

ORDINANCE NO. 2003--30

1  
2  
3  
4 AN ORDINANCE OF FRANKLIN COUNTY, FLORIDA,  
5 RELATING TO AND AMENDING THE ZONING CODE;  
6 AMENDING THE FRANKLIN COUNTY ZONING MAP;  
7 DESIGNATING AND ESTABLISHING THE SUMMERCAMP  
8 PLANNED UNIT DEVELOPMENT; ADOPTING CERTAIN  
9 REGULATORY REQUIREMENTS FOR THE SUMMERCAMP  
10 PLANNED UNIT DEVELOPMENT TO SUPERSEDE  
11 REQUIREMENTS IN THE FRANKLIN COUNTY ZONING CODE;  
12 PROVIDING FOR REPEAL OF ANY CONFLICTING  
13 ORDINANCES; PROVIDING FOR SEVERABILITY; AND  
14 PROVIDING AN EFFECTIVE DATE.  
15  
16

17 WHEREAS, Arvida ("Applicant") has filed an application for planned unit development approval  
18 of a 784-acre mixed-use community ("SummerCamp") to be located on a parcel of land in the  
19 vicinity of the intersection of U.S. 98 and U.S. 319 in Franklin County, Florida; and  
20

21 WHEREAS, SummerCamp will include up to 499 residential dwellings, small-scale  
22 neighborhood goods and services, and a significant amount of lands devoted to conservation,  
23 recreation and open space to encourage a sense of community with internal recreational  
24 opportunities; and  
25

26 WHEREAS, SummerCamp is designed to provide an extensive network of pedestrian, bicycle,  
27 and nature paths and trails intended to encourage pedestrian traffic; and  
28

29 WHEREAS, SummerCamp will utilize an advanced wastewater treatment plant ("AWT") and  
30 central water facilities, which will be located offsite on other lands owned by the developer or  
31 an affiliate and as determined by the jurisdictional permitting agencies; and  
32

33 WHEREAS, SummerCamp will comply with the stormwater management requirements for  
34 Outstanding Florida Waters ("OFW"); and  
35

36 WHEREAS, SummerCamp is anticipated to significantly contribute to the economic stability of  
37 Franklin County by providing construction jobs, permanent jobs, and recurring local tax  
38 revenue; and  
39

40 WHEREAS, SummerCamp will have no more than 19 residential units located below the 8.6'  
41 elevation line that represents the landward extent of the surge area from a Category 1  
42 hurricane as indicated in the Florida Hurricane Surge Atlas; and  
43

1 WHEREAS, Applicant has submitted to the Board of County Commissioners for SummerCamp  
2 a sketch plat, a preliminary plat and all other information required by the Board for  
3 consideration of these plats.  
4

5 **NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**  
6 **FRANKLIN COUNTY, FLORIDA:**  
7

8 **SECTION 1. NAME**  
9

10 This Ordinance shall be known as the implementing ordinance for the SummerCamp Planned  
11 Unit Development ("SummerCamp PUD").  
12

13 **SECTION 2. CONSISTENCY WITH FRANKLIN COUNTY COMPREHENSIVE PLAN**  
14

15 The Board of County Commissioners hereby finds and determines that the SummerCamp PUD  
16 is consistent with the goals, objectives and policies of the Franklin County Comprehensive  
17 Plan, including but not limited to Future Land Use Element Objective 11 and its supporting  
18 policies 11.1 through 11.9, which encourage and promote innovative land use patterns,  
19 including planned unit developments, mixed use developments and cluster development and  
20 the Franklin County Comprehensive Plan Policy 11.11 which applies the Mixed-Use Residential  
21 land use category to the SummerCamp development.  
22

23 **SECTION 3. APPROVAL**  
24

25 The application for establishment of the SummerCamp PUD on the lands legally described in  
26 Exhibit "A", which is attached hereto and incorporated herein by this reference, is hereby  
27 approved subject to the conditions in this Ordinance. The application and all documentation  
28 submitted by the Applicant in support of it are hereby incorporated by reference.  
29

30 **SECTION 4. PERMITTED AND PROHIBITED USES**  
31

32 A. The following uses shall be principal and accessory permitted uses within the  
33 SummerCamp PUD as noted on the Master Plan attached as Exhibit "B", which is  
34 attached hereto and incorporated herein:  
35

36 1) Residential. Residential shall mean "Single Family detached Dwellings". Single  
37 Family Detached Dwellings means a building containing one dwelling unit, and  
38 which is not attached to any other dwelling by any means and is surrounded by  
39 yards or other similar space.  
40

41 2) Commercial. Commercial shall mean the following:  
42

43 a) Restaurants and Lounges. Restaurant means an establishment primarily  
44 engaged in preparing and serving food and drink. Lounge means an

1 establishment primarily engaged in selling alcoholic beverages where the  
2 consumption of such beverages occurs on the premises.

3  
4 b) Retail Sales. Retail sales means establishments primarily engaged in  
5 selling goods or merchandise to the general public for personal or household  
6 consumption and rendering services incidental to the sale of such goods.

7  
8 c) Personal Services. Personal services means establishments primarily  
9 engaged in providing services involving the care of a person or his personal  
10 goods or apparel. Personal services include, but are not limited to health clubs,  
11 laundry and dry cleaning pick up stations (not including laundry and dry cleaning  
12 plants), barber shops, beauty shops etc.

