



St. George's Plantation News

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Leisure Announces Plans For Major Commercial Development At The Bob Sikes Channel

Plans are now underway for development of the commercial property next to the Bob Sikes Channel in St. George's Plantation. The preliminary plans feature a convention center/hotel, deep water marina with complete facilities and low density attached cluster housing.

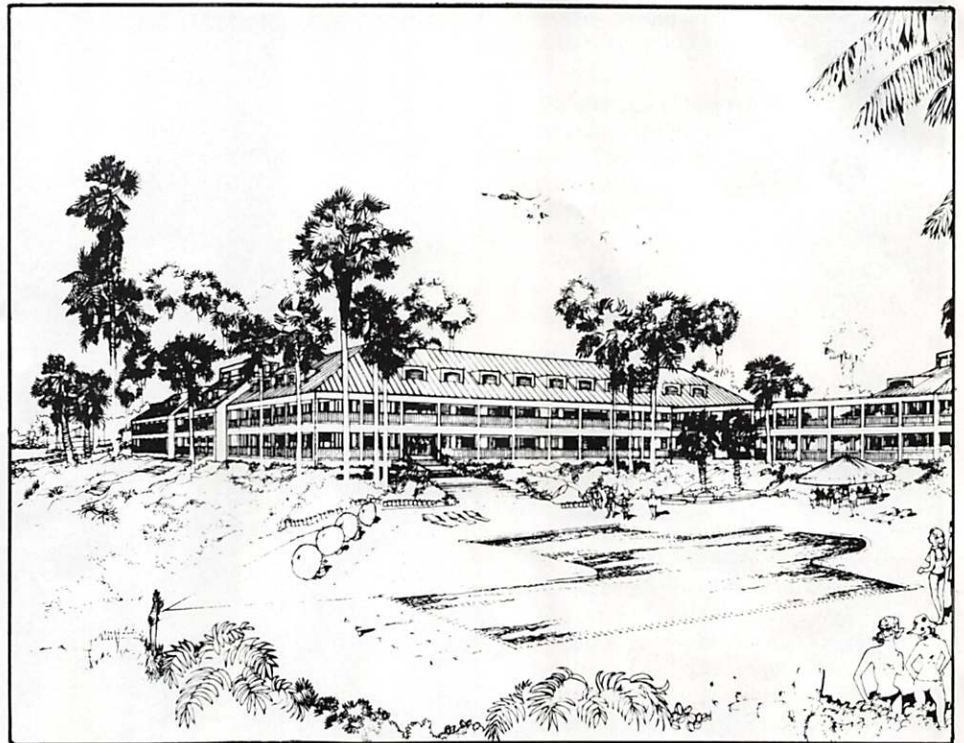
Developed by Gene D. Brown, General Partner in Leisure Properties, Ltd. this commercial venture will cover 82 acres. The planned density factor is 4.3 per acre which meets the requirements of the Comprehensive Plan for commercial development of the Plantation under the original Development of Regional Impact (D.R.I.).

The preliminary plans were designed by environmental planner Thomas W. Atkins of LANDERS-ATKINS PLANNERS in Jacksonville. The layout is spacious, planned to enhance and protect the natural environment that makes the Plantation a unique development.

All planned construction will be on pilings with wood exteriors, featuring an Old South "plantation" motif with balconies, overhangs, verandas and metal roofs. Parking will be underneath each structure.

The focal point of the project will be the main inn/convention center building. This imposing structure which will overlook the Gulf of Mexico and the Bob Sikes Channel, and will dominate the arrival point by land. This main building will contain registration for the complex, 74 hotel rooms, convention facilities, meeting/conference rooms, a large indoor swimming pool, an atrium, exhibition space, small shops (gifts, sundries, convenience), and executive office space.

Off the main inn will be a tennis pro shop, spa and sauna facilities. A stadium tennis court is nearby with changing facilities and a bath house for both the tennis complex



Architectural rendering of Hotel/Convention Center Complex. All other structures are planned with this same "plantation" style construction.

and swimming. The outdoor pool and deck area will cover over 15,000 square feet.

