



APPLICATION FOR REZONING

Official Use Only

Zoning District: _____
FLUM Designation: _____
Commission District: _____
Application #: _____
Date Filed: _____

S e e E x h i b i t E

Parcel Identification Number (18 digit number)

Driving Instructions: Travel west on SR200 from I-95, the DRI/PUD begins at Edwards Road and
extends past Police Lodge Road

1. Legal Description: Lot _____ Block _____ Subdivision See Exhibit "F" attached.
Plat Book _____ Page _____
(Please attach a legal description if not located in a subdivision)

2. Location: On the south side of SR200/A1A/Buccaneer Trail
(north, south, east, west) (street)

between Edwards Road and Police Lodge Road
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) Timber Creek Plantation

3. Name and Address of the Owner as shown in the public records of Nassau County:

Three Rivers Timber, LLC Nassau A1A Investors
1598 Greens Way, Ste. 6 1760 Cheney Highway
Jacksonville Beach, FL 32250 Titusville, FL 32780

Name and Address of the Applicant / Authorized Agent:

Emily G. Pierce, Rogers Towers, P.A.

1301 Riverplace Blvd., Suite 1500

Jacksonville, FL 32207

(PLEASE NOTE: If applicant is not the owner, this application must be accompanied by completed *Owner's Authorization for Agent* form.)

4. Current Zoning District:	<u>PUD</u>
5. Proposed Zoning District:	<u>PUD + RS-1 for FOP site</u>
6. Future Land Use Map Designation:	<u>MU</u>
7. Acreage:	<u>1,546</u>

8. Property Use (list any improvements on the site or uses):

The Three Rivers DRI mixed use development

9. Rezoning Review Criteria:

(Please attach a response to the following as Exhibit "A" [using 8½" x 11" size paper] with the answers typed or printed legibly and identifying the question on the application.)

- a. Explain how the proposed change relates to the established land use pattern.
- b. Identify isolated district(s) that would be created by the proposed change.
- c. Explain how the proposed change would impact public facilities such as schools, utilities, streets and traffic.
- d. Describe the existing and proposed conditions for the subject property and surrounding properties.
- e. Identify Comprehensive Plan policies that support the proposed change, especially long range land use plans.
- f. Explain how changed or changing conditions make the approval of this proposed rezoning desirable.
- g. Explain how the proposed change will not adversely affect living conditions in the adjacent neighborhoods.
- h. State that the proposed change will comply with all Federal, State and local drainage requirements.
- i. Explain how the proposed change will encourage the improvement or development of adjacent property in accordance with existing regulations.
- j. Explain why the property cannot be used with existing zoning.
- k. Describe the scale of the proposed project according to the needs of the neighborhood and the needs of Nassau County.
- l. Are there other sites in this general location with similar zoning?

10. Supporting data to be considered by the Planning and Zoning Board:

- ☒ Environmental Assessment including wetlands, threatened or endangered species, tree canopy and other significant environmental features. (Exhibit "C")
- ☒ Any additional data (Exhibit "F")

For Planned Unit Developments Only:

- ☒ Preliminary Development Plan (Exhibit "B")
- ☒ Project Description (Exhibit "D")

11. Has an application for Rezoning for any portion of the subject property been submitted to Nassau County within the last twelve months? No

12. Is the subject property subject to a recorded Declaration of Covenants and Restrictions? If yes, please provide the association name and O.R. book and page number.
No

In filing this application for a Rezoning, the undersigned understands it becomes a part of the official records of the Planning and Zoning Board and does hereby certify that all information contained herein is true to the best of his/her knowledge.

Signature of Owner: _____

Signature of Applicant: _____

(if different than Owner)

Signature of Agent: [Signature]

(if different than Owner)

Owner's mailing address: Three Rivers Timber, LLC

1598 The Greens Way, Suite 6, Jacksonville Beach, FL

Telephone: (904) 482-1127

32250

Email: dmaier@arendale.com

NOTE: If prepared or signed by an agent, a notarized Owner's Authorization for Agent form must be provided.

