ORDINANCE #91-4

The Franklin County Green Point Planned Unit Development District:

An Ordinance repealing Ordinance 90-3, The Green Point Planned Unit Development Ordinance, and Ordinance 91-1, an amendment to Ordinance 90-3, and establishing a new Green Point Planned Unit Development District and establishing development review standards and procedures for the Green Point Planned Unit Development.

Franklin County, Florida

The Franklin County Green Point

Planned Unit Development District

A. Creation and Purpose

There is hereby created the Green Point Planned Unit Development (PUD) District. The boundaries of this district are described as Attachment A to the ordinance. The purpose of this ordinance is to establish the zoning, development standards and procedures for the Green Point Planned Unit Development and to serve as a vehicle for preparing a more detailed site plan. This ordinance shall not become effective until approved by the Administration Commission of the State of Florida in accordance with s. 380.0555(10), Florida Statutes (F.S.).

B. Relation to Comprehensive Plan and Other Development Regulations

Unless otherwise specifically stated in this ordinance, the Franklin County Comprehensive Plan and all other applicable Franklin County development regulations shall remain in full force and effect with respect to the Green Point PUD. In addition, the principles for guiding development set forth at 2. 380.0555(8), F.S., as well as other applicable Florida Statutes and regulations shall be observed.

The Green Point PUD is a Development of Regional Impact as defined at s. 380.06(1), F.S.; it shall therefore be subject to approval to develop in accordance with s. 380.06, F.S., "Development of Regional Impact", (DRI). This ordinance will become effective upon approval of the Green Point PUD as a DRI and amendment of the Future Land Use Element and Map changing the land use designation for the parcel described in Attachment A from " Low Density Residential" to "Mixed Use Residential".

C. Unified Ownership

All land within the Green Point PUD (1) shall be under the ownership of the San Jorge Corporation (hereinafter referred to as "applicant" or "developer") whether the applicant be an individual, partnership or corporation, or group of individuals, partnerships, or corporations or (2) the applicant shall be specifically authorized in writing by all owners within the PUD at the time of the effective date of this ordinance to apply for development approval within the Green Point PUD. Prior to consideration of this ordinance by the Planning and Zoning Commission, the applicant shall present evidence acceptable to the county attorney of (1) unified ownership of the entire area within the proposed PUD or (2) of such authorization concerning the entire area within the proposed PUD.

D. Permitted Uses, Structures, and Density

Permitted uses, structures, and density shall be as established in the development order issued as a result of the DRI approval.

E. Commercial Activities

Commercial activities shall be those which have been approved by the development order referenced in section D of this ordinance. Commercial development shall only be approved for construction and completion simultaneously with a minimum of 10 residential units, or following the completed construction of 10 residential units.

F. Minimum Lot-Area and Yard Requirements

No minimum lot size or yards shall be required by Franklin County within the Green Point PUD. However, a 50' peripheral setback shall be observed with respect to project boundaries within which no structure shall be placed. Except for access roads which are generally perpendicular to the project, no impervious surfaces shall be placed within the first 20' of

the setback area. This 20' buffer area shall be landscaped and a landscaping plan shall be submitted for approval as part of the site plan. The buffer area shall be incorporated into the project's stormwater management system and the "Best Management Practices Treatment Train" concept will be used.

G. Maximum Building Heights

The maximum building height shall be in accordance with County zoning regulations.

H. Off-Street Parking and Loading Space

Off-street parking and loading space shall be provided as specified in Section 431 and 440 of the County Zoning Ordinance. Impervious surfaces will be minimized.

I. Sign Requirements

Signs are permitted in accordance with Section 450 of the County Zoning Ordinance.

J. Open Space and Common Facilities

Forty percent (40%) of the PUD shall be for use as open space or conservation space. Such space means pervious areas of land, water, or wetlands, or combinations thereof, which are designed and intended for the use and enjoyment of residents of the PUD in common. Such space containing natural features worthy of preservation shall be preserved.

Appropriate arrangements acceptable to the Board and the county attorney shall be made to guarantee the continued maintenance of open or conservation space through the establishment of a property owner's association, restrictive covenants or through other legal arrangements acceptable to the Board and the county attorney.

No area shall be accepted as open space or conservation space unless it meets the following standards:

(1) Such space must be used for amenity, recreational or

environmental protection purposes. Open space shall not include roads, impervious parking areas.

(2) Such space shall not include any structures.

K. Utilities

Telephone, television cables, and electrical systems within the PUD shall be installed underground. Appurtenances to these systems and primary facilities which require above-ground installation may be exempted. The site plan shall provide for the connection of all units to central sewage treatment facilities and central potable water supply. A stormwater management system shall be provided which conforms to the applicable County regulations, the requirements of Chapter 17-25, F.A.C., or the stormwater management plan approved in the DRI development order, whichever is most restrictive. The stormwater management plan shall incorporate best management practices appropriate to site conditions and be designed to minimize stormwater quality and quantity effects associated with the development. The DRI development order shall assure that the developer will provide an appropriate fair-share contribution toward off-site impacts which the development will impose on publicly funded infrastructure and phase the development to ensure that public infrastructure will be available when needed.

