

## ST. JAMES BAY DEVELOPMENT ORDER

A DEVELOPMENT ORDER OF FRANKLIN COUNTY, FLORIDA, PURSUANT TO CHAPTER 380, FLORIDA STATUTES, ON AN APPLICATION FOR DEVELOPMENT APPROVAL FILED BY CARABELLE PROPERTIES, LTD. FOR ST. JAMES BAY, A DEVELOPMENT OF REGIONAL IMPACT.

### FINDINGS OF FACT

KENDALL WADE CLERK  
CO:FRANKLIN ST:FL

1. In May 2000, the Carabelle Properties, Ltd., hereafter referred to as "Applicant," filed an Application for Development Approval (which, together with the Sufficiency Response filed in August 2000, and the Second Sufficiency Response filed in September 2000, is hereafter referred to as the "ADA") for a Development of Regional Impact with the Apalachee Regional Planning Council ("ARPC"), pursuant to the provisions of Section 380.06, Florida Statutes ("F.S.").

2. The ADA proposes the development of 575 residential dwelling units, an 18-hole golf course, 210,000 square feet of commercial space on 20.82 acres, and a Homeowners Bay Recreation Facility, on a total of 378 acres. The project is expected to generate a total of 819 external peak hour vehicle trips. The development will occur in two phases, as shown in the phasing schedule attached as Exhibit "A." Buildout is scheduled for 8 years. A legal description of the property is attached hereto as Exhibit "B."

3. On October 26, 2000, the Board of Directors of the ARPC approved a final report and recommendation concerning the St. James Bay DRI, recommending approval subject to certain conditions. Franklin County has received and considered the report and recommendations of the ARPC.

4. A duly noticed public hearing was conducted on the ADA by the Franklin County Commission on December 5, 2000, and all interested parties and members of the public were afforded the opportunity to participate.

RECORD VERIFIED  
BY Diana Zingarelli DC

### CONCLUSIONS OF LAW

1. Franklin County is the governing body having jurisdiction over the review and approval of the ADA, pursuant to Chapter 380, F.S., and is authorized and empowered to issue this development order.

2. The property is not located within an Area of Critical State Concern. The project is located in a Rural Area of Critical Economic Concern. The proposed

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development is consistent with the Franklin County Comprehensive Plan, and all applicable land development regulations.

3. The proposed development is consistent with the Report and Recommendations of the ARPC, the Apalachee Strategic Regional Policy Plan, and the State Land Development Plan.

4. The provisions of this Development Order shall not be construed as a waiver of or exception to any local, state or federal law or regulation.

5. The impacts of this development, as conditioned by this Development Order, are adequately addressed pursuant to the requirements of Chapter 380, F.S.

6. To the extent the ADA is inconsistent with the terms and conditions of this Development Order, the Development Order shall prevail.

NOW, THEREFORE, having made the aforementioned findings of fact and conclusions of law, the ADA is hereby APPROVED and incorporated by reference herein, subject to the following amendments and conditions of development set out in this Development Order:

#### SPECIFIC CONDITIONS

##### 1. Vegetation and Wildlife

1.1 The on-site wetland systems, conservation tracts, and mitigation areas shall be regarded as preservation areas for the purpose of protecting their natural attributes, except as otherwise provided herein. These areas shall have their developmental uses restricted by easements conveyed to the local government, a state or federal agency, or any organization dedicated to conservation.

1.2 In order to mitigate the anticipated impacts of the project to the gopher tortoise, the applicant shall contribute toward the purchase of five acres of gopher tortoise habitat by either: (1) contributing \$21,700 to the Fish and Wildlife Conservation Land Acquisition Trust Fund; or (2) purchasing at least 5 acres of occupied tortoise habitat adjacent to exiting publicly owned conservation lands that are being actively managed to maintain tortoise populations, and conveying fee simple title to the public agency managing those lands, under terms acceptable to that agency. One of these two options shall be completed within one calendar year from the date of this Development Order.

1.3 No impacts will be allowed to occur within the on-site tortoise habitat until the Applicant has received an incidental take permit for gopher tortoises from the Florida Fish and Wildlife Conservation Commission.