Newspaper for legal advertisement (OFFICIAL USE ONLY):

Fernandina Beach News Leader: _____

Nassau County Record _____

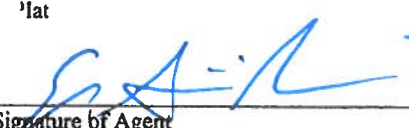
AGENT AUTHORIZATION (FOR COMPANY OR LLC)

Emily G. Pierce _____ is hereby authorized as the Agent TO ACT ON BEHALF OF
Nassau A1A Investors. LLC _____, the owner(s) of those lands described within the attached
application, and as described in the attached deed or other such proof of ownership as may be required, in applying to
Nassau County, Florida, for an application pursuant to a:

☒ Rezoning/Modification
Variance
Flat

Conditional Use
Preliminary Binding Site Plan
☒ NOPC/DRI Change

BY:



Signature of Agent
Emily Pierce

Print Name of Agent

1301 Riverplace Drive, Suite 1500, Jacksonville, FL 32207

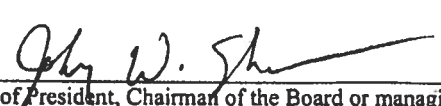
Agent Address

EPierce@RTLAW.com

Agent Email

904-346-5787

Agent Telephone Number



Signature of President, Chairman of the Board or managing partner of Nassau A1A Investors. LLC
(Circle one)

Print Name

JOHN W. SHEA

Address

8100 CYPRESS HOLLOW CT, PONTE VEDRA, FL 32082

(904) 502-9704
Telephone Number

SHEADEV@BELL SOUTH.NET
Email

I, JOHN W. SHEA _____, hereby affirm or swear that I have the authority on behalf of
(name of agent)

Nassau A1A Investors. LLC

to file the rezoning and NOPC application

with Nassau County.

Initials

Initials

Certificate

I JOHN W. SHEA, (signer's name), PARTNER (title) of
Nassau A1A Investors. LLC (company or LLC) an entity lawfully organized and existing
under the laws of Florida (name of State) do hereby affirm or swear that I am empowered and
authorized, on behalf of the entity, to execute this Agent Authorization form, and all documents required by Nassau
County regarding this application, and further expressly warrants that Emily G. Pierce has been given
and has received and accepted authority to sign and execute the documents on behalf of
Nassau A1A Investors. LLC.

John W. Shea
Signature

PARTNER
Title

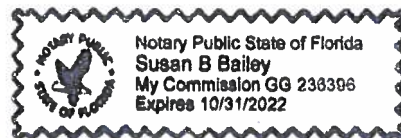
State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 17th day of August, 2018 by
John W. Shea as Partner for Nassau A1A Investors, LLC

Personally Known ☒ OR Produced _____ as identification.

Susan B. Bailey
Notary Signature Susan B. Bailey

My Commission expires: 10/31/22



A cop of the by-laws are attached hereto.

Initials

Initials

AGENT AUTHORIZATION (FOR COMPANY OR LLC)

Emily G. Pierce _____ is hereby authorized as the Agent TO ACT ON BEHALF OF
Three Rivers Timber, LLC _____, the owner(s) of those lands described within the attached
application, and as described in the attached deed or other such proof of ownership as may be required, in applying to
Nassau County, Florida, for an application pursuant to a:

☒ Rezoning/Modification
Variance
Flat

Conditional Use
Preliminary Binding Site Plan
☒ NOPC/DRI Change

BY:



Signature of Agent

Emily Pierce

Print Name of Agent

1301 Riverplace Drive, Suite 1500, Jacksonville, FL 32207

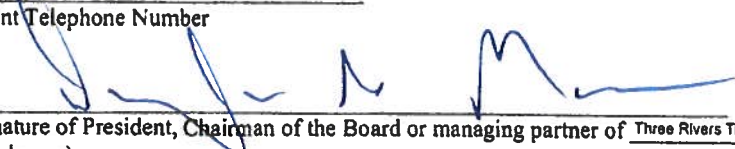
Agent Address

EPierce@RTLAW.com

Agent Email

904-346-5787

Agent Telephone Number



Signature of President, Chairman of the Board or managing partner of Three Rivers Timber, LLC
(Circle one)

Douglas G. Maier

Print Name

1548 The Greens Way, Suite # 6 Jacksonville Beach, FL 32250

Address

904-482-1100

Telephone Number

Dmaier@arendale.com

Email

I, Douglas G. Maier _____, hereby affirm or swear that I have the authority on behalf of
(name of agent)

Three Rivers Timber, LLC _____, to file the rezoning and NOPC application

with Nassau County.