13  
14 d) Professional Services. Professional services means establishments  
15 primarily engaged in the practice of a profession. Professional services include  
16 but are not limited to attorneys, accountants, doctors offices, real-estate agents,  
17 travel agents, etc.

18  
19 e) Hotels and Motels. Hotels and motels means facilities offering transient  
20 lodging accommodations to the general public and may provide additional  
21 services, such as restaurants, meeting rooms, and recreational services.

22  
23 3) Active Recreation. Active recreation means recreational lands and  
24 improvements that are facility oriented which may require equipment and take  
25 place at prescribed places, sites or fields. Active recreational facilities include but  
26 are not limited to swimming pools, court sports, field sports, shuffleboard courts,  
27 equipped play areas, canoe and kayak facilities, recreation centers and beach  
28 clubs and for the area of land north of Highway 98, boat, trailer and RV parking,  
29 sewer pump station and water tank storage.

30  
31 4) Wetland Preservation. Wetland Preservation means lands which are within  
32 wetlands. Activities within the Wetland Preservation area shall be limited and  
33 governed by the Development Standards set forth in Section 5(L) of this PUD.

34  
35 5) Open Space. Open Space means lands, not individually owned or dedicated for  
36 public use, which are designed and intended for the common use or enjoyment  
37 of the residents and their guests of the SummerCamp development and may  
38 include such complementary structures and improvements as are necessary and  
39 appropriate.

40  
41 B. The following uses shall be principal and accessory permitted uses within all areas  
42 of the SummerCamp PUD:  
43

- 1) Passive Recreation. Passive recreation means recreational lands and improvements that are natural resource oriented. Passive recreational facilities include, but are not limited to hiking, nature and bike trails, storm water management facilities, a private community dock, piers, viewing platforms, boardwalks, picnic areas, biking, archeological and historical sites, and bird watching.
- 2) Community Facilities and Services. Community facilities and services means public or private facilities that provide a service to the general public such as, but not limited to libraries, religious facilities, police/fire stations and schools.
- 3) Off-Street Parking Lots. Off-street parking lots means an area under or outside of a building or structure, designed and used for parking motor vehicles that is not located on a street.
- 4) Permitted Accessory Uses. Uses of land customarily incidental and subordinate to one of the permitted principal uses, including but not limited to a sales center and other uses or facilities associated with the support of the permitted principal uses.

C. Prohibited Uses

The following commercial uses are prohibited in the SummerCamp PUD: automotive and engine repair shops and other mechanical repair services; laundries and dry-cleaning plants; seafood processing; boat manufacturing; marine culture shore facilities; seafood industrial parks; horticultural nurseries; golf courses; marinas; water and sewage treatment plants (excluding off-site facilities with all required governmental permits and approvals); medical facilities (excluding doctors offices); landfills; jails; and any industrial use set forth in the Franklin County Zoning Code.

## SECTION 5. DEVELOPMENT STANDARDS

- A. All permanent residential, commercial and non-residential uses shall be served by an advanced wastewater treatment plant ("AWT") and central potable water facilities, which will be located offsite (except for water tank storage, sewer pump stations and lines) on other lands owned by the developer or an affiliate and as determined by the jurisdictional permitting agencies.
- B. All development within the SummerCamp PUD shall be in compliance with the Critical Shoreline District Ordinance 89-8 which requires that Lots within the Critical Shoreline District are limited to 20% impervious surface coverage. Lots which are not within the Critical Shoreline District are limited to 40% impervious surface coverage.

- 1  
2 C. Residential uses shall be limited to a maximum of 499 dwelling units.  
3  
4 D. Non-residential uses shall be limited to 35,000 (heated/cooled) gross square feet of  
5 commercial and active recreation development and fifty hotel rooms, a public safety  
6 facility, and ancillary non-residential development such as gatehouses, storage  
7 facilities, and maintenance facilities.  
8  
9 E. The minimum building setbacks shall be 25 feet from the boundary of a property line  
10 bordering any public road and 10 feet from any other property line.  
11  
12 F. There shall be a minimum lot size of 7,500 square feet. There shall be no minimum  
13 block size, width, depth, frontage or other dimensional requirements. Flag lots are  
14 permitted.  
15  
16 G. The maximum impervious coverage for non-residential uses is 80 percent.  
17  
18 H. Signs visible from a public road shall be consistent with Section 450 of the Franklin  
19 County Zoning Code.  
20  
21 I. All public facilities shall be in accordance with Sections 430 and 440 of the Franklin  
22 County Zoning Code. Off-street parking and loading requirements for residential and  
23 private facilities will be determined at site plan review. Off-street parking surfaces  
24 may be pervious or impervious.  
25  
26 J. Building height shall not exceed 35 feet, as measured from the first habitable floor to  
27 the peak of the roof. This limitation does not apply to water towers, observation  
28 towers, clock towers or similar non-habitable structures.  
29  
30 K. The internal traffic circulation system shall be designed to promote pedestrian and  
31 bicycle opportunities for residents by providing a functional and integrated system of  
32 pedestrian paths, bicycle paths, and hiking trails. The facilities can be of an  
33 impervious or pervious surface material.  
34  
35 L. There shall be a fifty-foot, naturally vegetated buffer around all wetlands and  
36 landward of all waterbodies. Development within wetlands and this fifty-foot buffer,  
37 including the construction of swimming pools, is prohibited, except for minor  
38 encroachments for roads, utilities, and recreational crossings, or wetland  
39 maintenance and restoration, to the extent such activities may be permitted by the  
40 appropriate regulatory agencies. As part of the development review process,  
41 perpetual conservation easements shall be executed which memorialize this  
42 protection and prohibit development consistent with Policy 1.2(c) and 2.2 of the  
43 Conservation/Coastal Management Element.  
44