1.4 A wildlife education program, including how to safely coexist with bears and other wildlife, shall be established by the Applicant and provided on an ongoing basis by the St. James Bay Master Homeowners Association ("Master Association"), with resident updates no less frequently than annually.

1.5 In order to slow traffic, protect wetlands from roadway runoff, and facilitate water reuse, all internal roads (with the exception of Crooked River Road which is a pre-existing county road) shall be curbed and guttered, and shall be narrowed to a maximum width of 24 feet from curb to curb. The speed limit on all internal roadways shall not exceed 35 miles per hour.

1.6 Signs shall be provided at both the southern and northern approach to the areas on Crooked River Road where bears and other wildlife are most likely to cross from one wetland area to another to alert drivers to the potential presence and crossing of bears and other wildlife. Traffic calming devices consistent with county requirements shall be installed at both the northern and southern approaches to these road segments. ✓

1.7 A culvert that is a minimum of 10 feet in width and 6 feet high shall be installed under the roadway at the eastern wetland crossing shown on the Master Plan. Signs shall be provided at both the southern and northern approach to alert drivers to the potential presence of the bears and other wildlife.

1.8 Signs shall be posted at both the eastern and western approaches to the southern wetland crossing shown on the Master Plan to alert drivers to the possible presence of bears and other wildlife. Traffic calming devices installed consistent with county requirements shall be installed at both the eastern and western approaches to the wetland crossing.

1.9 In order to reduce potential human-wildlife conflicts, all household garbage must be kept in a container inside the garage or walled storage area of the residence (not an open or screen porch), or must be stored in a wildlife-proof receptacle. Garbage containers may not be placed at the roadside for collection prior to 6:00 a.m. on the morning of collection. These restrictions and conditions shall be included in the restrictive covenants of St. James Bay.

1.10 All outdoor garbage receptacles for the golf course facility and the commercial area shall be wildlife proof receptacles. ✓

## 2. Wetlands

2.1 A minimum of 94.49 acres of wetlands shall be protected from development, restored to a natural condition, and preserved as conservation areas. There shall be an

upland buffer of natural vegetation around all wetlands of at least 25 feet wide around all preserved wetlands, except in areas where road or walkways are permitted. The buffer shall be placed in restrictive covenants as a no impact zone with regard to development or construction, and shall prevent environmental degradation of the wetlands by filtering direct runoff into the wetlands. Buffers and conservation areas may be used for trails, utility crossings, boardwalks, flyways, and other types of passive recreation, as permitted by applicable environmental agencies.

2.2 Wetland impacts will be limited to fill for residential development, roads, walkway and cart paths, golf course construction, utility crossings, trails, and trimming or removal of tall trees for flyways, only as depicted on the site plan. Only hand clearing of wetlands is allowed in designated flyways. Any heavy equipment used for the trimming or removal of trees shall remain outside of the wetlands. All mitigation for wetland impacts will occur on-site. Existing ditch systems, that currently help drain the wetlands, will be eliminated.

2.3 Sedimentation of wetland areas shall be prevented through strict adherence to the erosion and sediment control plan submitted as part of the stormwater permit. The erosion and sediment control plan shall include all applicable best management practices as described in the Florida Development Manual: A Guide to Sound Land and Water Management, but shall emphasize minimizing the amount of land clearing, staging construction to minimize the amount of land cleared at any one time and immediately restabilizing cleared areas by means of mulching, temporary seeding or the establishment of permanent vegetation.

2.4 All wetland crossings will be elevated on pilings or otherwise elevated to ensure wetland functioning, as may be permitted by environmental agencies with jurisdiction. With the exception of the crossings, road access, and residential areas which are identified on the Master Plan, no structures or impervious areas will be constructed within the upland buffer adjacent to waters or wetlands of the State.