Initials

Initials

Certificate

I Douglas G. Maier, (signer's name), President (title) of Three Rivers Timber, LLC (company or LLC) an entity lawfully organized and existing under the laws of Delaware (name of State) do hereby affirm or swear that I am empowered and authorized, on behalf of the entity, to execute this Agent Authorization form, and all documents required by Nassau County regarding this application, and further expressly warrants that Emily G. Pierce has been given and has received and accepted authority to sign and execute the documents on behalf of Three Rivers Timber, LLC.

[Signature]
Signature

President, Three Rivers Timber, LLC
Title

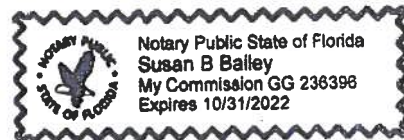
State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 15th day of August, 2018 by Douglas G. Maier as President for Three Rivers Timber, LLC

Personally Known ☒ OR Produced _____ as identification.

[Signature]
Notary Signature Susan B. Bailey

My Commission expires: 10/31/22



A cop of the by-laws are attached hereto.

Initials

Initials

Exhibit “A”

REZONING REVIEW CRITERIA

a. Explain how the proposed change relates to the established land use pattern.

As explained below, this PUD amendment is being requested in order to permit the following revisions: (1) to Map B, the Preliminary Development Plan, to remove property owned by the Fraternal Order of Police and property owned by Clinton and Christina McLaughlin; (2) to rezone the FOP property to RS-1 consistent with the use and surrounding property; (3) to revise the legal description of the PUD to delete the McLaughlin property; and, (4) to permit revisions to Exhibit C, Section 5.2, Table 5.1 of the Project Description which will allow “Single Family Village Center” residential uses throughout the PUD resulting in a broader mix of the types of single family residential uses within the entire PUD.

Three Rivers Timber, LLC, a Delaware limited liability company (“Developer”) is the master developer for the Three Rivers Development of Regional Impact adopted pursuant to Resolution 2006-126, as amended, (the “DRI”) and Planned Unit Development, adopted pursuant to Ordinance 2006-68 (the “PUD”). Due to adverse effects of the worldwide economic recession, the property has remained vacant since Nassau County’s approval of the DRI and PUD in 2006. The Developer is ready to undertake development at this time and has been in discussions with both the County and the Nassau County School Board in an effort to better define the project and to specify the types of improvements to be completed by the Developer pursuant to the terms of the DRI.

During the discussions with the County and the School Board the Developer agreed to relocate both the school site and the park site to Edwards Road and to increase the size of the school site. These changes in location necessitate a revision to Map B. Map B is also being revised to reflect the removal of property owned by the Fraternal Order of Police and property owned by Clinton and Christina McLaughlin (56.17 acres) along with a reconfiguration of the internal roads which will not affect the external access points.

In addition to having the FOP property removed from the PUD, it is the Developer’s desire to have the property rezoned to RS-1 to accommodate the FOP uses and to make the zoning consistent with the surrounding uses and zoning designations.

Further, the Developer and the County both desire to allow for a broader variety of the types of single family homes that will be developed within the PUD. Table 5.1 of the PUD currently restricts “Single Family Village Center” homes to the Village Center portion of the PUD. “Single Family Village Center” residential homes sit on individual lots, close to the street with detached garages which are typically accessed by an alley or lane. However, the Developer wishes to develop, and the County wishes to have, “Single Family Village Center” homes within Phase 1 of the PUD which is north of the Village Center. This PUD amendment revises Table 5.1 to allow “Single Family Village Center” residential development throughout the PUD.