- 1 N. The stormwater management system will be designed to comply with the standards  
2 for Outstanding Florida Waters ("OFW"). The stormwater management system will  
3 also be designed and constructed to utilize swales for stormwater conveyance, as  
4 opposed to stormwater sewers, except where undue disturbance of native  
5 vegetation will occur. Parking lots shall be designed and constructed to utilize  
6 recessed bioretention areas to capture stormwater.  
7
- 8 O. Streets may be privately owned and maintained and shall be built in accordance  
9 with the standards and specifications as referenced in Exhibit "C", which is attached  
10 hereto and incorporated herein by this reference. All streets shall be inspected and  
11 certified by a licensed professional engineer. Before the County will accept and  
12 maintain any streets within SummerCamp, they must be constructed in accordance  
13 with County standards applicable throughout the County at the time acceptance.  
14
- 15 P. Portions of structures providing parking, storage, maintenance, solid waste disposal,  
16 elevators, and similar functions may be constructed below the first habitable floor,  
17 provided that construction complies with Franklin County Ordinance No. 87-5, the  
18 Flood Hazard Ordinance, as amended, and as long as said ordinance is in effect.  
19
- 20 Q. The Applicant shall prepare a forestry/fire management plan and shall place it on file  
21 with Franklin County prior to the certificate of occupancy being issued for the first  
22 habitable dwelling.  
23
- 24 R. A hurricane preparedness and evacuation plan will be prepared consistent with the  
25 provisions of Rule 9J-2.0256(5)(b), F.A.C., and will be placed on file with Franklin  
26 County prior to the issuance of the certificate of occupancy for the first habitable  
27 dwelling. At a minimum, the hurricane preparedness and evacuation plan shall  
28 require SummerCamp to: (i) subscribe to an automated hurricane warning system  
29 for the purpose of warning all residents of a pending storm, (ii) create an annual  
30 homeowners hurricane awareness program and hurricane evacuation plan, (iii)  
31 implement a mandatory Category 1 hurricane evacuation, and (iv) offer NOAA radios  
32 for all SummerCamp residents.  
33
- 34 S. No more than 19 residential units will be located below the 8.6' (NGVD29) elevation  
35 line as surveyed for the project site. This elevation line represents the landward  
36 extent of the surge area from a Category 1 hurricane as indicated in the Florida  
37 Hurricane Surge Atlas.  
38
- 39 T. SummerCamp will utilize native vegetation for residential lots and common open  
40 spaces except for minor plantings in residential lots and small areas used for  
41 recreational and open space activities within common open spaces. Native  
42 vegetation to be used can be identified from Waterwise Florida Landscape as  
43 produced by Florida's Water Management Districts. The SummerCamp

1 development will utilize soil moisture sensors as opposed to rain sensors for  
2 irrigation purposes.

- 3  
4 U. A private community dock shall be permitted in accordance with all applicable  
5 regulations. The private community dock shall (i) be located in an area previously  
6 significantly modified by human activity, with good circulation, flushing, and  
7 adequate water depths; (ii) be used solely by project residents/owners for  
8 recreational and non-commercial activities; (iii) provide for temporary docking only of  
9 not more than 10 boats; (iv) include a buoy system to mark shallow/sensitive areas  
10 in the vicinity; (v) minimize impacts to wetlands and seagrasses; (vi) include a DEP-  
11 approved water quality monitoring program; and (vii) adhere to construction criteria  
12 for docking facilities located in aquatic preserves pursuant to Rule 18-20.004(5),  
13 F.A.C. The private community dock shall not (i) extend more than 150 feet beyond  
14 the mean high water line; (ii) be more than six feet wide; (iii) be built over seagrass  
15 beds; (iv) provide fueling or supplies; (v) provide pump out services unless  
16 otherwise required by the Florida Department of Environmental Protection; (vi) have  
17 finger piers; (vii) permit overnight docking; or (viii) result in the loss of waters  
18 classified for the harvest of shellfish.

19  
20 Private residential single-family docks will be prohibited and riparian rights  
21 surrendered upon final regulatory approval of the private community dock. In the  
22 event the private community dock does not receive such approval, the number of  
23 private residential single-family docks allowed to riparian owners shall not exceed  
24 19.

25  
26 Not more than ten community piers which will be used by the project  
27 residents/owners for fishing and observation shall be allowed in accordance with all  
28 applicable regulations. The piers shall be sited to minimize impacts to wetlands and  
29 avoid seagrasses. The piers shall not be used to moor any vessels, shall be a  
30 minimum height of five feet above mean high water, shall be no longer than 200  
31 feet from the mean high water line, shall be surrounded by handrails, and shall be  
32 posted with signs that state "No Boat Mooring Allowed".