L. Other PUD Conditions

The following provisions shall control in the event of any conflict with any other pertinent County ordinance adopted to date or amended after this date:

(1) The Green Point PUD shall comply with the following Critical Habitat Zone (CHZ) requirements for three categories of zones as depicted in Exhibit A attached:

- Areas providing at least a 15 foot buffer zone with natural vegetation to prevent direct discharge of stormwater into the wetlands (identified by green). "Natural vegetation" means maintenance of existing

vegetation or replacement with similar species native to the area.

- Areas providing between 5 feet and 15 feet of natural vegetation with a berm up to a lake edge. The lakes will serve as retention basins to prevent direct discharge into the wetlands (yellow).

- Areas providing between 5 feet and 15 feet of natural vegetation because a roadway runs very close to the wetlands area. In those cases, berms will be created between the roads and the wetlands and the roads will be graded away from the wetlands (blue).

- In all cases, the wetlands side of the berm and lakes shall be naturally vegetated to prevent encroachment of lawns, gardens, fairways, etc. into the buffer zone.

In no case will structures be created within the 50 foot CHZ.

(2) Minimum road rights of way (ROW) shall be as follows and as depicted on Exhibit B attached:

- The main entry roads will have 70 feet ROW (green).

- The main cross road will have 60 feet ROW (blue).

- The less traveled roads shown on the site plan will have 50 feet ROW (pink).

Other private roads not dedicated to the County may include a minimum of 40 feet ROW. Dead-end streets may exceed 1000 feet in length so long as emergency-only road connections are provided between dead-end road segments so that they link to the through roadway system.

(3) Until central wastewater service is available, the developer may use up to five (5) temporary septic systems which may be approved by the Development of Regional Impact Development Order for up to one year from the date construction commences for initial

development including the sales office and construction activities. The systems will be aerobic, with a capacity of up to 750 gallons each.

M. Development Approval

Approval to commence development within the Green Point PUD shall be subject to the following steps:

* Rezoning and Final DRI Master Plan Approval of the entire project.
* Site Plan Approval of a specific phase.
* Recordation of Final Plat of the phase receiving site plan approval.

1. Rezoning and DRI Master Plan Approval

(a) This ordinance shall constitute a zoning change for the property described in Attachment A from R-1 "Single Family Residential District" and R-2 "Single Family Mobile Home District" to the Green Point PUD District. The applicant has previously submitted to the Planning and Building Department a DRI application containing the DRI/PUD Master Plan covering the entire parcel described in Attachment A and a $200 filing fee. This application contained the following exhibits:

(1) A vicinity map showing the location of the proposed development, its relationship to surrounding streets and thoroughfares, existing zoning on the site and surrounding areas, and existing land use on the site and surrounding areas within five hundred (500) feet.

(2) A boundary survey and/or legal description of the property, showing the location of the Critical Shoreline District and Critical Habitat Zone.

(3) A topographic map including flood-prone and wetland delineations.

(4) A soils survey or map, clearly identifying all soils types, especially those areas which are not suitable for buildings or major structures due to soil

limitations.

(5) A master plan, drawn to appropriate scale, clearly identifying the approximate area, location, and density or intensity of all proposed development, including streets, wetlands, water bodies, and utilities. The master plan or other related plans in the DRI application also show the approximate size and locations of all lots,, and parcels of land proposed to be dedicated or reserved for public or common use, such as roads and other right-of-ways, easements, drainage ways, open space, parks, and recreation areas. This application also delineates the area and sequence in which development will occur.

(6) A table showing acreage for each category of land use including residential, commercial, recreation, wetlands, water bodies, streets, and open space; also showing net density, type, and number of residential units for each phase, the number of motel/hotel units, square footage of commercial uses, and seating capacity of any conference or convention facilities.

(7) Schematic drawing of proposed potable water and wastewater treatment systems and facilities. These drawings also indicated the size and approximate location of internal distribution and collection lines, direction of flow, and location of any lift stations, and other major features of these systems.

(8) A master stormwater management plan consistent with the applicable County regulations, Rule 17-25, F.A.C., or the stormwater management plan approved in the DRI development order, whichever is most restrictive, showing detention and retention facilities; swales and berms; flow channelization structures; and other features of the stormwater management system that will ensure that the stormwater runoff is controlled in accordance with the conditions of the DRI development

order and to prevent flooding. The stormwater management plan shall incorporate best management practices appropriate to site conditions and be designed to minimize stormwater quality and quantity effects associated with the development.

(9) A transportation plan showing the layout roads within the project, including appropriate traffic control devices; a traffic impact analysis prepared by a traffic engineer evaluating the impact of the development's projected traffic on surrounding roads.

(10) A statement indicating the legal instruments that will be created to provide for the management of common areas and facilities.

(11) A statement with general information regarding provisions for fire protection.

(12) Location of flood-prone areas, their flood zone classification, and the base flood elevation.

(13) An analysis of the impact of the proposed PUD on natural resources, roads, schools, utilities, fire and emergency services, landfill and other solid waste facilities and other public facilities.

(b) The Planning and Zoning Commission shall consider whether improvements to any public facilities are needed to adequately serve the PUD. The Commission shall make appropriate recommendations to the Board of County Commissioners if it determines that improvements are necessary. The Board may assess the applicant for its fair share of the cost of making these improvements.

