

Resort Village
Planned Unit Development District

Ordinance 96 - **23**

An Ordinance Creating the Resort Village Planned Unit
Development District and Establishing Development Review
Standards and Procedures for the District.

Franklin County, Florida

Franklin County, Florida

A. Creation and Purpose

1. There is hereby created the St. George Island Resort Village Planned Unit Development (PUD) District, hereinafter referred to as "the District," the initial boundaries of which are set forth in Attachment A. This ordinance establishes land uses and development standards applicable to the District.
2. Upon approval of this ordinance, the Clerk of the Circuit Court shall amend the Franklin County zoning map to show the property as "Resort Village PUD District." This ordinance shall become part of the Franklin County Zoning Code and shall be incorporated as "Resort Village Planned Unit Development District".

B. Relation to Other Development Regulations

1. The terms of the St. George Island Development Order dated September 20, 1977, as amended from time to time, including the amendment approved by the Board of County Commissioners on October 1, 1996, and October 3, 1996 (hereinafter referred to collectively as "the DRI Order") and this ordinance shall govern all aspects of the planning, engineering and construction of the District.
2. In the event of a conflict between this ordinance and the DRI Order, the provisions of the DRI Order shall prevail.
3. Unless otherwise stated in this ordinance or the DRI Order, the Franklin County Comprehensive Plan and all other applicable Franklin County development regulations shall remain in full force and effect with respect to the District.

C. Site Plans

1. The Phase I Site Plan (including the Phase 1 Master Stormwater Plan and Phase 1 Parking Plan) is approved and incorporated as part of this ordinance as Attachment B. Development shall occur only when it is consistent with the approved site plan and the requirements of this ordinance.

2. Amendments to the approved Site Plan may be requested in accordance with section F of this ordinance and shall become effective upon approval by the Board of County Commissioners.

D. Permitted Uses

1. Permitted uses, structures, and densities shall be as established in the DRI Order and the approved site plan. Densities in any use category may not be increased above the density approved when this ordinance becomes effective.
2. Condominiums and multi-family residential structures shall not be allowed within the District without the prior consent of the Board of County Commissioners which shall be made only by a duly advertised ordinance amending this ordinance. This restriction shall be enforced through the restrictive covenants of the Resort Village Authority, Inc. as recorded in the Public Records of Franklin County, and may be enforced by Franklin County.
3. Changes in permitted uses shall not be made by amendment to a site plan.

E. Development standards

1. Minimum parcel area and frontage, building set-backs, and the layout and dimensions of parking and roads shall be as set forth on the approved site plan.
2. The maximum building height shall be as established by the DRI Order, but shall not exceed 35 feet above the first habitable floor, as defined in the Franklin County Zoning Code and Ordinance..
3. Portions of structures providing parking, storage, maintenance, solid waste disposal, elevators, and similar functions may be constructed below the first habitable floor, provided that construction complies with Franklin County Ordinance No. 87-5, the Flood Hazard Ordinance.
4. Signs are permitted in accordance with Section 450 of the County Zoning Ordinance.
5. Areas designated on the approved site plan as naturally vegetated surface areas shall remain in their natural state, or be replanted with native vegetation. Consistent with the approved site plan, minor alterations may occur in these areas to accommodate pedestrian walkway systems, drainage accessory improvements and amenities, and selected clearing of

understory vegetation. These requirements shall be enforced through the restrictive covenants of the Resort Village Authority, Inc. as recorded in the Public Records of Franklin County.

6. Prior to receiving a building permit for any habitable structure, arrangements will be made with the servicing utilities to ensure that adequate capacity is available to serve that structure.

F. Site Plan Amendments

1. Requests for an amendment to the approved site plan shall be submitted to the County Planner by the owners of the site, and accompanied by a filing fee of \$500.
2. All drawings submitted must have a minimum scale of 1 inch equals 100 feet.
3. The amendment must show any changes to the storm water management plan, which must satisfy all applicable laws, regulations and ordinances, and the DRI Order.
4. The amendment must show any changes in the layout and width of roads, paths and parking areas.
5. The request for an amendment must be accompanied by, or supplemented by, such other documents as may reasonably be required by the County Planner including, but not limited to, applicable legal documents which will control development of the site, such as covenants, grants, easements, dedications, or other restrictions to be imposed on the site.
6. A decision by the Board to approve, approve with conditions, or deny an amendment to the approved site plan shall be rendered within 45 days from submittal of a complete application to the County Planner. If the County Planner requests more information in writing, this time is tolled until the information is supplied.
7. A decision to deny a requested amendment to the approved site plan shall be rendered in writing and shall describe in detail how the site plan is inconsistent with the DRI Order or the applicable development regulations. Provided, any information which increases the density of development or stormwater runoff impact may be denied for that reason alone.