- 33  
34 V. A black bear and turtle education program will be provided to inform SummerCamp  
35 residents about black bears on an annual basis. Signs will be posted at primary  
36 entrances and at community facilities as appropriate within the project to alert  
37 residents and visitors of the potential presence of black bears. All household and  
38 non-residential garbage containers must be wildlife-proof.

## 39 40 SECTION 6. PLAT PHASING

41  
42 The SummerCamp PUD will be a Major Subdivision as such term is defined in the  
43 Franklin County Subdivision Ordinance. In accordance with such ordinance, the SummerCamp  
44 PUD shall be permitted to obtain sketch plat and preliminary plat approval for the entire

1 development. It shall thereafter seek final plat approval as each phase or stage is ready for  
2 development and at any time after preliminary plat approval, notwithstanding any ordinance  
3 requiring final plat approval to be requested within a specified time after preliminary plat  
4 approval.

5  
6 **SECTION 7. MASTER PLAN**  
7

8 The Master Plan is intended to show the general location of roads, lots, natural  
9 features, open spaces, and other general improvements. The precise location of all  
10 development within the property is subject to adjustment during site-specific development  
11 review. Major and Minor Amendments to the Master Plan may be made as provided in section 8  
12 of this ordinance. The Master Plan is attached to this Ordinance as Exhibit "B" and incorporated  
13 herein by this reference.  
14

15 **SECTION 8. AMENDMENTS TO SUMMERCAMP PUD**  
16

17 Requests for any amendment to the approved Master Plan shall be submitted to the  
18 Franklin County Board of County Commissioners.  
19

20 **SECTION 9. SKETCH PLAT/PRELIMINARY PLAT APPROVAL**  
21

22 The sketch plat and the preliminary plat submitted by the Applicant meet all  
23 requirements of Section 3.4 and Section 3.5 of the Franklin County Subdivision Ordinance.  
24 Approval of the SummerCamp PUD shall also constitute sketch plat and preliminary plat  
25 approval as required by Section 3.4 and Section 3.5 of the Franklin County Subdivision  
26 Ordinance.  
27

28 **SECTION 10. ENFORCEMENT**  
29

30 The County may enforce this Ordinance as authorized by law.  
31

32 **SECTION 11. OTHER ORDINANCES**  
33

34 Except as specifically modified or changed in this Ordinance, all provisions of the  
35 Franklin County Zoning Code and the Franklin County Subdivision Ordinance shall apply in the  
36 same manner as throughout the County.  
37

38 **SECTION 12. ZONING MAP**  
39

40 Upon this Ordinance becoming effective, the Franklin County Zoning Map shall be  
41 amended to show the property described on attached Exhibit "A" as the SummerCamp PUD.  
42 The County Planner is hereby directed to revise the Franklin County Zoning Map to reflect this  
43 designation.  
44

1 **SECTION 13. SEVERABILITY**

2  
3 The provisions of this Ordinance are hereby declared to be severable. If any provision  
4 of this Ordinance, or the application thereof, to any person or circumstance is held to be  
5 invalid, such invalidity shall not affect other provisions or applications of this Ordinance that  
6 can be given effect without the invalid provision or application.  
7

8 **SECTION 14. EFFECTIVE DATE**

9  
10 This Ordinance shall become effective as provided by law.

11  
12 This Ordinance was adopted in open regular meeting this 2<sup>nd</sup> day of  
13 September, 2003, after notice of interest to consider the same was made and kept on the  
14 Ordinance Book of the Clerk of the Board for at least 15 days, exclusive of Sundays and legal  
15 holidays, and notice given for rezonings of less than five percent of the County.  
16  
17

18 **THE FRANKLIN COUNTY BOARD OF**  
19 **COUNTY COMMISSIONERS**

20  
21  
22 

23  
24 **Cheryl Sanders, Chairman**



Attest :



**Kendall Wade, Clerk**

1  
2  
3  
4  
5  
6  
7 **EXHIBIT "A"**  
8 **LEGAL DESCRIPTION**  
9

10  
11  
12 **SUMMERCAMP**  
13

14 A portion of Section 25 and fractional Sections 33, 34 35 and 36, Township 6 South, Range 3  
15 West, a private subdivision of the Forbes Purchase land grant in Franklin County, Florida  
16 containing an aggregate area of 765.99 acres, more or less, described as:

17  
18 **PARCEL "1"**  
19

20 A portion of Section 25 and fractional Sections 35 and 36, Township 6 South, Range 3 West, a  
21 private subdivision of the Forbes Purchase land grant in Franklin County, Florida, lying South  
22 of State Road 30 (U.S. Highway 98), described as follows:  
23