(c) The County Planner has certified that this request for rezoning and DRI master plan approval is complete and issued a recommendation in favor of adoption of this ordinance to the Planning and Zoning Commission. The Commission has reviewed the proposed rezoning and master plan and made a favorable recommendation to the Board of County Commissioners to approve the request.

(d) The County Planner has forwarded the recommendation of the Planning and Zoning Commission to the Board of County Commissioners and advertised the proposed rezoning in accordance with the procedures set forth in Chapter 1125 of the Florida Statutes.

(e) After public hearing on April 16, 1991, the Board has considered the recommendation made by the Planning and Zoning Commission and reviewed the master plan and hereby approved the rezoning request and master plan; provided, however, that this ordinance will become effective upon approval of the Green Point PUD as a DRI and amendment of the Future Land Use Element and Map changing the land use designation for the parcel described in Attachment A from "Low Density Residential" to "Mixed Use Residential".

(f) Upon the effective date of this ordinance, the Clerk of the Circuit Court shall reclassify the property by amending the zoning map to show the property as "Green Point PUD District". After rezoning, the right to obtain further approvals and permits shall be contingent upon compliance with the master site plan, this ordinance and the development order.

2. Site Plan Approval

(a) Within twelve months from the effective date of this ordinance, the applicant shall apply for site plan approval to implement the master plan. Such submission may be made for phases as set forth below. Failure to do so within the prescribed time shall result in a review by the Planning and Zoning Commission to determine the appropriateness of the existing master plan. If the master plan is determined to still be appropriate, the Planning and Zoning Commission may recommend to the Board of County Commissioners a one year extension of this provision. The final decision shall rest with the Board; however, only one extension shall be granted. Failure to apply for and receive site plan approval by the second year shall cause the master plan to become void and the applicant must reapply for

master plan approval before proceeding to obtain site plan approval; provided, however, that all of the above time limits shall be tolled during any periods of time that the applicant is prevented from meeting site plan application requirements as a result of federal, state, regional or local permitting requirements, including legal, administrative or appellate proceedings related to such permits.

(b) Site plan approval shall be obtained for all of the area covered by the master plan, but may be obtained and constructed in phases according to the DRI approved master plan development schedule. The site plan must be substantially consistent in all respects with the master plan and any conditions attached thereto.

(c) Site plan approval shall be obtained in accordance with section 301.06, "Full Review Process", of the Franklin County Zoning Code; providing, that the applicant submit the request for site plan approval at least 30 days prior to a regularly scheduled Planning and Zoning Commission meeting and that a decision by the Board of County Commissioners to approve, approve with conditions, or disapprove the site plan shall be rendered within ninety days from submittal of a complete application to the County Planner. If the site plan is denied, the Board shall describe in detail the reasons it is inconsistent with the master plan or this ordinance, and how the plan can be amended to bring it into compliance. In addition to the requirements of s. 301.06, the following exhibits shall accompany the application and require the approval of the Board:

(1) A stormwater management plan consistent with the applicable Franklin County requirements, the requirements of Rule 17-25, F.A.C., or the stormwater management plan approved in the DRI development order, whichever is most restrictive, covering the area submitted for site plan approval. The stormwater management plan shall be consistent with the master stormwater management plan and shall provide details of

the system's location, size and construction. The plan will ensure that stormwater runoff is controlled in accordance with the DRI development order and to prevent flooding.

(2) For Phase I, the facilities that will provide the development with central, wastewater treatment and a central potable water supply. Each phase thereafter will indicate how it will connect to these facilities and how, if necessary, they will be extended or expanded, to provide additional capacity.

(3) A landscaping plan, showing the areas to be developed, and especially, how the peripheral buffer strip and entrance ways will be landscaped. The plan should also indicate the type and amounts of landscaping materials to be used, how irrigation will be accomplished and any berms, fencing or other buffering techniques.

(4) Detailed engineering drawings and specifications of the water, wastewater, stormwater management, and road systems. Drawings and specifications shall be signed and sealed by a professional engineer and shall be prepared in accordance with Article IV of the Franklin County Subdivision Ordinance.

(5) If requested by the County in addition to the DRI development order, a written development agreement, to be signed by the developer and the Chairman of the Board of County Commissioners, setting forth the legal instruments that will be recorded for this project, which may include instruments for:

(1) establishing a property owner's association; (2) dedication of common areas and roads for maintenance to the association; (3) dedication of utility easements; (4) commitments for the provisions of public facilities due to off-site impacts; (5) covenants, grants,

easements, dedications, or other restrictions to be imposed on the use of land, buildings, and structures; and (6) any other commitments made in consideration of site plan approval regarding the impacts of the project, its phasing, or the provision of infrastructure.

3. Recording of Final Plat

A final plat for recordation shall be submitted to the Clerk of the Circuit Court in accordance with the procedures and requirements of the Franklin County Subdivision Code. The standards and procedures regarding the bonding, construction, inspection, and county acceptance of the subdivision improvements shall be as provided by the Subdivision Code. After recording, the developer may apply for building permits.