2.5 The pre-development hydroperiod of the onsite wetlands within the conservation areas shall be restored to the maximum extent practical. Prior to commencement of development, the Applicant shall establish the baseline seasonal high and mean water levels for these wetlands. The hydroperiod shall be monitored semiannually for as long as the project utilizes the lake system for irrigation purposes. The baseline study and monitoring plan shall be submitted for review and comment to the County, and shall be approved by the DEP and the Northwest Florida Water Management District (NFWFMD). If the DEP or the NFWFMD determine that the wetland areas are adversely impacted due to irrigation use, such use shall cease until remedial measures approved by the DEP and the NFWFMD have been taken to correct the adverse impact. The Applicant will submit permit information and application simultaneously to the County, DEP and the NFWFMD. The County, upon receipt of the information and/or

application, shall have thirty (30) days to submit their comments to DEP and the NFWFMD. The approved monitoring plan shall be implemented by the Applicant and be attached to and enforced as part of the Development Order.

2.6 Prior to the issuance of any permits, the Applicant shall submit a wetland/lake management plan to be reviewed by the NFWFMD and the County, and approved by DEP. The plan shall address, but not be limited to, wetlands to be preserved, proposed wetland/lake alterations, control of exotic species, mitigation of lost wetlands, and methods for wetland restoration/enhancement. The wetland/lake management plan, once approved, shall be implemented by the Applicant and be attached to and enforced as part of the Order. The plan may be part of the stormwater management systems plan and shall be submitted simultaneously to the County, the NFWFMD, and DEP.

### 3. Stormwater Treatment/Water Quality

3.1 The stormwater treatment system shall include source controls to reduce the generation of pollutants, especially nutrients and pesticides from the golf course. Stormwater discharges shall not cause a violation of applicable water quality standards or loss of beneficial uses of the receiving waters. Total impervious surface shall not exceed 85 acres.

3.2 The stormwater management system shall treat all stormwater runoff prior to discharge to existing wetlands and shall be designed to maintain the natural pre-development (pre-silviculture impact) hydroperiod and water quality of the wetlands to the maximum extent practical.

3.3 At the Applicant's expense and prior to any development permits being issued, the Applicant shall perform a pre-construction groundwater and surface water study to establish baseline data for groundwater and surface water monitoring. The study shall be designed to detect those biological and chemical parameters that are anticipated to be associated with the project. Prior to completion of the baseline study, the plan of study shall be submitted for review and comment to the County, the NFWFMD, and shall be approved by DEP. Applicant shall obtain baseline data for all biological and chemical parameters requested by the County, the NFWFMD, and DEP. The Applicant shall submit information and permit applications simultaneously to the County, the NFWFMD, and DEP. The County and the NFWFMD, upon receipt of the information and/or application, shall have thirty (30) days to submit their comments to DEP. The study results shall also be submitted to the County, the NFWFMD and be approved by DEP. A copy of the baseline study results shall be provided to DCA.

3.4 Prior to construction, the applicant must provide a plan detailing the operation and maintenance of the stormwater management system. The golf course entity shall be responsible for the perpetual maintenance and operation of the stormwater management

system, and shall ensure that the system is properly maintained and operated by those with sufficient technical expertise to so. The plan shall be reviewed by the NFWFMD and approved by the DEP and Franklin County prior to development. Implementation of the plan must begin prior to phase 2. Failure to implement the approved plan should require the applicant to file a notice of proposed change.

3.5 The stormwater management system shall be designed such that peak discharge rate and the stormwater volume offsite shall be no greater than for predevelopment conditions for the 25-year critical duration storm event. Treatment for a minimum of 1.5" of runoff from the developed area shall be provided. Recovery of the storage treatment volume will be by irrigation/reuse, percolation, and evaporation with pumping back to the lake supply. In addition, either curb and gutter or roadside swales and conveyance swales, with check dams as needed, together with depressed landscaping areas shall be incorporated into the project to promote additional infiltration and treatment of stormwater. Stormwater discharges shall not cause a violation of applicable water quality standards or loss of beneficial uses of the receiving waters.

3.6 Wetlands created by the stormwater system shall be designed with littoral zones with slopes of not less six to one and shall include native aquatic vegetation to serve as habitat for wading birds. Lakes created by the stormwater system shall not be limited to a six to one slope, but the design shall be reviewed and approved by the Department of Environmental Protection (DEP).

3.7 To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the Applicant shall join the Audubon International Signature Program (AISP) and pursue, achieve and maintain certification in the AISP at the Silver Level. The Golf Course Superintendent will be directly responsible for directing this program. There shall be a minimum of two-trained spray operators. Only EPA-approved chemicals will be used. Fertilizers, pesticides and herbicides that cannot be analyzed in the laboratory will not be applied. Initial samples will be taken prior to the application of any chemical onsite.