24 **COMMENCE** at a terra cotta monument marking the northwest corner of fractional Section 35,  
25 Township 6 South, Range 3 West and the northwest corner of that parcel of land described in  
26 the instrument recorded in Deed Book 70, Page 237 of the Public Records of Franklin County,  
27 Florida and run thence Southerly along the westerly boundary of said property as follows:  
28 South 00 degrees 30 minutes 16 seconds West 900.04 feet to a concrete monument; thence  
29 South 35 degrees 17 minutes 46 seconds East 1493.34 feet to the northerly right of way of  
30 State Road 30 (U.S. Highway 98); thence leaving said westerly boundary and said northerly  
31 right of way, run South 15 degrees 15 minutes 52 seconds East 200.00 feet to the southerly  
32 right of way of State Road 30 (U.S. Highway 98) and the northwest corner of that parcel of  
33 land described in the instrument recorded in Deed Book 70, Page 73 of said public records;  
34 thence run North 75 degrees 14 minutes 46 seconds East along said southerly right of way a  
35 distance of 899.93 feet to the easterly boundary of that parcel of land described in Deed Book  
36 70, Page 73 of said public records and the POINT OF BEGINNING. From said POINT OF  
37 BEGINNING, continue North 75 degrees 14 minutes 45 seconds East along said right of way,  
38 a distance of 3652.84 feet to the west line of fractional Section 36, Township 6 South, Range  
39 3 West, said point lying South 00 degrees 53 minutes 10 seconds West of an iron rod with  
40 cap marked "ECA" marking the northwest corner of said Section 36; thence continue North 75  
41 degrees 14 minutes 45 seconds East along said southerly right of way, a distance of 4635.72  
42 feet to the north line of said Section 36; thence continue North 75 degrees 14 minutes 45  
43 seconds East along said right of way, a distance of 825.50 feet to a point on the projection of  
44 the east line of said Section 36; thence leaving said right of way, run South 00 degrees 26

1 minutes 46 seconds East along said projection, a distance of 197.27 feet to a terra cotta  
2 monument marking the northeast corner of said Section 36; thence continue South 00 degrees  
3 26 minutes 46 seconds East along the east line of said Section 36, a distance of 2,115.16 feet  
4 to a St. Joe Paper Company monument, said monument marking the beginning of a Survey  
5 Witness Line described herein; thence continue South 00 degrees 26 minutes 46 seconds  
6 East along said east line, a distance of 154.10 feet, more or less, to the Mean High Water  
7 Line of the Gulf of Mexico, elevation 1.39 feet, National Geodetic Vertical Datum of 1929  
8 (elevation 0.77 feet, North American Vertical Datum of 1988) as shown on the map or plat of  
9 survey prepared by Allen Nobles & Associates, Inc., Project Number 3796.010, dated May 15,  
10 2003; thence run Westerly along said Mean High Water Line a distance of 21,930 feet, more  
11 or less, to the easterly boundary of the Florida State University Marine Lab as described in the  
12 instrument recorded in Deed Book 70, Page 73 and Official Records Book 109, Page 479 of  
13 the Public Records of Franklin County, Florida; thence leaving said Mean High Water Line, run  
14 North 14 degrees 59 minutes 19 seconds West along said easterly boundary, 14.20 feet to a  
15 4"x4" concrete monument and the terminal point of the Survey Witness Line described herein;  
16 thence continue North 14 degrees 59 minutes 19 seconds West along said easterly boundary,  
17 a distance of 440.33 feet to the POINT OF BEGINNING, containing 422.80 acres, more or  
18 less.

19  
20  
21 The Mean High Water Line of the above described parcel being witnessed by a Survey  
22 Witness Line described as follows:

23  
24 BEGIN at St. Joe Paper Company monument lying on the east line of Fractional Section 36,  
25 Township 6 South, Range 3 West, Franklin County, Florida, said point lying South 00 degrees  
26 26 minutes 46 seconds East 2115.16 feet of a terra cotta monument marking the northeast  
27 corner of said Section 36, thence leaving said east line run Westerly along said Survey  
28 Witness Line as follows: thence South 43 degrees 05 minutes 11 seconds West 1,062.56 feet  
29 to a 5/8" iron rod with cap marked LB#3293; thence South 47 degrees 42 minutes 21 seconds  
30 West 2,080.19 feet to a 5/8" iron rod with cap marked LB#3293; thence South 56 degrees 51  
31 minutes 07 seconds West 1,254.65 feet to a 5/8" iron rod with cap marked LB#3293; thence  
32 North 40 degrees 33 minutes 48 seconds West 2,593.80 feet to a 5/8" iron rod with cap  
33 marked LB#3293; thence North 79 degrees 17 minutes 18 seconds West 3,370.36 feet to a  
34 5/8" iron rod with cap marked LB#3293; thence South 67 degrees 18 minutes 11 seconds  
35 West 438.24 feet to a 4"x4" concrete monument and the TERMINAL POINT of said Survey  
36 Witness Line.