The proposed changes better reflect the vision that both the Developer and County have for the Three Rivers DRI/PUD and are consistent with the established land use pattern for the property as set forth in the DRI.

b. *Identify isolated district(s) that would be created by the proposed change.*

The proposed changes to the PUD will not result in any isolated districts.

c. *Explain how the proposed change would impact public facilities such as schools, utilities, streets and traffic.*

The proposed changes to the PUD will not result in any additional impacts to public facilities such as schools, utilities, streets and traffic. These impacts were already contemplated by and mitigated for in the DRI. In fact, the PUD changes will result in a larger school site than was originally planned for in the DRI and PUD.

d. *Describe the existing and proposed conditions for the subject property and surrounding properties.*

The property is currently vacant. The Developer proposes to submit a Final Development Plan for Phase 1 of the DRI/PUD immediately upon approval of the PUD changes. The start of permitting and development will trigger the donation/dedication of the Community Park property to the County along with the construction of those improvements set forth in the Development Agreement Community Park entered into by the Developer and the County.

e. *Identify Comprehensive Plan policies that support the proposed change, especially long range land use plans.*

The relocation of the school site to better serve the County and the increase in the size of the site furthers the Goal of the Public Schools Facility Element, and all of the Policies supporting the Goal, which is to provide and maintain adequate public school facilities for both existing and future populations. The relocation of the school site and the increase in size also furthers Objective FL.09 of the Future Land Use Element by ensuring there are adequate public schools to serve the County.

The relocation of the Community Park to a location which will better serve the County furthers the Goal of the Recreation and Open Space Element to provide and maintain sufficient public parks, recreation facilities and open space to meet the recreational needs of County residents and visitors. The Community Park will further Policies ROS.01.04, ROS.01.07, ROS.01.12, ROS.01.15 and Objective ROS.04 by furthering the County's commitment to maintain an adequate Level of Service through the dedication and construction of improvements by the Developer within the Three Rivers DRI Community Park. The Community Park will also further the County's Objective ROS.02 to provide for adequate access and parking as the Community Park will be located on Edwards Road and will provide for a variety of parking areas. Finally, the Community Park will include a significant amount of open space in furtherance of Objective ROS.03.

The increase in the types of single family residential uses allowed throughout the PUD supports the County's Goal in the Housing Element to ensure that there is an adequate supply of decent, safe, sanitary housing in suitable neighborhoods at a variety of price points in order to serve the needs of the current and future residents of Nassau County. Additionally, the Three Rivers DRI is included under Policy FL.01.02 of the Future Land Use Element as a mixed use

development. The mixed use nature of the PUD, with the amendment to permit a bigger variety of housing types, furthers Policy FL.08.01, FL.08.04, FL.08.05, and FL.08.06, by promoting master planned growth and avoiding urban sprawl.

Finally, the removal of the Fraternal Order of Police parcel from the PUD and the rezoning of the parcel to RS-1 will ensure that the zoning of the site is compatible with the use of the site and the surrounding uses and zoning designations. The designation of the property as RS-1 will further Objective FL.01 with regard to residential development within the Multi-Use land use designation.

f. Explain how changed or changing conditions make the approval of the proposed rezoning desirable.

The PUD was adopted in 2006. Since that time the Developer in conjunction with the County and the School Board has determined that the school site and park site should be relocated to Edwards Road to better serve the needs of the County. Additionally, the Developer and the County determined that increasing the housing types permitted within the PUD will better serve future homeowners. Additionally, neither the McLaughlin parcel nor the FOP parcel are part of the overall development scheme of the Three Rivers DRI/PUD and should be removed.

g. Explain how the proposed change will not adversely affect living conditions in the adjacent neighborhoods.

The proposed changes will not adversely affect living conditions in the adjacent neighborhoods. In fact, it will benefit the neighborhoods in that both the park and the school will be more suitably located to serve the area.

h. State that the proposed change will comply with all Federal, State and local drainage requirements.

The proposed PUD, as modified, will comply with all Federal, State and local drainage requirements.

i. Explain how the proposed change will encourage the improvement or development of adjacent property in accordance with existing regulations.

The proposed changes will give the surrounding property convenient access to both a new school site and a large Community Park.

j. Explain why the property cannot be used with existing zoning.