3.8 The AISP certification is intended to provide a chemicals management plan which includes an integrated pest management program and a nutrient management program and a comprehensive ground and surface water monitoring program. If, at any time AISP certification is not maintained once achieved, a substantial deviation determination shall be required and operating procedures and performance standards must be instituted equivalent to the Audubon certification program as it existed at the time of enrollment.

3.9 All monitoring reports shall be submitted to the FFWCC, DCA, ARPC, DEP, NFWFMD and the County, and a summary shall be provided in the Annual Status Report required in this Order. If the monitoring program discloses the presence of

fertilizers, pesticides, or herbicides in concentrations which violate applicable water quality standards, the Applicant will cease those operations responsible until an acceptable alternative is implemented, as DEP deems necessary.

3.10 All use and disposal of hazardous materials and substances shall be consistent with the requirements of local, state, and federal law. In addition, the Applicant shall establish and the Master Association shall implement an educational program for the residents to inform them as to the nature and types of hazardous wastes, methods of storage and disposal, and any "Amnesty Days" sponsored by governmental or other appropriate entities.

3.11 An educational program for the residents shall be established by the Applicant and implemented by the Master Association on the resident's role in the protection of the ground and surface water resources. The program shall include annual workshops, distribution of educational materials on landscape maintenance, water conservation practices, chemical use and disposal and other activities that could impact local and regional water resources. This program shall be coordinated with the Franklin County Agricultural Extension Service.

#### 4. Floodplains

4.1 Prior to development of any residential or commercial structures within an area currently shown as unrated Flood Zone A, the Applicant shall receive a revision to the applicable Flood Insurance Rate Map. The Applicant has already applied for a revision to the Flood Insurance Rate Map.

#### 5. Water Supply

5.1 Central water service shall be provided through the Lanark Village Water and Sewer District or another service provider. The Applicant may install a well and elevated storage tank on the site which is sufficient to serve the development at buildout.

5.2 The Applicant shall use appropriate water conservation techniques including the use of high efficiency, low volume plumbing fixtures, appliances, and other water conserving devices. This shall include the use of toilets requiring no more than 1.6 gallons per flush. The homeowner covenants shall require utilization of xeriscape principles for all landscaped areas, and shall landscape with native plant material. Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall not be irrigated. The Applicant shall establish and the Master Homeowner's Association shall implement the Florida Yards and Neighborhoods Program developed by the University of Florida.

5.3 Golf course irrigation will be accomplished through water re-use -- the spraying of treated wastewater and treated stormwater -- to the extent feasible. The irrigation system shall include rain sensors with automatic rain shut-off devices which shall be installed on each controller. Low-volume irrigation system components shall be used to the extent possible. Maintenance of the irrigation system shall include re-setting the automatic controllers, according to the seasons and checking, adjusting and repairing irrigation devices to ensure optimum operating efficiency.

5.4 If, at a later date, adequate water is not available to serve the development, a substantial deviation determination shall be required.

## 6. Wastewater Management

6.1 With the exception of the Homeowner's Bay Recreation Facility, all development shall be connected to a central wastewater facility that provides Advanced Wastewater Treatment. The Applicant shall obtain all necessary permits for land application of the reclaimed water for golf course irrigation. The cost of connecting St. James Bay to a central wastewater facility shall be the responsibility of the Applicant and shall include all costs reasonably attributable to and necessary to accommodate the impact of the St. James project.

6.2 An on-site facility shall be constructed only if a regional utility is unable to provide service at a mutually agreeable cost. If an on-site facility is constructed by the Applicant, Applicant shall be responsible for obtaining all necessary permits and for paying all applicable costs.

6.3 An enhanced sewage treatment and disposal system may be provided only to serve the Homeowner's Bay Recreation Facility. Performance standards for the on-site system shall be designed to protect the adjacent Class II waters of St. George Sound. Performance standards to be achieved are:

Carbonaceous Biochemical Oxygen Demand (CBOD5)	< 5 mg/L
Total Suspended Solids	< 5 mg/L
Total Nitrogen	< 10 mg/L
Total Phosphorus	< 10 mg/L
Fecal Coliform	< 200 colonies/100 mL

This facility shall connect to central wastewater treatment in the event that such a system becomes available in reasonable proximity to the site.