G. Covenant Enforcement


1. The Board of County Commissioners shall have the authority to enforce the covenants of the Resort Village Authority, Inc. or other covenants, grants, easements, dedications, or other restrictions which are imposed on the site, to the extent such enforcement is reasonable and necessary for the purpose of carrying out the requirements of the DRI Order and this ordinance.

H. Enforcement by County

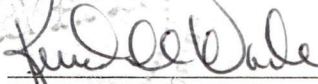
1. The County may enforce this ordinance by any and all of its lawful powers.

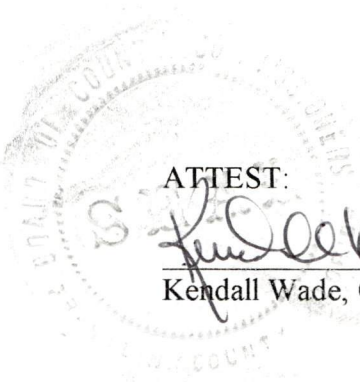
This Ordinance was adopted in open regular meeting this 3rd day of October, 1996, after notice of interest to consider the same has been made and kept in the Ordinance Book of the Clerk of the Board for at least fifteen (15) days, exclusive of Sundays and legal holidays, and notice given for a rezoning of less than five percent of the County.

FRANKLIN COUNTY BOARD OF
COUNTY COMMISSIONERS


Buford Braxton, Chairman

ATTEST:


Kendall Wade, Clerk



EDWIN G. BROWN
& ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

EDWIN G. BROWN, PLS
DONNIE R. SPARKMAN, PLS

2813 CRAWFORDVILLE HIGHWAY
P. O. BOX 625
CRAWFORDVILLE, FLORIDA 32326
(904) 926-3016

June 6, 1995

OVERALL

I hereby certify that this is a true and correct representation of the following described property and that this description substantially meets the minimum technical standard for land surveying (Chapter 61G17, Florida Administrative Code).

Begin at a concrete monument marking the Northwest corner of Lot 61 of Sea Palm Village, a subdivision as per map or plat thereof recorded in Plat Book 4, Page 27 of the Public Records of Franklin County, Florida, and thence run South 31 degrees 31 minutes 52 seconds East along the Westerly boundary of said subdivision 474.99 feet to a concrete monument, thence run South 07 degrees 43 minutes 23 seconds West along said subdivision boundary 314.40 feet, thence run North 82 degrees 16 minutes 37 seconds West 20.40 feet to a point on a curve concave to the Northwesterly, thence run Southwesterly along said curve with a radius of 45.00 feet thru a central angle of 112 degrees 18 minutes 42 seconds for an arc distance of 88.21 feet, the chord of said arc being South 78 degrees 25 minutes 12 seconds West 74.75 feet, thence run South 52 degrees 21 minutes 41 seconds West 45.00 feet, thence run South 03 degrees 44 minutes 24 seconds West 50.39 feet, thence run South 52 degrees 21 minutes 07 seconds West 45.59 feet, thence run South 37 degrees 38 minutes 53 seconds East 124.65 feet, thence run South 06 degrees 55 minutes 28 seconds West 216.83 feet, thence run South 31 degrees 30 minutes 16 seconds East 81.05 feet, thence run South 06 degrees 55 minutes 28 seconds West 131.81 feet, thence run South 38 degrees 04 minutes 32 seconds East 74.75 feet, thence run South 06 degrees 55 minutes 28 seconds West 221.86 feet, thence run South 33 degrees 45 minutes 00 seconds East 147.24 feet to the mean high-water line of the Gulf of Mexico, thence run South 58 degrees 53 minutes 54 seconds West along said mean highwater line 216.12 feet, thence run North 06 degrees 55 minutes 28 seconds East 417.68 feet, thence run North 38 degrees 04 minutes 32 seconds West 49.89 feet, thence run North 06 degrees 55 minutes 28 seconds East 115.30 feet, thence run North 83 degrees 04 minutes 32 seconds West 113.30 feet, thence run North 86 degrees 38 minutes 21 seconds West 61.10 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 25.00 feet thru a central angle of 29 degrees 30 minutes 16 seconds for an arc distance of 12.87 feet, the chord of said arc being South 64 degrees 12 minutes 59 seconds