As explained above, the PUD Preliminary Development Plan is being modified as follows: (1) the proposed school location is being moved and increased in size pursuant to discussions with the Nassau County School Board; (2) the property owned by the McLaughlins and the property owned by the Fraternal Order of Police are being removed from the PUD to afford them the ability to develop the subject property in a way that is compatible with conventional zoning; and, (3) the park is being moved and increased in size as a result of

discussions with the Planning and Economic Opportunity Department. Additionally, Table 5.1, Section 5.2, Exhibit C (Project Description) is being modified following discussions with the Planning and Economic Opportunity Department in order to permit a greater variety of residential uses throughout the PUD. The PUD, as modified, will better address the needs of the County for school and park sites, will permit the McLaughlins and FOP to develop their properties as they see fit, and will provide for greater flexibility within the PUD to develop residential uses that meet the needs of current and future Nassau County residents. The current PUD would not allow these changes.

k. Describe the scale of the proposed project according to the needs of the neighborhood and the needs of Nassau County.

The proposed Community Park is scaled to meet the needs of the County and the size of the school site is being increased to better accommodate a future school.

l. Are there other sites in this general location with similar zoning?








There are no other DRIs in the general area, nor are there PUDs of this size and nature.

Three Rivers

Development of Regional Impact

Application for
Planned Unit Development

Map B Preliminary Development Plan

LEGEND	
	Pedestrian System
	Three Rivers Boundary
	School Boundary
	Community Park Boundary
	Conceptual Access
	Right In/Right Out
	Conceptual Pedestrian Access Subject to Army Corps of Engineers and SJRWMD approval

Notes:

- (1) Pedestrian connections from east to west of property shall be provided
- (2) Roadway circulation and parcel configuration are subject to change based on final wetland and other surveys, permitting, and final site engineering.
- (3) Roadway and associated wetland impacts are not depicted on this map.

1/2 Mile
0 400 800
Revised August 16, 2018
April 27, 2006

PROSSER

11-1449-01



Exhibit “C”

ENVIRONMENTAL ASSESSMENT

An environmental assessment was completed for the Three Rivers DRI Application for Development Approval by Jason Milton at Bio-Tech Consulting, Inc. A separate report was not prepared, but the information is set forth in the Answers to Question 12 of the Application, a copy of which is attached hereto.

PART III. ENVIRONMENTAL RESOURCES IMPACTS**QUESTION 12 - VEGETATION AND WILDLIFE**

- A. Identify the dominant species and other unusual or unique features of the plant communities on Map F. Identify and describe the amount of all plant communities that will be preserved in a natural state following development as shown on Map H.**

Table 12-1
Vegetative Communities

Community	FLUCFCS Code	Acreage
Residential Low Density	110	7.84
Pine Plantation	441	279.45
Forest Regeneration Area	443	870.05
Bay Swamps	611	4.76
Mixed Wetland Hardwoods	617	180.76
Cypress Wetland	621	24.09
Hydric Pine Plantation	625	213.29
Mixed Forested Wetland	630	38.87
Freshwater Marshes	641	1.99
Wet Prairies	643	8.30
Total		1,629.40

Prepared by Environmental Resource Solutions, Inc., July 2005

The following paragraphs describe the vegetative communities and their dominant vegetative compliment as exhibited on the Three Rivers tract. Two upland communities and seven jurisdictional wetland communities are represented.

Upland Communities

Pine Plantation, FLUCFCS Code 441 (279.45 acres ±)

This widely-represented community is characterized by a nearly monotypic canopy of planted slash pine (*Pinus elliottii*). The pines in this community generally exhibit localized homogeneity with respect to age and size, and are planted in rows in association with bed-furrow complexes. Groundcover is generally represented by three-awn grass (*Aristida stricta*), broomsedge (*Andropogon* sp.), bracken fern (*Pteridium aquilinum*), saw palmetto (*Serenoa repens*), blackberry (*Rubus* sp.), grapevine (*Vitis* sp.), Virginia creeper (*Parthenocissus quinquefolia*), bitter gallberry (*Ilex glabra*), and other species.

Forest Regeneration Areas, FLUCFCS Code 443 (870.05 acres ±)

This community represents the harvested portions of the pine plantation. It is generally devoid of the pine canopy, and supports bitter gallberry, broomsedge, redroot (*Lachnanthes occidentalis*), bracken fern, and other herbaceous species.