6.4 If, at a later date, adequate wastewater treatment is not available to serve the development, a substantial deviation determination shall be required.

## 7. Transportation

7.1 The Applicant will provide a pedestrian/bicycle connection along Crooked River Road to the commercial development; build sidewalks adjacent to all single-family homes as they are being constructed; and build a bike path along Crooked River Road from US 98 to the west property line. All commercial and public buildings, the ground floor units of multi-family buildings and all sidewalks shall be handicapped accessible.

7.2 Prior to the development of Phase 2, as shown in Exhibit A, the Applicant shall submit a revised transportation analysis for a substantial deviation determination of traffic impacts only. The analysis shall include project impacts on US 98 from Eastpoint east to US 319. This analysis shall not be required if:

- (1) the LOS on the affected roadway segments below is reduced to a maximum standard LOS of D; or
- (2) if the amount of commercial development in Phase 2 is reduced to 168,000 square feet or less, and the segments designated (c), (d), and (g) below have a maximum standard LOS of D; or
- (3) if all of the road projects on US 98 listed below have either been constructed or are funded for construction within three years of the start of development of Phase 2, and the purchase of right-of-way, if any is needed, has begun:

(a) Eastpoint to SR 65, Eastbound	Left turn lanes
(b) S. Carrabelle to Carrab. Bridge, Eastbound	Left turn lanes
(c) Project to Lanark Village, Westbound	Parallel Facility
(d) Through Lanark Village, Westbound	Parallel Facility*
(e) Lanark Village to E. Carrabelle, Westbound	Parallel Facility*
(f) E. Carrabelle to CR 67, Westbound	Left turn lanes
(g) Carrabelle Bridge to S. Carrabelle, Westbound	Left turn lanes#

\*Or left turn lanes

#And reevaluate total trips

7.3 The traffic analysis is based upon a project buildout of 2008. The project's impact on roadways may change if buildout is later than 2008. However, Florida Statutes allow a five-year extension of buildout without further review. Any buildout extension past 2013 shall not be approved without a revised traffic analysis.

## 8. Hurricane Evacuation

8.1 No development, other than the Homeowner's Bay Recreation Facility, and needed infrastructure to serve this Facility, shall be constructed south of US 98.

8.2 Upon issuance of a hurricane warning, all non-essential businesses, including the golf course, shall be closed and immediately evacuated. The Golf Course Superintendent, or some other individual available on the site, shall be assigned to coordinate with the Franklin County Civil Defense Office to notify all residents of the need to evacuate and to direct them as needed.

8.3 Prior to final plat approval, the Applicant shall either purchase, or donate to the Red Cross the funds to purchase, a Hurricane Shelter Supply Trailer to support evacuees from Franklin County. This Trailer shall be available at either the Oak Ridge Elementary School in Leon County or some other site agreed upon by both the Applicant and the Capital Area Chapter of the American Red Cross. It shall include at least 100 cots, 150 blankets, one 6.5 kWh generator and two light sets.

#### 9. Historical and Archaeological Sites

9.1 If any potential archaeological or historic sites are found during construction, the Applicant shall cease construction on that portion of the project within a 30 foot radius/buffer until the Florida Department of State, Division of Historic Resources has been contacted and an assessment of the regional significance of the find has been made by the Division. Construction may resume only after the Division has determined any appropriate protective measures.

#### GENERAL CONDITIONS

1. Development of the area embraced by the ADA shall conform to all standards and procedural provisions of applicable local government comprehensive plans, land development regulations and codes, consistent with paragraph 13, below.

2. All construction shall conform to all applicable covenants and restrictions running with the land.

3. The local officials responsible for monitoring the DRI shall be the Planning and Zoning Director for Franklin County. Monitoring shall be accomplished through review of the annual report, building permits, certificates of occupancy, rezoning, public hearings, and on-site observations.