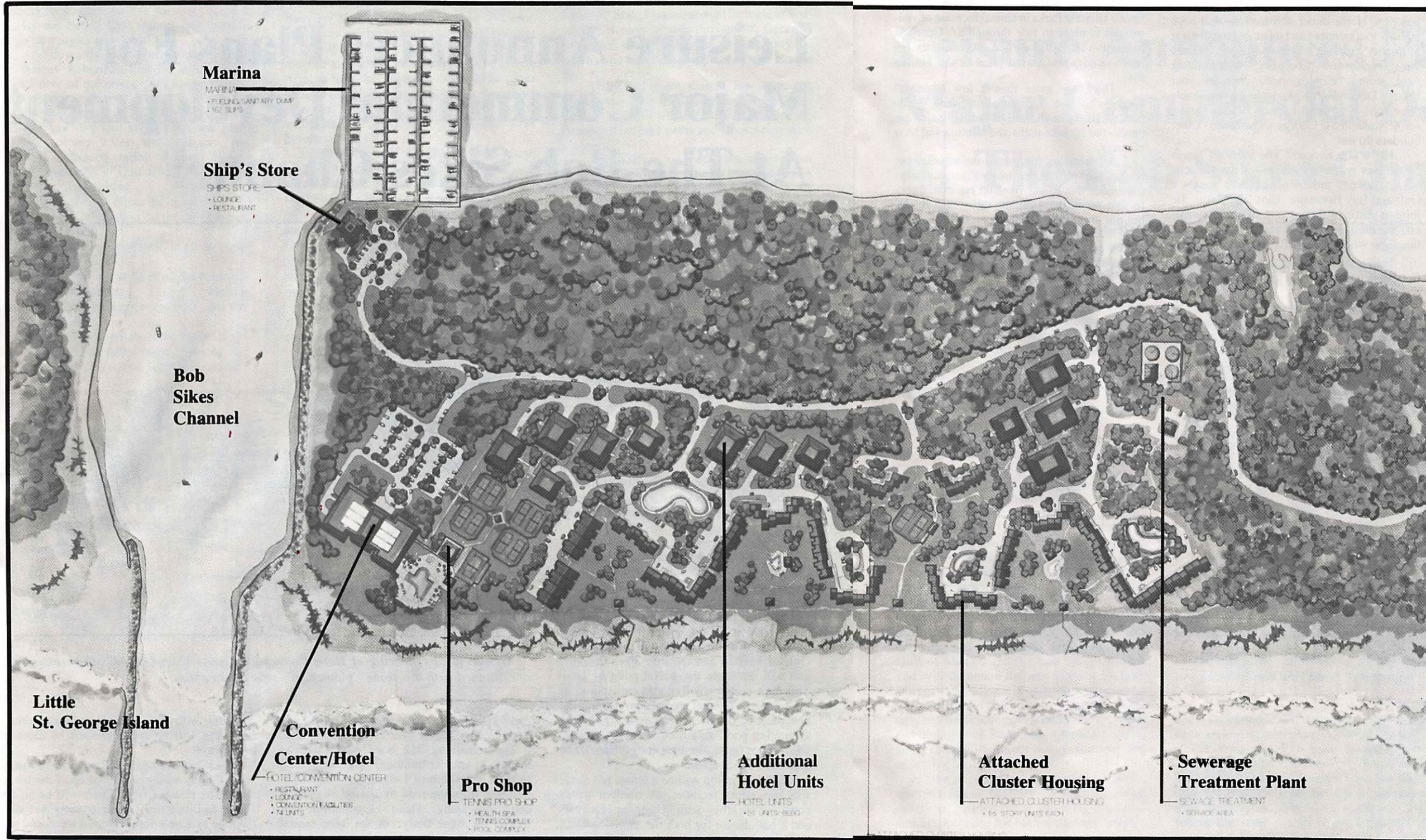
The remaining 312 hotel suites will be located in smaller buildings of 26 units each located just south of Leisure Lane but well-buffered from the road by natural vegetation and landscaping. These 12 structures will follow the same design of the large central

building with parking underneath and verandas, and will be interconnected by elevated walkways.

The marina complex will extend over Apalachicola Bay on the northwest tip of the Island with 162 planned slips. There will be no dry dock facilities nor launching ramp but slips will be available for all Homeowners and any

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PRELIMINARY SITE PLAN



COMMERCIAL DEVELOPMENT

continued...

Intracostal boat traffic. The large building/facility will contain a ship's store, convenience store, bait store, laundry facilities, restaurant, lounge, kitchen facilities, oyster bar and yacht club area. The top floor will have a light house and ship watch. The Harbor Master's headquarters will also be located here.