N. Changes In The PUD

Any change in the approved PUD shall be reviewed and approved in accordance with Section 380.06(19), F.S. (1989). If a change is determined not to be a substantial deviation under Section 380.06(19), F.S., but the change is nonetheless deemed by the County Planner to have a substantial effect on adjacent property owners, residents of the PUD or the general public, or involve a significant increase in density, the Board of County Commissioners shall cause a public hearing to be held prior to official action on said requested change. A request for a revision of the Master Plan or any Site Plan shall be supported by a written statement demonstrating the reasons the revisions are necessary or desirable. Minor changes which do not affect the intent or character of the development may be approved by the County Planner, after approval by the Board of County Commissioners.

O. Site Plan Approval Time Limitations

If physical development has not begun within one (1) year

after approval of the site plan, the approval of the site plan will be reviewed by the Planning and Zoning Commission to determine the appropriateness of the site plan for the subject property; provided, however, that this time limit shall be tolled during any period of time that the applicant is prevented from commencing development as a result of federal, state, regional or local permitting requirements, including legal, administrative or appellate proceedings related to such permits. The Board of County Commissioners shall consider the recommendations of the Planning and Zoning Commission and may move to void the site plan or extend the deadline for undertaking construction. These procedures shall also be followed when such extended deadlines are not met.

This Ordinance adopted on this 16th day of April, 1991 in open regular meeting of the Franklin County Board of County Commissioners after giving notice of intent to adopt it as a rezoning of less than 5% of the County.

THE FRANKLIN COUNTY BOARD OF
COUNTY COMMISSIONERS

BY: Perry Moore
Its Chairman

ATTEST:
Lee R. F. Kuiles
Clerk

OVERALL LEGAL DESCRIPTION

GREEN POINT GOLF RESORT COMMUNITY

Commence at a concrete monument marking the Northeast corner of Section 22, Township 8 South, Range 6 West, Franklin County, Florida; thence along the North line of said Section 22, North 89 degrees 21 minutes 30 seconds West, 3641.53 feet; thence South 03 degrees 28 minutes 00 seconds West, 4952.68 feet to the Point of Beginning, said point being on the Southeasterly Right-of-Way line of U.S. Highway No. 98 (66 foot wide Right-of-Way), said point also being on the arc of a non-tangent curve to the right, concave to the Southeast (radial line to said point bears North 15 degrees 56 minutes 46 seconds West); thence along said Southeasterly Right-of-Way the following five (5) courses and distances: thence Northeasterly along the arc of said curve; having a radius of 6471.65 feet, a central 15 degrees 19 minutes 14 seconds, an arc distance 1730.48 feet; thence tangent to said curve, North 89 degrees 22 minutes 28 seconds East, 440.00 feet to a point of curvature of a curve to the left; thence Northeasterly along the arc of said curve, having a radius of 2324.86 feet, a central angle of 09 degrees 45 minutes 35 seconds, an arc distance of 396.01 feet to a point of compound curvature; thence Northeasterly along the arc of said curve, having a radius of 2155.72 feet, a central angle of 16 degrees 36 minutes 53 seconds, an arc distance of 625.11 feet; thence tangent to said curve North 63 degrees 00 minutes 01 seconds East 2141.73 feet; thence South 15 degrees 56 minutes 36 seconds West, 70.85 feet to a point on the water's edge of Saint George Sound; thence along the water's edge of Saint George Sound, the following twenty-nine (29) courses and distances; thence South 62 degrees 05 minutes 46 seconds West, 135.75 feet; thence South 63 degrees 04 minutes 02 seconds West, 172.80 feet; thence South 63 degrees 11 minutes 40 seconds West, 158.80 feet; thence South 71 degrees 31 minutes 17 seconds West, 329.37 feet; thence South 65 degrees 33 minutes 15 seconds West, 315.26 feet; thence South 58 degrees 37 minutes 54 seconds West, 246.15 feet; thence South 50 degrees 52 minutes 19 seconds West, 164.04 feet; thence South 67 degrees 54 minutes 57 seconds West, 178.37 feet; thence South 64 degrees 39 minutes 41 seconds West, 214.87 feet; thence South 53 degrees 04 minutes 42 seconds West, 231.23 feet; thence South 64 degrees 20 minutes 16 seconds West, 168.23 feet; thence South 51 degrees 56 minutes 04 seconds West, 56.62 feet; thence South 73 degrees 13 minutes 07 seconds West, 69.39 feet; thence North 82 degrees 06 minutes 44 seconds West, 45.06 feet; thence North 56 degrees 59 minutes 39 seconds West, 42.65 feet; thence North 89 degrees 47 minutes 24 seconds West, 78.66 feet; thence South 75 degrees 12 minutes 49 seconds West, 237.23 feet; thence South 84 degrees 51 minutes 41 seconds West, 135.78 feet; thence South 88 degrees 48 minutes 38 seconds West, 472.26 feet; thence South 88 degrees 20 minutes 13 seconds West, 392.12 feet; thence South 80 degrees 32 minutes 57 seconds West, 137.48 feet; thence South 73 degrees 23 minutes 14 seconds West, 113.46 feet; thence South 85 degrees 52 minutes 32 seconds West, 247.31 feet; thence South 79 degrees 32 minutes 45 seconds West, 115.06 feet; thence South 76 degrees 03 minutes 52 seconds West, 223.66 feet; thence South 80 degrees 36 minutes 12 seconds West, 141.56 feet; thence South 72 degrees 56 minutes 19 seconds West, 222.51 feet; thence South 75 degrees 03 minutes 20 seconds West, 158.06 feet; thence South 71 degrees 25 minutes 15 seconds West, 202.77 feet; thence leaving said water's edge North 03 degrees 28 minutes 00 seconds East, 116.12 feet to the Point of Beginning.