4. This Development Order shall be effective for thirteen years (buildout plus five years) from the date of approval.

5. This Development Order shall expire unless development substantially commences within three years of the date of approval. If, at any time after the date of approval, development ceases for more than five consecutive years, there shall be a substantial deviation determination.
6. Franklin County shall not subject the development to down-zoning, unit density reduction or intensity reduction, for a period of fifteen years following the date of approval, unless it can be demonstrated that substantial changes in the conditions underlying approval of the Development Order have occurred or that the Development Order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to the public health, safety or welfare.
7. The Applicant shall submit Annual Reports on the form required by the Department of Community Affairs to Franklin County, the ARPC and the Department of Community Affairs, on January 30<sup>th</sup> of each year until the year after buildout of the entire project. The Annual Report shall include the requirements specified by the Department of Community Affairs and shall specify whether and how each of the conditions listed in the Development Order have been complied with.
8. All development on the referenced property shall be consistent with the ADA and conditions and restrictions listed in this Development Order. Such conditions and restrictions shall be binding upon all successors in interest to any of the parties hereto.
9. The Applicant shall record a notice of adoption of this Development Order pursuant to Chapter 380, F.S., and shall furnish the head of the Franklin County Commission with a copy of the recorded notice.
10. The County Attorney is hereby directed to send copies of this Development Order, within 30 days of the approval date of this Development Order, to the ARPC and the Department of Community Affairs.
11. Any reasonable and necessary future activities of the ARPC with regard to this development including, but not limited to monitoring actions, shall be reimbursed to the ARPC by the Applicant on a cost reimbursement basis.
12. In the event that the Applicant, its successors, assigns or both, violates any of the conditions of this Development Order or otherwise fails to act in substantial compliance with this Development Order, the effectiveness of this Development Order shall be stayed as to the tract, or portion of the tract, in which the violative activity or conduct has occurred.
13. The provisions of Subsection 163.3167 (8), F.S., vest the Applicant's rights to complete this project as originally approved by Franklin County under the comprehensive

plan and land development regulations in effect at the time of this Development Order approval. Pursuant to the provisions of Subsection 163.3167 (8), F.S., Franklin County shall not apply new development regulations after the date of the approval of this Development Order that would so change or alter the DRI Development Order that it would materially or substantially affect the Applicant's ability to complete the development authorized by the approval of this Development Order.

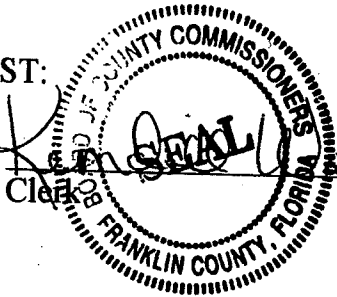
14. It is declared to be the intent of Franklin County that if any section, subsection, sentence, clause, or provision of this Development Order is held to be invalid, the remainder of this Development Order shall be construed as not having contained said section, subsection, sentence, clause, or provision, and shall not be effected by such holding.

DONE AND ORDERED this 5<sup>th</sup> day of December, 2000.

BOARD OF COMMISSIONERS OF  
FRANKLIN COUNTY

ATTEST:

By:



Clerk

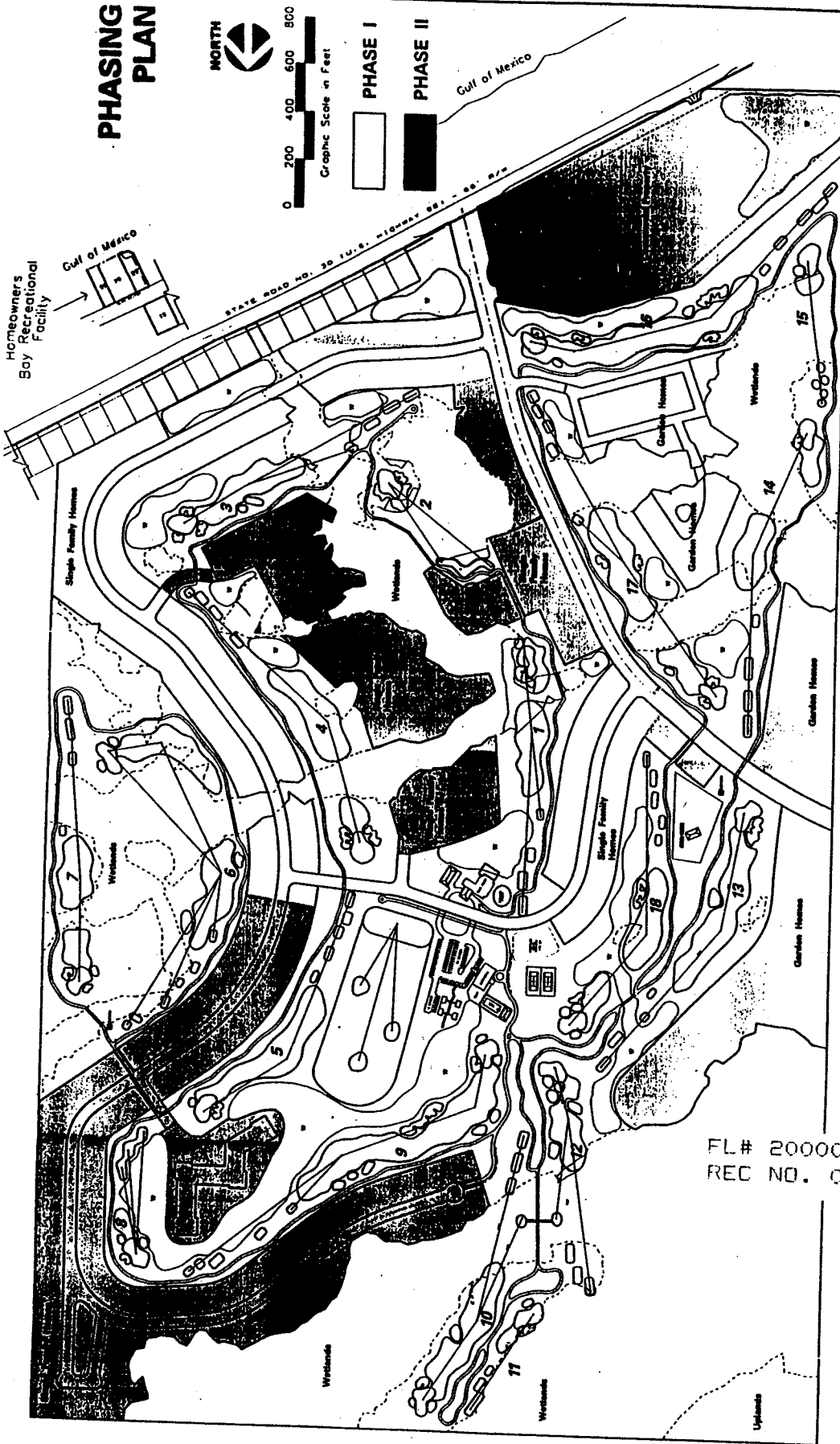
By:

Eddie Cremer  
Chairman

FL# 200007107 B 653 P 466  
REC NO. 01034207246

**EXHIBIT A**

**Phasing Plan**



# PHASING PLAN



- PHASE I
- PHASE II



## St. James Bay

A portion of Section 5, Township 7 South, Range 3 West, Franklin County, Florida

FL# 200007107 B 653 P 467  
REC NO. 01034207246

Prepared by:  
**Baskerville-Donovan, Inc.**  
316 S. Bayview Street, Pensacola, Florida

FL# 200007107 B 653 P 468  
REC NO. 01034207246

**EXHIBIT B**

**Legal Description of the Property**

St. James Bay Multi-Use Golf Course Community  
Franklin County, Florida

PARCEL 1:

All that tract or parcel of land lying and being in fractional section 5, township 7 south, range 3 west, Tallahassee meridian, Franklin County, Florida, being more particularly described as follows:

Beginning at a concrete monument which is at the northwest corner of said fractional section 5 and on the boundary of a tract of land owned by the United States of America at Carrabelle Radar Annex No. D 3c;

Thence north along the boundary of said United States tract 359.8 feet to a concrete monument at a corner of said tract;

Thence east along the boundary of said United States tract 3,300.0 feet to a concrete monument;

Thence south along the boundary of said United States tract a distance of 3,300.0 feet to a concrete monument;

Thence west along the boundary of said United States tract a distance of 3,300.0 feet to a concrete monument;

Thence north along the boundary of said United States tract a distance of 293.8 feet to a concrete monument;

Thence continue north along the boundary of said United States tract a distance of 2,646.4 feet, more or less, to the point of beginning, being all of tract a-100 of Carrabelle Radar Annex No. D 3c.