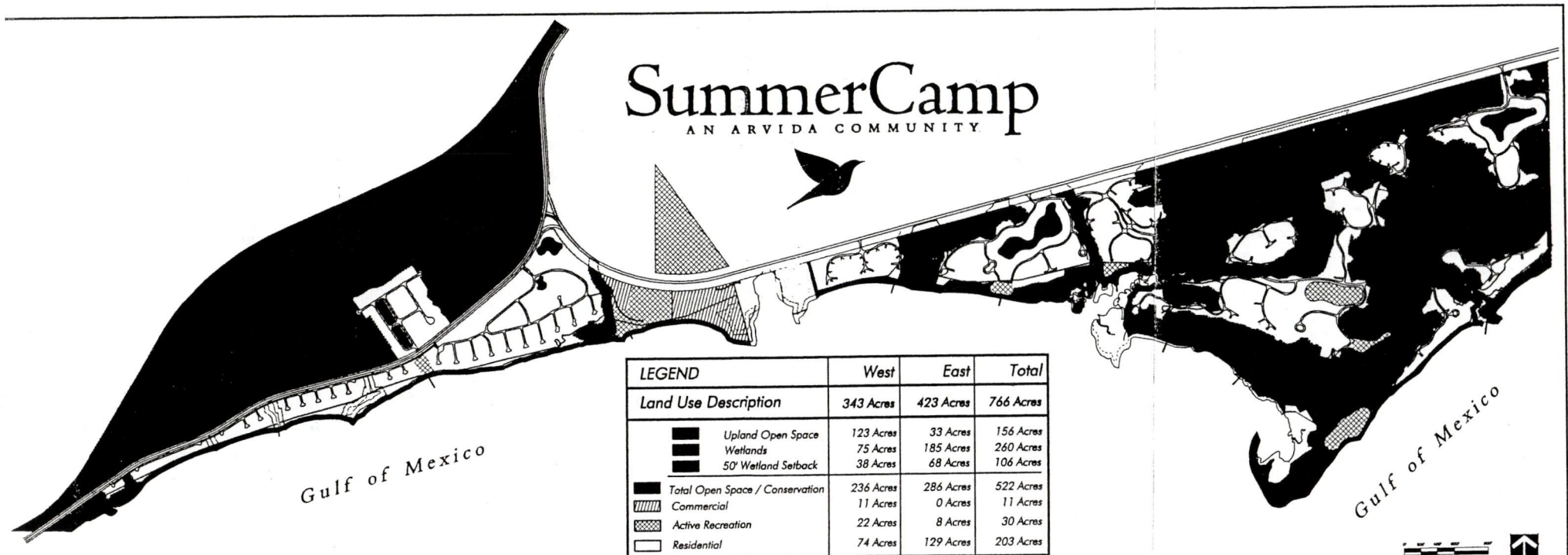
37  
38  
39  
40 PARCEL "2"

41  
42 A portion of fractional Sections 33, 34 and 35, Township 6 South, Range 3 West, a private  
43 subdivision of the Forbes Purchase land grant in Franklin County, Florida, lying South of State  
44 Road 30 (U.S. Highway 98), described as follows:  
45

EXHIBIT B

# SummerCamp

AN ARVIDA COMMUNITY



Gulf of Mexico

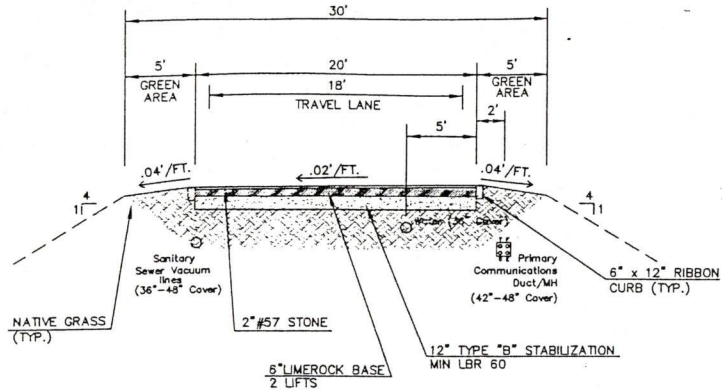
Gulf of Mexico

LEGEND	West	East	Total
<b>Land Use Description</b>	<b>343 Acres</b>	<b>423 Acres</b>	<b>766 Acres</b>
Upland Open Space	123 Acres	33 Acres	156 Acres
Wetlands	75 Acres	185 Acres	260 Acres
50' Wetland Setback	38 Acres	68 Acres	106 Acres
Total Open Space / Conservation	236 Acres	286 Acres	522 Acres
Commercial	11 Acres	0 Acres	11 Acres
Active Recreation	22 Acres	8 Acres	30 Acres
Residential	74 Acres	129 Acres	203 Acres

Master Plan



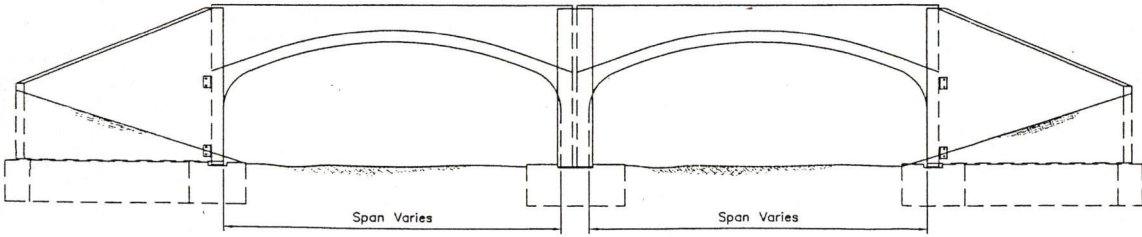
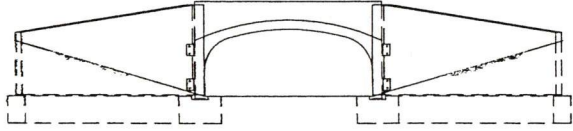
SCALE IN FEET NORTH