Said lands lying in Sections 22 and 23, Township 8 South, Range 6 West, Franklin County, Florida and containing 6.07 acres, more or less.

OVERALL LEGAL DESCRIPTION CONTINUED

Beginning at a concrete monument marking the Northwest corner of Section 23, Township 8 South, Range 6 West, Franklin County, Florida; thence along the North line of said Section 23, South 89 degrees 23 minutes 00 seconds East, 2095.14 feet; thence South 00 degrees 26 minutes 47 seconds West, 2846.55 feet to a point on the Northerly Right-of-Way line of U.S. Highway No. 98 (66 foot wide Right-of-Way); thence along said Right-of-Way line the following five (5) courses and distances; thence South 63 degrees 00 minutes 01 seconds West, 3268.80 feet to a point of curvature of a curve to the right; thence Southwesterly along the arc of said curve, having a radius of 2089.72 feet, a central angle of 16 degrees 36 minutes 53 seconds, an arc distance of 605.98 feet to a point of compound curvature; thence Southwesterly and Westerly along the arc of said curve, having a radius of 2258.86 feet, a central angle of 09 degrees 45 minutes 35 seconds, an arc distance of 384.77 feet; thence tangent to said curve South 89 degrees 22 minutes 28 seconds West, 440.00 feet to a point of curvature of a curve to the left; thence Westerly and Southwesterly along the arc of said curve, having a radius of 6537.65 feet, a central angle of 13 degrees 16 minutes 16 seconds, an arc distance of 1514.28 feet to a point on the Easterly Right-of-Way line of State Road No. 65 (200 foot wide Right-of-Way); thence along said Right-of-Way line, North 03 degrees 28 minutes 00 seconds East, 4826.54 feet to a point on the North line of Section 22, Township 8 South, Range 6 West; thence along the North line of said Section 22, South 89 degrees 21 minutes 30 seconds East, 3441.33 feet to the Point of Beginning.

Said lands lying in sections 22 and 23, Township 8 South, Range 6 West, Franklin County, Florida and containing 532.50 acres, more or less.

NOTE

Overall Legal Description is based on the "Safe Upland Line", established at elevation 1.8 N.G.V.D., as per Florida Department of Natural Resources.
The individual parcel legal descriptions that follow (See Exhibit A) were not established by elevation observation and hence account for a slight acreage discrepancy.

LEGAL DESCRIPTION

(BONCYLE S. LAND)

Commence at a concrete monument marking the Northeast Corner of Section 22, Township 8 South, Range 6 West, Franklin County, Florida, and thence go North 89 degrees 21 minutes 30 seconds West along the North Boundary line of said Section 22 for a distance of 3441.33 feet to a point on the Easterly right of way line of State Road No. 65 (having a 200 foot wide right of way); thence go South 03 degrees 28 minutes 00 seconds West along said right of way line for a distance of 443.23 feet to an iron rod and cap for the POINT OF BEGINNING. From said Point Of Beginning go North 84 degrees 04 minutes 57 seconds East for a distance of 512.00 feet to an iron rod and cap; thence go North 84 degrees 36 minutes 16 seconds East for a distance of 2819.20 feet to an iron rod and cap; thence go South 15 degrees 56 minutes 30 seconds East for a distance of 3146.81 feet to an iron rod and cap on the Northerly right of way line of U.S. Highway No. 98 (having a 66 foot wide right of way); thence go South 63 degrees 00 minutes 01 seconds West along said Northerly right of way line for a distance of 2154.63 feet to an iron rod and cap marking a Point Of Curvature; thence continue along said right of way line along the arc of a curve to the right which has a radius of 2089.72 feet and a central angle of 16 degrees 36 minutes 53 seconds for an arc length of 605.98 feet (Chord bearing South 71 degrees 18 minutes 27 seconds West for a distance of 603.86 feet) to an iron rod and cap marking a Point Of Compound Curve; thence continue along said right of way line along the arc of a curve to the right which has a radius of 2258.86 feet and a central angle of 09 degrees 45 minutes 35 seconds for an arc length of 384.77 feet (Chord bearing South 84 degrees 29 minutes 41 seconds West for a distance of 384.31 feet) to a Point Of Tangency; thence go South 89 degrees 22 minutes 28 seconds West along said Northerly right of way line for a distance of 440.00 feet to a Point Of Curvature; thence continue along said right of way line the arc of a curve to the left which has a radius of 6537.65 feet and a central angle of 13 degrees 16 minutes 16 seconds for an arc length of 1514.28 feet (Chord bearing South 82 degrees 44 minutes 20 seconds West for a distance of 1510.88 feet) to a point of intersection with the Easterly right of way line of State Road No. 65; thence go North 03 degrees 28 minutes 00 seconds East along said Easterly right of way line for a distance of 4383.31 feet to the Point Of Beginning. Said land lying and being in Sections 22 and 23, Township 8 South, Range 6 West, Franklin County, Florida, and having an area of 394.07 acres, more or less, and being SUBJECT TO: a 100 foot wide Florida Power Corporation Right Of Way Easement.