The attached cluster housing will contain 381 units and range in size from one to three bedrooms. The concept is to provide low-density housing where each unit will have an unobstructed gulf view. The design is staggered in a U-shaped arrangement with those closest to the Coastal Construction Setback line one story and rising to five-story units as they move further inland. All parking is again underneath.

Two additional swimming pools and two tennis courts are planned in the area of the cluster housing. A system of boardwalks and gazebos will provide beach access for the entire project. All structures are designed to keep in line with the natural vegetation and treeline.

This environmentally-sound preliminary plan has been designed to protect the natural beauty of St. George Island while allowing for controlled development. The main sewerage treatment plant requires no drainfield disposal. The effluent water produced in the process will be used for irrigation so no damage to the environment will occur and the system will eliminate the need for additional water for irrigation.

A scaled model of this proposed project is on display in the Leisure Model Home by the Security Gate. For further information call Plantation Realty Inc. (904) 670-2521.

Observations 'Round The Plantation...

by David A. Jasin, Broker
Plantation Realty, Inc.
Director of Marketing, Leisure Properties Ltd.

This summer season is being greeted with even more enthusiasm by property owners. The speckled trout are being caught in the Gulf of Mexico surf. The Ospreys are seen catching their share too!

...By the Beach Club pool a new season brings new styles of bikinis.

...And down by the cut occasionally even the serious fisherman can be seen taking serious note of the nouveau and lovely fisher-bikinis on the rocks.

...The sounding surf is green as crushed emeralds one day and awash with star blue sapphire colored waters the next day. As such has intrigued miles of Gulf Beach owners. But only 39 Gulf Homesites remain to be sold at this writing.

...Gulf Homesite values have soared 43% at St. George's Plantation on the average per annum over 8 years.

...Have you seen the Plantation ads in Time Magazine? Full page.

...Partial page in the likes of the National Geographic, Southern Living, Florida Sportsman, Eastern Review (airline), and the Wall Street Journal.

...Best of all has been the remarkable attractive swath the Plantation has cut among the prestigious in International Homes Magazine.

...Leisure Properties Ltd. needs your support to ensure the success of the low density intelligently planned commercial venture. Designed to compliment the community to date the finest consultants have been used even for the preliminary plans.

...Over 60% of the Residential Property of St. George's Plantation has been sold.

...The gleam of the new copper roof on a Bayview Home under construction will soon mellow to a richness and quiet understatement of quality building materials. Leisure Homes the Development Company Homebuilding Arm would be pleased to consider your Unique Dream Home. And quote a reasonable price too! Why not? Leisure Homes has its whole stake in St. George's Plantation. Other builders do not.

...Have you noticed? The precious marsh on the Bay positively glistens as the sun sets.

...A famous pro football player bought a Gulf and Bay Homesite. Hint: The Rams. He joins a distinguished group of professionals and business leaders as among those in the limelight who are Property Owners.

...Increased Security Guard hours and a new front gate look will soon please most property owners.

...Did you know that our Bay oysters grow at twice the rate as that other Bay famous for oysters?

...If you never have tried, and if you have a Shrimper friend, try a Bulldozer Lobster. Oc-

asionally brought up to port around here. Tasty.

...St. George's Plantation Airport landing fees are now being collected. But no fees are presently to be paid by St. George's Plantation Property owners. No charge for property owners who are arriving or departing in a plane flown or owned by someone else.

...The other end of the island is the State Park if per chance you were content to look. Leads all State Parks in annual increase of visitors. It is nicer to ride through St. George's Plantation though, save the 50 cent entry fee and to know you own a piece of the Florida Pie.

...There are more than a few dedicated bikers who love the Plantation Scenic Ride. Can't wait until all the T-Roads Gulf side are connected by bike paths and landscaping as is planned.

...A Plantation jog jostles the muscles but renews the spirit! A few hardy Plantation folks remember that Roger Banister ran sand dunes to first break the 4 minute mile. Step lively, but not on the Sea Oats.

...Does anybody know the real name of the Spring plant on our beaches that the locals eat in a salad and call "Sea Greens"? It does make a crisp salad.

...A new book about St. George's Plantation is a part of the current Sales Campaign. Receive one free when you give Plantation Realty, Inc. a bonafide lead which results in a Sales Tour. Call (904) 670-2521. Offer good while the books last...



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