GRAVEL ROAD TYPICAL SECTION

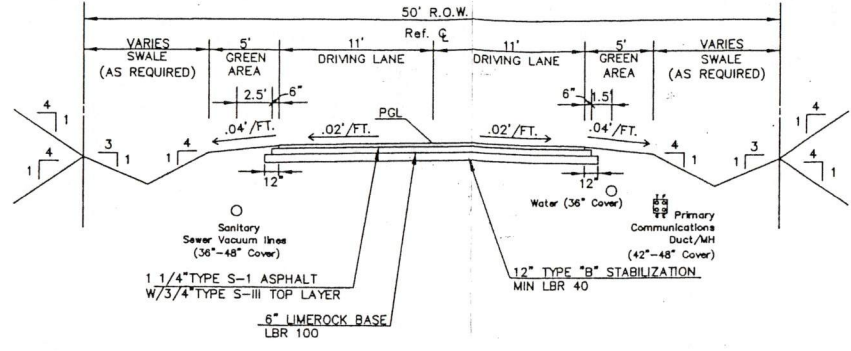
NTS

NOTE: INSTALL BASE MATERIAL AND GRADE SMOOTH.  
ADD 2" STONE OR SHELL MATERIAL COMPACT STONE INTO LOOSE BASE MATERIAL TO MEET DENSITY REQUIREMENTS.



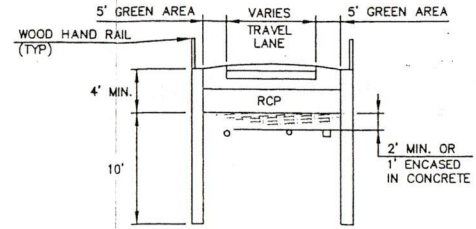
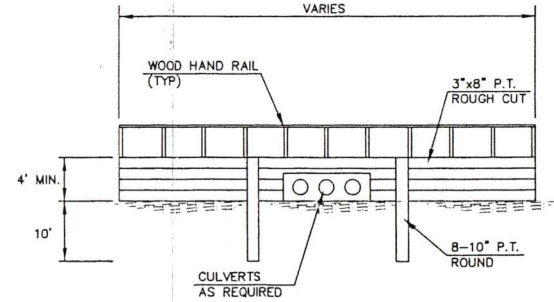
WETLAND CROSSING

NTS



ASPHALT ROADWAY TYPICAL SECTION

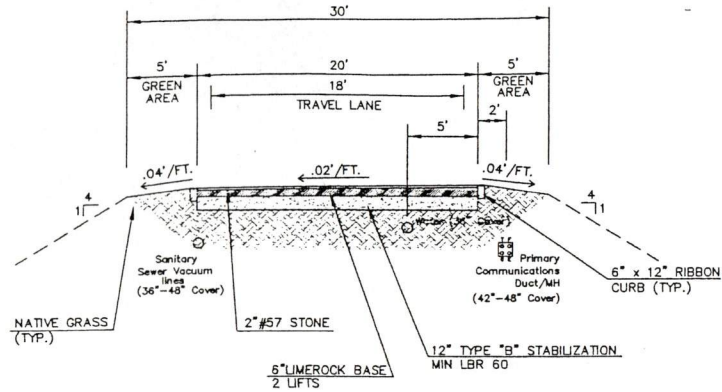
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WETLAND CROSSING

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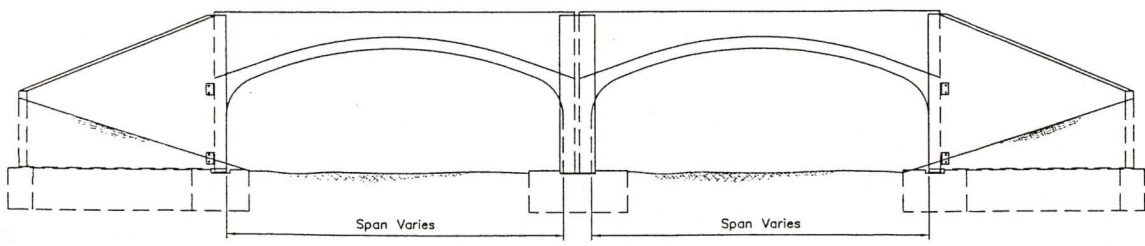
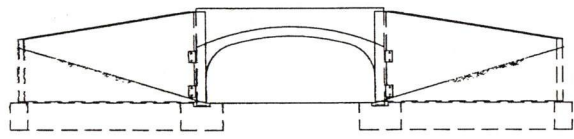
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GRAVEL ROAD TYPICAL SECTION

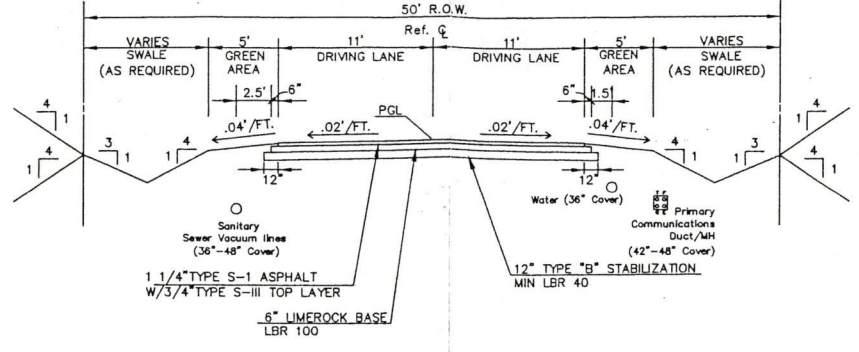
NTS

NOTE: INSTALL BASE MATERIAL AND GRADE SMOOTH.  
ADD 2" STONE OR SHELL MATERIAL COMPACT STONE INTO LOOSE BASE MATERIAL TO MEET DENSITY REQUIREMENTS.