BEGIN at a concrete monument marking a point of intersection of the Southerly right of way line of U.S. Highway No. 98 with a Southerly extension of the Westerly right of way line of State Road No. 65 and thence go Northeasterly along the Southerly right of way line of U.S. Highway No. 98 along the arc of a curve to the right which has a radius of 6471.65 feet and a central angle of 15 degrees 19 minutes 14 seconds for an arc length of 1730.48 feet (Chord bearing North 81 degrees 42 minutes 51 seconds East for a distance of 1725.34 feet) to a Point Of Tangency; thence go North 89 degrees 22 minutes 28 seconds East along said right of way line for a distance of 440.00 feet to a Point Of Curvature; thence continue along said right of way line along the arc of a curve to the left which has a radius of 2324.86 feet and a central angle of 09 degrees 45 minutes 35 seconds for an arc length of 396.015 feet (Chord bearing North 84 degrees 29 minutes 41 seconds East for a distance of 395.54 feet) to a Point Of Compound Curve; thence continue along said right of way line along the arc of a curve to the left which has a radius of 2155.72 feet and a central angle of 16 degrees 36 minutes 53 seconds for an arc length of 625.12 feet (Chord bearing North 71 degrees 18 minutes 27 seconds East for a distance of 622.93 feet) to a Point Of Tangency; thence go North 63 degrees 00 minutes 01 seconds East along said right of way line for a distance of 2141.74 feet; thence departing said right of way line go South 15 degrees 56 minutes 30 seconds East for a distance of 87.05 feet, more or less, to the water's edge of Saint George Sound; thence go Southwesterly, Northwesterly and Southwesterly along said water's edge to a point which bears South 03 degrees 28 minutes 00 seconds West, 117.70 feet, more or less, from the Point Of Beginning; thence departing said water's edge go North 03 degrees 28 minutes 00 seconds East for a distance of 117.70 feet, more or less, to the Point Of Beginning. Said parcel of land lying and b[illegible] Sections 22 and 23, Township 8 South, Range 6 West, Franklin County, Florid[illegible] having an area of 8.37 acres, more or less.

(SAN JORGE CORPORATION)

A portion of Fractional Sections 22 and 23, Township 8 South, Range 6 West, Franklin County, Florida, being more particularly described as follows:
Beginning at a concrete monument marking the NW corner of Fractional Section 23, Township 8 South, Range 6 West; thence S. 89° 24' 17" E. along the north line of said Section 23 a distance of 116.67 feet to an iron rod; thence S. 15° 57' 59" E. 361.83 feet; thence N. 89° 23' 18" W., parallel with the north line of Section 22, Township 8 South, Range 6 West for 2820.07 feet; thence S. 84° 36' 06" W. 356.91 feet; thence S 84°02' 27" W. 512.04 feet to a point on the easterly right-of-way line of State Road No. 65, said road being 200.00 feet in width; thence N. 3° 28' 00" E. along said right-of-way line for 443.26 feet to a point on the north line of said Section 22; thence S. 89° 23' 18" E. along said north line for 3441.71 feet to the Point of Beginning.
Containing 29.731 acres, more or less.
Subject to a Mortgage recorded in Franklin County Official Records Volume 231, at pages 191-195, which grantee assumes and agrees to pay.

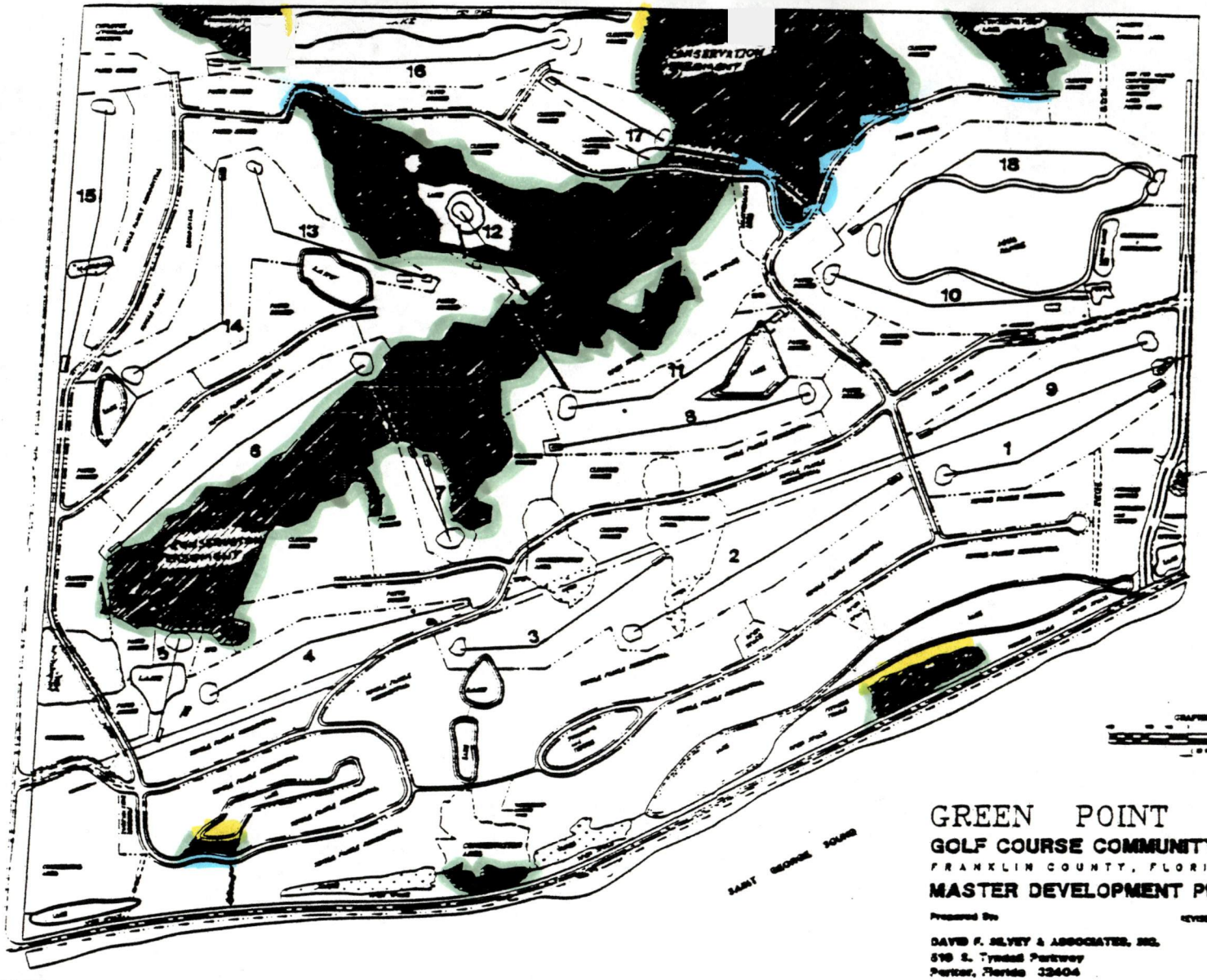
(DEPARTMENT OF TRANSPORTATION)