June 6, 1995

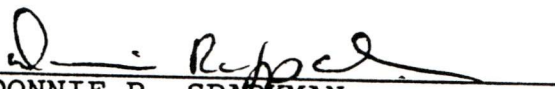
OVERALL

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West 12.73 feet, thence run North 07 degrees 01 minutes 44 seconds
East 64.99 feet, thence run North 04 degrees 36 minutes 01 seconds
East 125.76 feet, thence run North 03 degrees 38 minutes 59 seconds
East 53.80 feet, thence run North 00 degrees 35 minutes 16 seconds
West 63.48 feet, thence run North 09 degrees 54 minutes 17 seconds
West 70.07 feet, thence run North 12 degrees 34 minutes 50 seconds
West 74.75 feet, thence run North 11 degrees 46 minutes 19 seconds
West 374.54 feet, thence run North 09 degrees 18 minutes 42 seconds
West 27.85 feet, thence run North 03 degrees 26 minutes 18 seconds
West 54.45 feet, thence run North 05 degrees 39 minutes 06 seconds
East 92.80 feet, thence run North 11 degrees 54 minutes 51 seconds
East 57.85 feet, thence run North 15 degrees 55 minutes 50 seconds
East 149.19 feet, thence run North 21 degrees 23 minutes 35 seconds
East 32.51 feet to a point on a curve concave to the Southeasterly,
thence run Northeasterly along said curve with a radius of 379.37
feet thru a central angle of 23 degrees 05 minutes 17 seconds for
an arc distance of 152.87 feet, the chord of said arc being North
66 degrees 16 minutes 57 seconds East 151.84 feet to the POINT OF
BEGINNING containing 9.58 acres, more or less.

Subject to an ingress, egress and utility easement over and across
the Westerly part thereof.

The undersigned surveyor has not been provided a current title
opinion or abstract of matters affecting title or boundary to the
subject property. It is possible there are deeds of records,
unrecorded deeds, easements or other instruments which could affect
the boundaries.



DONNIE R. SPARKMAN
Surveyors & Mappers
Florida Certificate No. 5147

92-203
PSC:12008

Attachment A

St. George Island Resort Village Phase I Site Plan

NW Corner of
Sea Palm Village
Subdivision

Leisure Lane

Future Hotel/Inn
Future Hotel/Inn
Future Hotel/Inn

Future Hotel



Primary Structures:

A	Beach Club and Conference Center: 1 Story, 14,750 Sq Ft, including 300 Sq Ft Retail; 325 Conference Seats; 6,000 Sq Ft Exercise/Club
B	Food and Beverage: 3 Story, 4,000 Sq Ft
C	Hotel/Inn: 3 Story, 19,500 Sq Ft, including 34 Units
D	Hotel/Inn: 3 Story, 15,000 Sq Ft, including 26 Units
E	Hotel/Inn: 3 Story, 18,000 Sq Ft, including 31 Units
F	Hotel/Inn: 3 Story, 13,500 Sq Ft, including 23 Units
G	Resort Village Utility, Inc.: AWT Plant

Acres Attributable to Impervious and Other Uses:

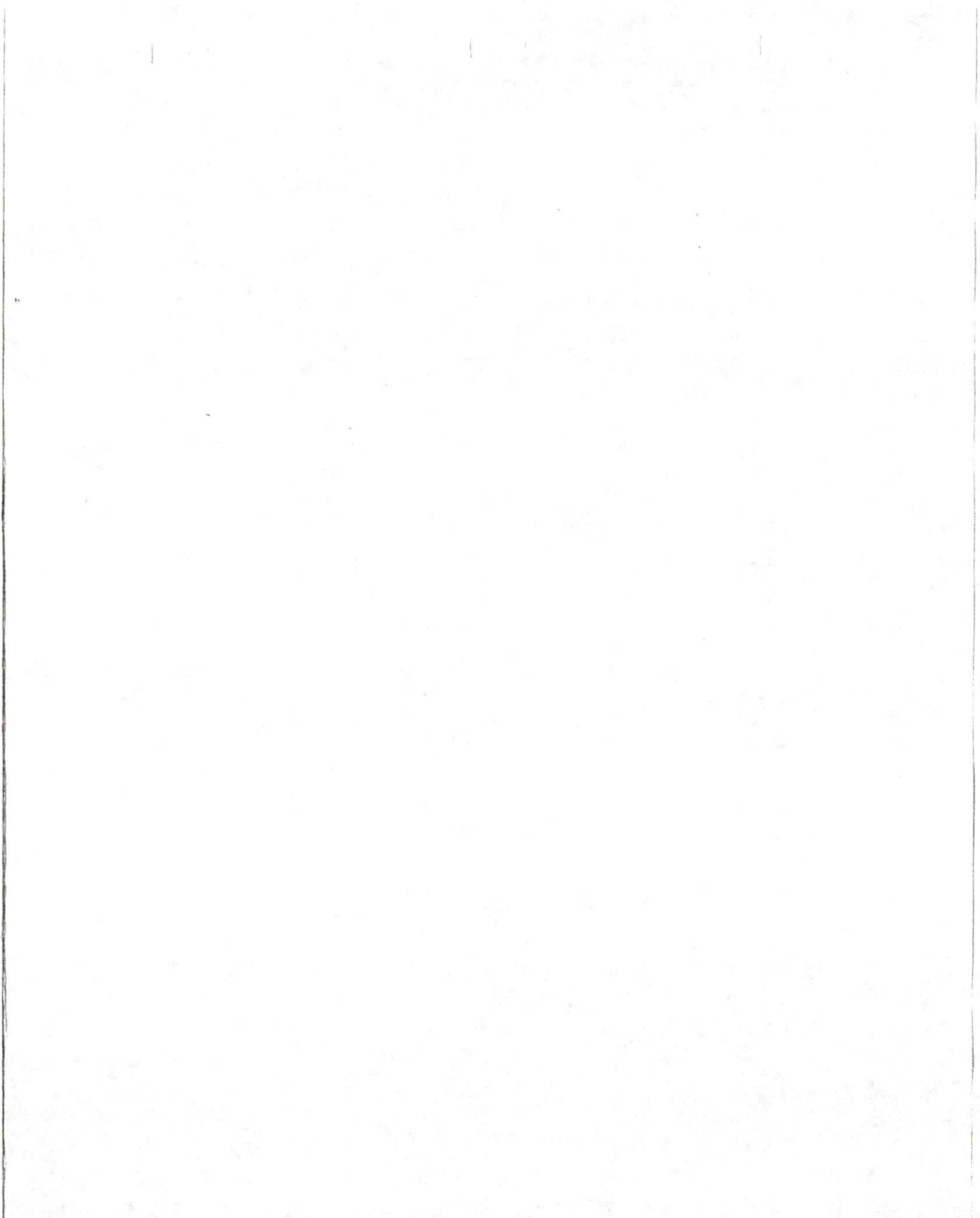
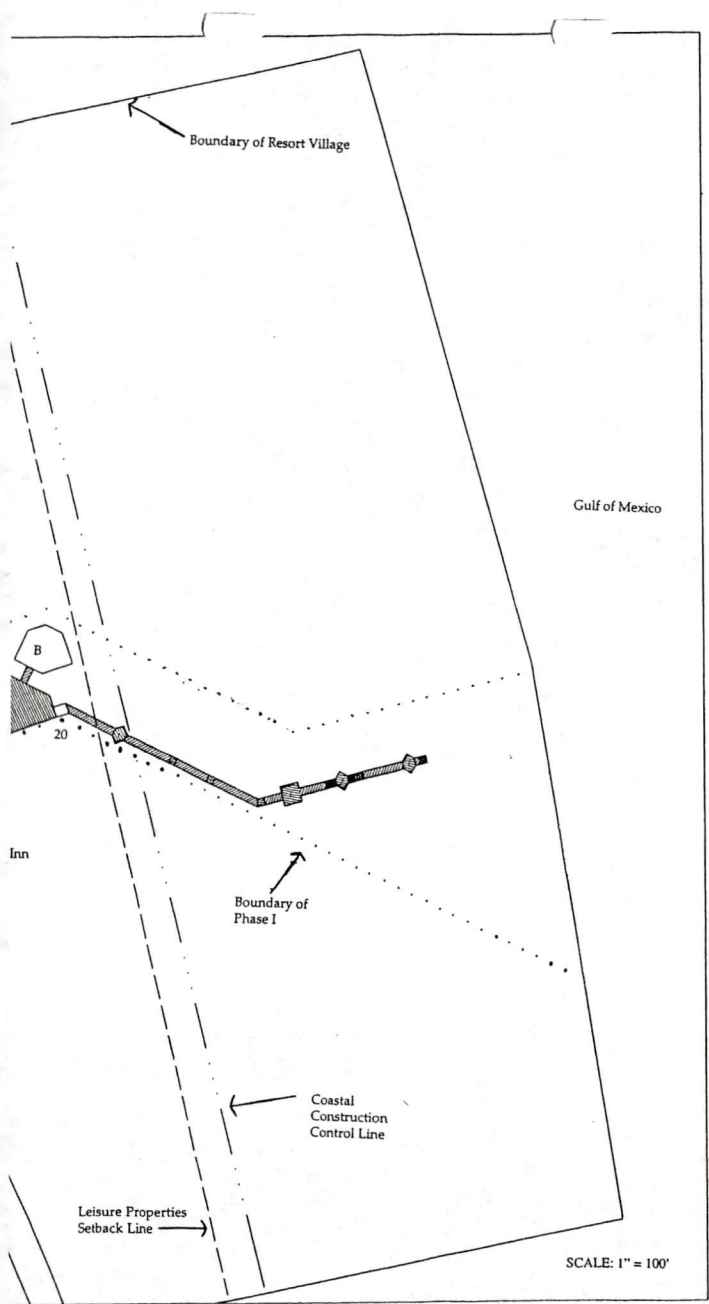
Building Footprints	1.0 acres	10.3%
Other Impervious Surfaces	3.2 acres	33.2%
Naturally Vegetated Surfaces	2.0 acres	20.4%
Other Non-Impervious Surfaces	3.5 acres	36.0%
Total	9.6 acres	100.0%

