10 min. 45 sec. W a distance of 110.274 feet from P.R.M. 49-80-B06.

Thence N 56 deg. 15 min. 46 sec. E a distance of 1042.11 feet to a point; Thence N 56 deg. 30 min. 33 sec. E a distance of 1149.32 feet to a point; Thence N 58 deg. 16 min. 03 sec. E a distance of 1120.49 feet to a point; said point being N 69 deg. 59 min. 23 sec. E a distance of 319.047 feet from P.R.M. 49-80-B07.

Thence N 58 deg. 16 min. 09 sec. E a distance of 984.68 feet to a point; Thence N 58 deg. 09 min. 50 sec. E a distance of 1237.11 feet to a point; said point being S 37 deg. 04 min. 08 sec. W a distance of 330.841 feet from P.R.M. 49-80-B08.

Thence N 59 deg. 23 min. 59 sec. E to the easterly terminus of Leisure Properties.