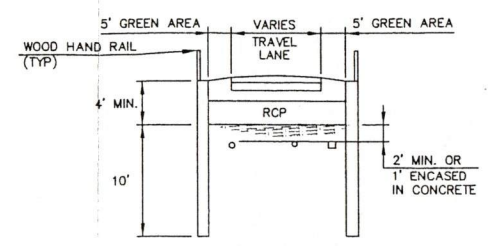
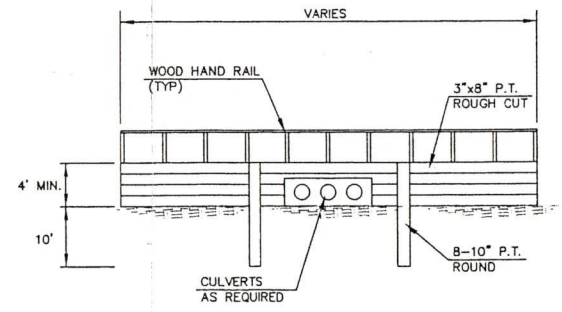
WETLAND CROSSING

NTS



ASPHALT ROADWAY TYPICAL SECTION

NTS



WETLAND CROSSING

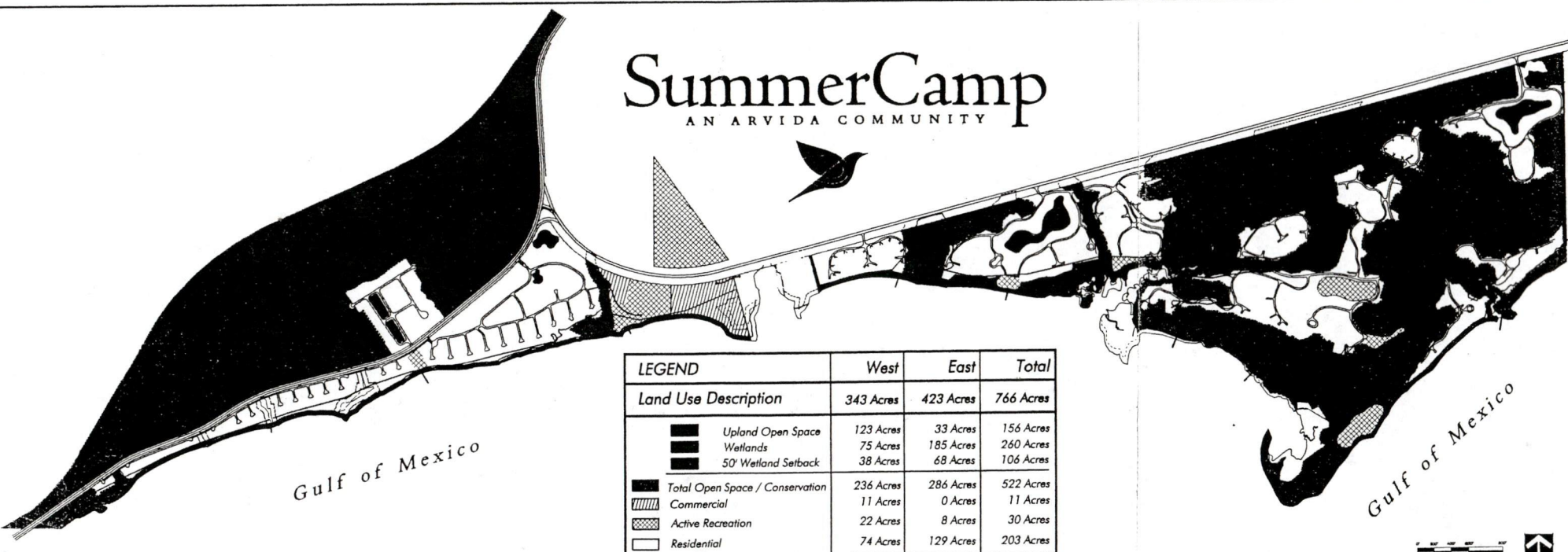
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EXHIBIT B

# SummerCamp

AN ARVIDA COMMUNITY



Gulf of Mexico

Gulf of Mexico

LEGEND	West	East	Total
<b>Land Use Description</b>	<b>343 Acres</b>	<b>423 Acres</b>	<b>766 Acres</b>
Upland Open Space	123 Acres	33 Acres	156 Acres
Wetlands	75 Acres	185 Acres	260 Acres
50' Wetland Setback	38 Acres	68 Acres	106 Acres
Total Open Space / Conservation	236 Acres	286 Acres	522 Acres
Commercial	11 Acres	0 Acres	11 Acres
Active Recreation	22 Acres	8 Acres	30 Acres
Residential	74 Acres	129 Acres	203 Acres

Master Plan



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