Wetland Communities

Bay Swamps, FLUCFCS Code 611 (4.76 acres ±)

This jurisdictional wetland community is sparsely represented on the Three Rivers site. It is characterized by a predominance of bay species in the canopy, specifically loblolly bay (*Gordonia lasianthus*), swamp bay (*Persea palustris*), and/or sweet bay (*Magnolia virginiana*). On the Three Rivers parcel, this community is often associated with planted slash pine as well. Understory/groundcover species associations include fetterbush (*Lyonia lucida*), blueberry (*Vaccinium* spp.), St. Johns Wort (*Hypericum* spp.), cinnamon fern (*Osmunda cinnamomea*), chain fern (*Woodwardia* spp.), and other species.

Mixed Wetland Hardwoods, FLUCFCS Code 617 (180.76 acres ±)

This is the second largest jurisdictional community represented on the project site. It comprises a canopy with a dominance of 66% or more hardwood tree species. Dominants include: loblolly bay, swamp bay, red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), laurel oak (*Quercus laurifolia*), water oak (*Q. nigra*), blackgum (*Nyssa sylvatica* var. *biflora*), and other hardwood species, along with lesser-component slash pine and cypress (*Taxodium* sp.). The understory supports immature canopy species and wax myrtle (*Myrica cerifera*), myrtle-leaf holly (*Ilex myrtifolia*), dahoon holly (*I. cassine*), and others. Groundcover primarily comprises chain fern and cinnamon fern.

Cypress, FLUCFCS Code 621 (24.09 acres ±)

This community presents as depressional areas within the Three Rivers project. Dominant species comprise cypress in the canopy, with understory/groundcover species such as wax myrtle, myrtle leaf holly, buttonbush (*Cephalanthus occidentalis*), royal fern (*Osmunda regalis*), chain fern, and other species. These areas are generally hydrologically isolated.

Hydric Pine Plantation, FLUCFCS Code 625 (213.29 acres ±)

The hydric pine plantation is the largest jurisdictional wetland community on the subject parcel. It is generally widespread and presents in isolated and contiguous morphology. The dominant canopy species is slash pine. Understory and groundcover comprise myrtle leaf holly, wax myrtle, dahoon holly, fetterbush, blueberry, St. Johns wort, sphagnum moss (*Sphagnum* sp.), cinnamon fern, chain fern, and additional hydrophitic sedges and rushes.

Wetland Forested Mixed, FLUCFCS Code 630 (38.87 acres ±)

These vegetated areas are defined by the lack of 66% dominance of either conifers or hardwoods. The coniferous component in this community is generally slash pine, however, some cypress also contribute. Dominant species for this community vary across the site, and relative to hydrologic regime, and include: slash pine, loblolly bay, red maple, swamp bay, blackgum, elm (*Ulmus* sp.), ash (*Fraxinus* spp.), sweetgum, cypress, laurel oak, water oak,

dahoon holly, wax myrtle, broomsedge (*Andropogon* sp.), blueberry, hydrophytic ferns, and other species.

Freshwater Marshes, FLUCFCS Code 641 (1.99 acres \pm)

This community generally exists associated with a few ponds/depressions and cleared areas on the property. These littoral zones support species tolerant to inundation including arrowhead (*Sagittaria* spp.), green arum (*Peltandra virginica*), yellow canna (*Canna* sp.), various rushes (*Juncus* spp.), and other herbaceous species. Some areas are directly associated with the river system to the south and southwest. These areas support a dominance of sawgrass (*Cladium jamaicense*), with other species in lesser occlusions.

Wet Prairies, FLUCFCS Code 643 (8.30 acres \pm)

This community can be found in areas where pines have been harvested during silvicultural activities, and in other areas of disturbance. These herbaceous areas support less inundation-tolerant species, and more hydrophytic grasses such as: broomsedge, various rushes, beakrushes (*Rynchospora* spp.), sedges (*Carex* spp.), umbrella sedges (*Cyperus* spp.), redroot, pennywort (*Hydrocotyle* sp.), coinwort (*Centella asiatica*), St. John's Wort, frog-fruit (*Phyla nodiflora*), and other species.

