EXHIBIT 13.14
FRESHFIELDS VILLAGE PDD APPLICATION
10.18.2013

Overview

Charleston County Council amended the Zoning Ordinance effective September 18, 2002, to permit the planning, design and development of Freshfields Village at the intersection of Kiawah Island Parkway, Seabrook Island Road and Betsy Kerrison Parkway. The intent of this map amendment was to provide for a mixed-use village center serving the combined needs of the communities of Kiawah Island, Seabrook Island, and southern Johns Island. The vision for Freshfields Village was to include a broad range of retail sales and services, hospitality uses and diverse residential dwelling types that would provide residents and guests a community center of activity within a beautiful walking environment,

The initial phase of Freshfields Village opened in April 2005 and has evolved over time to provide approximately 182,000 sq. ft. of retail sales and services. The Andell Inn, a 99-room suite hotel, is planned to open in the late Spring 2014, and will provide both residents and guests an alternative hospitality option. It is anticipated that future phases will include additional retail sales and services and the integration of diverse residential types. Additionally, the central square has become a community-wide gathering venue for both informal and planned special events and performances. The Town of Kiawah Island has been a significant financial contributor to enhancing / expanding the community gathering experience by supporting unique performances the residents and guests attend. It has been estimated that over 25,000 people have attended these events in 2012 with increased attendance observed in 2013.

In advance of assessment by the Town of Kiawah Island of annexing Freshfields Village and incorporating the existing Freshfields Village Planned Development District in an amended and Restated Development Agreement, Atlantic Partners, LLC has prepared a summary listing of proposed revisions to the original ordinance. The intent of these revisions is the following:

1. Maintain the original vision of Freshfields Village as stated in the 2002 rezoning document of a mixed use village center.
2. Transition the land use and development standards as approved by County Council in 2002 to those equivalent standards within the Town of Kiawah Island and the Restated and Amended Development Agreement, while maintaining the flexibility to create the vision.
3. Revise and amend the Freshfields Village Planned Development, as approved in 2002, to address specific concerns of select uses and clarification of future development patterns.

List of Exhibits (as modified)

The following Freshfields Village PDD Application (May 2002) exhibits will be amended or revised based upon updated existing conditions:

B. Survey of Real Property

- Replaced with revised plat as a result of conveyance of land to Town of Kiawah Island for the roundabout.

E. Master Land Use Plan

- Replaced with updated Master Plan including both existing and proposed development with wording that future development is subject to change. Please note this Master Plan is conceptual and is subject to change to meet unique market opportunities/conditions and regulatory standards.

H. Modifications to Charleston County Zoning and Land Development Regulations

- Revised to reflect Town of Kiawah Island land use and development standards. Please refer to Exhibits 13.2, 13.3, and 13.4 for specific Freshfields Village PD standards.
- Reference / reinforce concept of shared parking in overall plan concept.
- Revise Table 6.1-1 to reflect the following recommended deletions and additions/clarifications:

DELETIONS:

Crop Production:
- Greenhouse Production or Food Crops Grown Under Cover
- Horticultural Production or Commercial Nursery Operations

Recreation and Entertainment:
- Hunting Guide Services
- Outdoor: Amusement Parks, Sports Areas, Automobile or Go Cart Tracks, Fair Grounds, Flee Markets, Miniature Golf Courses

Utilities and Waste- Related Uses:
- Waste Collection Services

Other Non-Residential Development:
- Heavy Construction Services or General Contractors, including Paving Contractors, Bridge or Building Construction, Special Trade Contactors (Except Contractors Offices)

Rental and Leasing Services:
- Construction Tools or Equipment Rental

Repair and Maintenance Services:
- Vehicle Repair including Muffler Shops, Auto Repair Shops, Garages, Tire or Brake Shops, and Body and Fender Shops.

Retail Sales:
- Vehicle Parts, Accessories or Tire Stores
- Outdoor Power Equipment Stores

Retail or Personal Services:
- Dry Cleaning Operations and Coin-Operated Laundries (except retail pick-up/drop-off)

ADDITIONS:

Recreation and Entertainment Outdoor:
- Playgrounds, Tennis Courts, Swimming Pools, Croquet, Bocci, and Volley Ball Courts, Amphitheaters

Outdoor Markets

- Display and sale of Art, Craft, Produce, Food/Beverage, Auto/Boat Show, and related uses in open air community gathering
- Performances of Music, Dance, Theatre, Fashion Show and/or related cultural festival outdoor events.