A parcel of land situate, lying and being in the West one half of Fractional Section 23, Township 8 South, Range 6 West and being described as follows: Commence at the Northwest corner of said Section 23; thence run South 89°24'17" East 116.67 feet along the North line of said Section 23 to a point; thence South 15°57'59" East 2424.01 feet to the Southerly line of Florida Power Corporation Easement and the POINT OF BEGINNING of parcel to be described herein; thence continue South 15°57'59" East 1085.17 feet to the Northerly right of way line of State Road 30(U.S. 98); thence North 63°00'01" East 1114.19 feet along said right of way line to a point; thence North 0°25'51" East 1031.35 feet to the Southerly line of said Florida Power Corporation Easement; thence South 69°11'05" West along said line to the POINT OF BEGINNING of parcel herein described;

Containing 28.96 acres, more or less.

A parcel of land situate, lying and being in the West one half of Fractional Section 23, Township 8 South, Range 6 West lying Southerly of State Road 30(U.S. 98) and being described as follows: Commence at the Northwest corner of said Section 23; thence run South 89°24'17" East 116.67 feet along the North line of said Section 23 to a point; thence South 15°57'59" East 3576.42 feet to the Southerly right of way line of State Road 30(U.S. 98) and the POINT OF BEGINNING of parcel to be described herein; thence North 63°00'01" East 1092.80 feet along said right of way line to a point; thence South 0°25'51" West 68.40 feet to the approximate mean high water line of St. George Sound; thence run Southwesterly 1090 feet, more or less, meandering along said mean high water line to a point 72.07 feet South 15°57'59" East of the POINT OF BEGINNING; thence run North 15°57'59" West 72.07 feet to the Southerly line of State Road 30 and the POINT OF BEGINNING of parcel herein described;

Containing 1.67 acres, more or less.