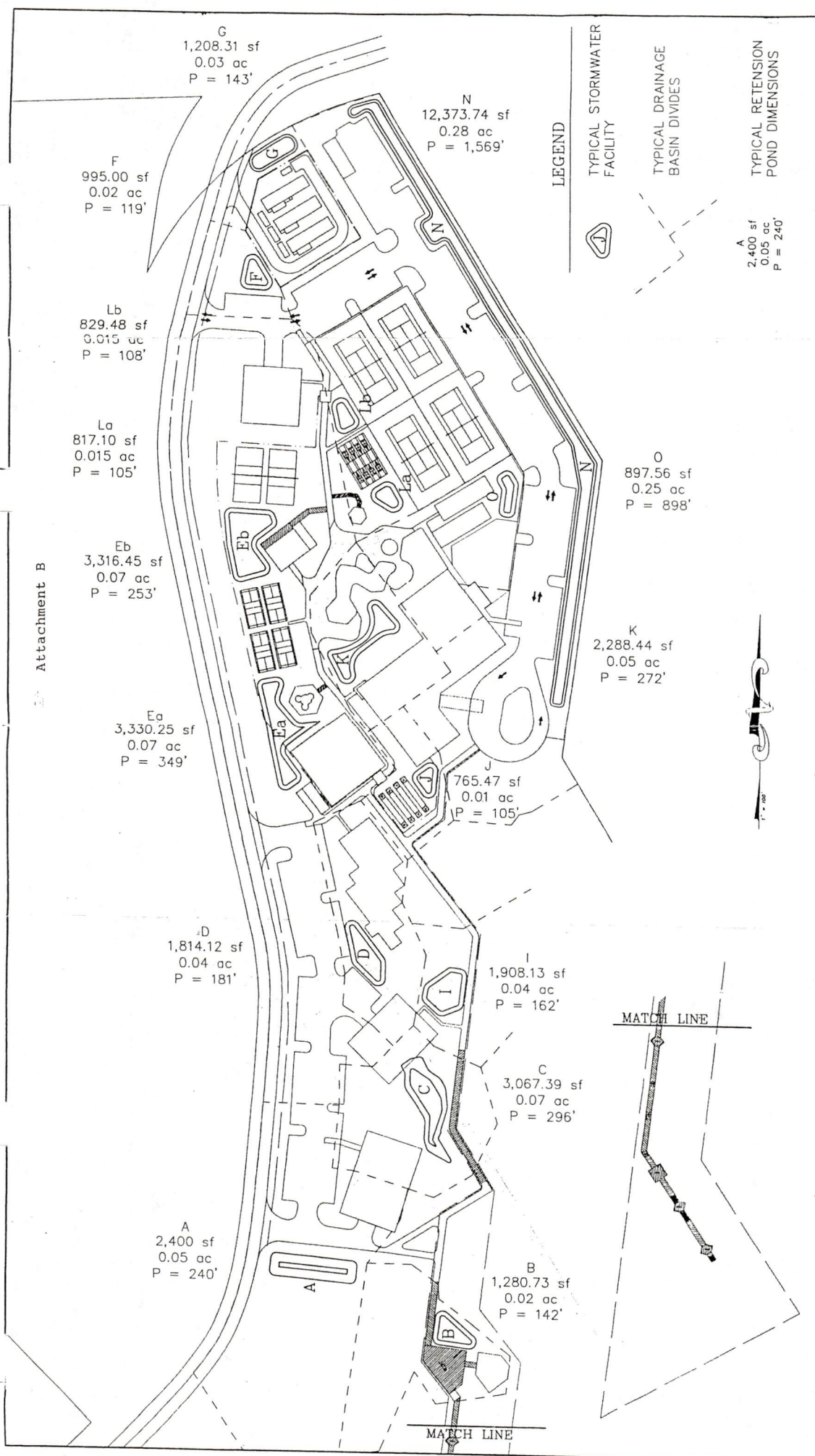
- Notes:**
- In accordance with the 1977 Development Order, food and beverages may be provided in all areas as desirable and appropriate.
 - In accordance with the 1977 Development Order, condominiums and multi-family residential structures shall not be allowed without the prior consent of the Board of County Commissioners. To the extent such consent is granted, other uses will be reduced accordingly.
 - Distribution of hotel units in individual buildings may vary.
 - Primary Structure sizes are Maximum Heated and Cooled Square Feet.