PARCEL 2:

A tract of land lying in the southwest and southeast quarter of section 5, township 7 south, range 3 west, Franklin County, Florida, and more particularly described as follows:

Commence at the southwest corner of section 5, township 7 south, range 3 west, Franklin County, Florida, said point of commencement also being the point of beginning, from said point of beginning run along the west line of said section 5, north 00 degrees 07 minutes 33 seconds west 2373.34 feet to a point, thence leaving said west line of section 5 run north 89 degrees 52 minutes 24 seconds east 3301.24 feet to a point, thence south 00 degrees 08 minutes 18 seconds east 703.01 feet to a point, thence run south 60 degrees 53 minutes 40 seconds west 1931.40 feet to a point, thence south 29 degrees 06 minutes 20 seconds east 150.00 feet to a point on the northerly right of way of U.S. Highway 98, thence run along said right of way, south 60 degrees 53 minutes 40 seconds west 1249.80 feet to a point on the south line of section 5, thence leaving said northerly right of way of U.S. Highway 98, run along said section line north 89 degrees 55 minutes 15 seconds west 591.18 feet to the point of beginning. This includes Lots 1-7, Unit 1, Block A.



**PARCEL 3:**

Lots 1 and 2, Block B, St. James Island Park, Unit #1, a subdivision as per map or plat thereof recorded in plat book 1, page 19, of the public records of Franklin County, Florida.

**PARCEL 4:**

Lot 15, Block B, Unit No. 1 of St. James Island Park, a subdivision as per map or plat thereof recorded in plat book 1, page 19, of the public records of Franklin County, Florida.

**PARCEL 5:**

Begin at the southwest corner of lot 70 of area or Block "S" of Unit Two (2) of St. James Island Park, and run in a westerly direction along the north boundary line of the right of way of Federal Highway No. 319 to a point directly opposite the northeast corner of lot 63 of area or Block "C" of Unit Two (2) of said St. James Island Park Subdivision, which said point arrived at the point of beginning. From said point of beginning run in a northerly direction on the same bearings as the east boundary line of said lot 63 of Block "C" of Unit 2 of St. James Island Park, the distance of 150 feet to the northern boundary line of the land of the parties of the first part, thence run south 52 degrees and 30 minutes west along the northern boundary line of the lands of the parties of the first part, the distance of 100 feet to a point, thence run southerly 150 feet to a point on the northern boundary of the right of way of Federal Highway No. 319, at a point south 52 degrees 00 minutes 30 seconds west 100 feet from the point of beginning; thence run north 52 degrees 00 minutes 30 seconds east along the northern boundary line of the right of way of said Federal Highway No. 319, 100 feet to the point of beginning. More particularly described as the east 100 feet of lot 51.

**PARCEL 9:**

Lot 63, Area C, Unit No. 2 of St. James Island Park, a subdivision as per map or plat thereof recorded in plat book 1, page 30, of the public records of Franklin County, Florida.

**PARCEL 10:**

Lot 64, Area C, Unit No. 2 of St. James Island Park, a subdivision of a part of sections 4 and 5, township 7 south, range 3 west, according to plat recorded in plat book 1, page 30, of the public records of Franklin County, Florida.

**PARCEL 11:**

The west half of lot 65, area of Block C, Unit 2 of St. James Island Park, a subdivision of a part of sections 4 and 5, township 7 south, range 3 west, according to plat of same recorded in plat book 1, page 30, of the public records of Franklin County, Florida.

**PARCEL 12:**

Lot 10, Block B, Unit 1, St. James Island Park, according to the map or plat thereof recorded in Plat Book 1, Page 19, in the Public Records of Franklin County, Florida.

**Area of Main Parcel**

**377.4 Acres**

**Area of Homeowners Bay Recreation Facility**

**1.24 Acres**

**Total Project Area**

**378.68 Acres**