FDER JURISDICTION AREAS; ALL WILL BECOME CONSERVATION EASEMENT

CRITICAL HABITAT ZONE

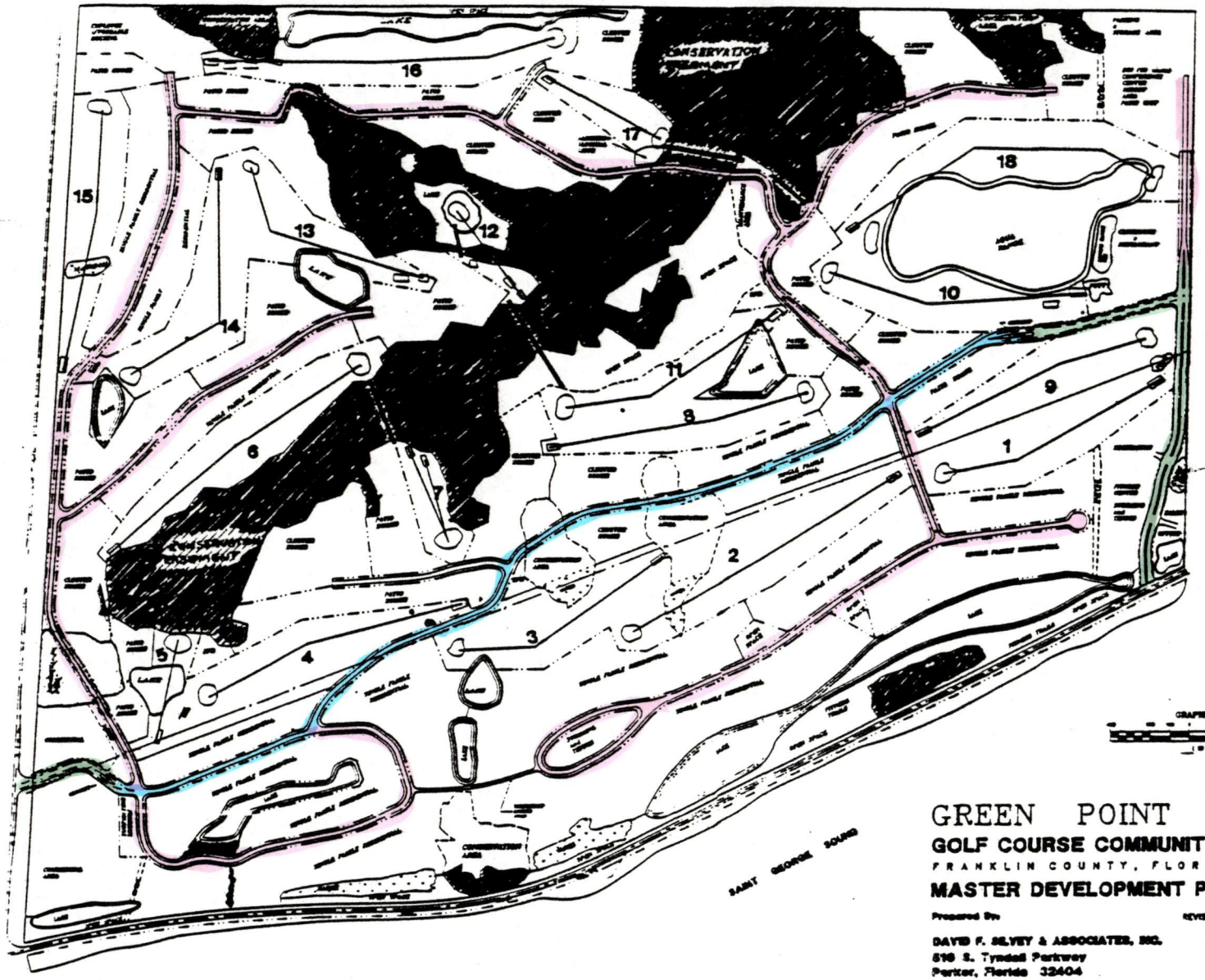
GREEN = at least 15' natural buffer and berm

YELLOW = 5' - 15' natural buffer between wetland and lake (retention area)

BLUE = 5' - 15' natural buffer plus berm between wetland and road. Road drains away from wetland.

IN NO CASE WILL STRUCTURES BE CREATED WITHIN 50' OF CHZ

EXHIBIT A



OVERALL DEVELOPMENT PROGRAM

LAND USE	GROSS ACRES SOUTH	GROSS ACRES NORTH	GROSS ACRES TOTAL	UNITS SOUTH	UNITS NORTH	UNITS TOTAL
SINGLE FAMILY	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
COURTS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOWNVILLAS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
SEPARATE APARTMENTS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
HOTEL ROOMS(1)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CONVENIENCE AREA	[illegible]	[illegible]	[illegible]			
LANDSCAPING	[illegible]	[illegible]	[illegible]			
OPEN SPACE/WOODS	[illegible]	[illegible]	[illegible]			
GOLF COURSE	[illegible]	[illegible]	[illegible]			
CONSERVATION/PONDS	[illegible]	[illegible]	[illegible]			
CONVENIENCE	[illegible]	[illegible]	[illegible]			
CONVENIENCE	[illegible]	[illegible]	[illegible]			
CONVENIENCE	[illegible]	[illegible]	[illegible]			
CONVENIENCE AREAS	[illegible]	[illegible]	[illegible]			
	[illegible]	[illegible]	[illegible]			

(1) [illegible]

GOLF COURSE YARDAGE

HOLE	LENGTH	HOLE	LENGTH
1	[illegible]	10	[illegible]
2	[illegible]	11	[illegible]
3	[illegible]	12	[illegible]
4	[illegible]	13	[illegible]
5	[illegible]	14	[illegible]
6	[illegible]	15	[illegible]
7	[illegible]	16	[illegible]
8	[illegible]	17	[illegible]
9	[illegible]	18	[illegible]
TOTAL	[illegible]	TOTAL	[illegible]

GENERAL NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

GRAPHIC SCALE

GREEN POINT

GOLF COURSE COMMUNITY

FRANKLIN COUNTY, FLORIDA

MASTER DEVELOPMENT PLAN

Prepared By: REVISED June 17, 1991

DAVID F. SILVEY & ASSOCIATES, INC.
516 S. Tyndall Parkway
Parker, Florida 32404

REVISIONS	DESCRIPTION	BY	APPR.	DATE
	[illegible]			

EXHIBIT B

AD RIGHTS-OF-WAY

GREEN = 70' ROW (entries)

BLUE = 60' ROW (main cross road)

RED = 50' ROW (less traveled roads)

40' ROW minimum within unplatted cluster villages

ALL ROADS PRIVATE; NOT DEDICATED TO COUNTY