Amenities/Other Structures:

1	Maintenance/Storage
2	Tennis
3	Bocce
4	Playground
5	Fountain
6	Covered Access Gate
7	Shuffleboard
8	Gazebo
9	Swimming Pool
10	Privacy Fence
11	Volleyball
12	Open Air Food & Beverage
13	Swimming Pool
14	Badminton
15	Whirlpool
16	Croquet
17	Covered Access Gate
18	Horseshoes
19	Storage/Temporary Office
20	Covered Access Gate

Coastal Development Consultants, Inc.
1234 Timberlane Road, Tallahassee, FL 32312
(904) 893-3000





ST. GEORGE ISLAND RESORT VILLAGE
 MASTER STORMWATER PLAN PHASE 1

CAPITAL ENGINEERING CONSULTANTS, INC.
 1831 DELWOOD DRIVE, TALLAHASSEE, FLORIDA 32308
 POST OFFICE BOX 1384, TALLAHASSEE, FLORIDA 32302
 PHONE: (904) 822-0800 FAX: (904) 822-2011

REVISED	BY	DATE	APPROVED

GRAPHIC SCALE: 1" = 100' (1" = 200')

DATE: 5-13-99

ST. GEORGE ISLAND RESORT VILLAGE
 MASTER STORMWATER PLAN PHASE 1

SCALE: 1" = 100'

SHEET NO. 1 of 1

**St. George Island Resort Village
Phase I Parking Plan**

Parking will be provided on a common basis, with sufficient space provided to accommodate each building, prior to construction. Net parking requirements include a "mixed usage" adjustment to recognize the fact that the Club, Conference and Food & Beverage capacity of the Resort Village will largely be utilized by hotel guests, and thus parking spaces are only required for non-hotel guests visiting the Resort Village.

<i>Requirements</i>			Gross Required Spaces	Adjustment For Mixed Usage	Net Required Spaces
Hotel	114	Units	120	0	120
Beach Club	6,000	Sq. Ft.	30	12	18
Food & Beverage	220	Seats	73	29	44
Conference Center	325	Seats	54	22	32
Retail	300	Sq. Ft.	2	0	2
Reception/Office	250	Sq. Ft.	1	0	1
Total			280	63	217

Capacity

Open Spaces	208
Under Buildings	<u>42</u>
Total Spaces	250

Surplus Capacity

33