B. Discuss what survey methods were used to determine the absence or presence of state or federally listed wildlife and plants. (Sampling methodology should be agreed to by the regional planning council and other reviewing agencies at preapplication conference stage.) State actual sampling times and dates, and discuss any factors that may have influenced the results of the sampling effort. Show on Map G the location of all transects, trap grids, or other sampling stations used to determine the on-site status of state or federally listed wildlife and plant resources.

Methodology

In preparation for the flora and fauna survey, a GIS database search, map review, and field investigations were conducted for the site and surrounding areas. The U.S. Fish and Wildlife Service (FWS) (December 2000) and Florida Fish and Wildlife Conservation Commission (FWC), formerly Florida Game and Freshwater Fish Commission (FGFWFC, August 1997) official lists of species listed as threatened, endangered, or of special concern for Nassau County were reviewed. The *Species and Natural Community Summary for Nassau County*, and element occurrence records, prepared by FNAI, were also reviewed. Assessed species include those listed by FWC (Chapter 68A-27 F.A.C) and FWS (50 CFR 17.11-12).

Habitat Mapping

Existing land use/cover within the study area was mapped according to the vegetative structure and assigned FLUCFCS Codes. To aid in determining existing use/cover, the following remote sources were utilized:

- Digital orthophoto quads at 1 m² pixel resolution (source data: SJRMWD, 2004)
- Digital true color aerial photographs at 1 m² pixel resolution (source data: SJRWMD, 2004)
- Digital land use/land cover maps, level three (source data: SJRWMD, 1995)
- Soil Survey of Nassau County, Florida (source data: USDA-NRCS, 1983)

Using the above sources, a preliminary community map was developed. The study area was subsequently field-truthed and the results were compiled into a GIS coverage using ArcMap™.

Wildlife Surveys for Protected Species

The purpose of the protected species survey is to determine the occurrence or probability of occurrence of listed species on the subject site. All methodologies established for the purpose of this survey are based on the guidelines set forth in the FWC-Office of Environmental Services, *Wildlife Methodology Guidelines for Section 18 (D) of the Application for Development Approval* (January 1988) and supplemented with other peer reviewed technical reports and journal articles. To ensure sufficient coverage and sampling effort, the total area to be randomly sampled will be based on the mapped wetland and upland acreages. All surveys will be conducted daily, at appropriate times, for a minimum of 5 days. All individuals involved in the handling and collection of all listed and common faunal species will work under a valid collectors permit as required by Chapter 39.9.002 (F.A.C.).

The results of all sampling efforts, including the number of individuals recorded and locations of individuals or colonies, either faunal or floral, will be mapped at a minimum scale of 1"=1,200'. Habitat factors that may influence the occurrence of listed species will be summarized. The results of survey and sampling efforts will be used to estimate the home range and distribution of listed species. Additionally, the total suitable habitat acreage and density of gopher tortoise populations and burrow commensal species will be determined for future permitting implications. A determination of permanent, transitory or migratory utilization of the site by each species will be made using documented data and reasonable scientific judgment.

Upon determining the likelihood of occurrence of protected species on the site, the project will be evaluated to establish measures that will be taken to minimize impacts on an individual species and their habitat.

Wetland surveys

Wetland surveys will focus on the following species: wood stork (*Mycteria americana*), bald eagle (*Haliaeetus leucocephalus*), limpkin (*Aramus guarauna*), little blue heron (*Egretta caerulea*), snowy egret (*Egretta thula*), white ibis (*Eudocimus albus*), tricolored heron (*Egretta tricolor*), and American alligator (*Alligator mississippiensis*). Non-forested and sparsely vegetated wetlands determined to be less than ten acres and solitary in nature will be visually and aurally spot surveyed. To ensure sufficient coverage of wetlands determined to be greater

than ten acres or densely vegetated, visual, and aural observations will be conducted along randomly established pedestrian transects. All observed nesting and roosting sites will be mapped using handheld Global Positioning System (GPS) units.

Upland surveys

Upland surveys will focus on the following species: Florida black bear (*Ursus americanus floridanus*), Southeastern American kestrel (*Falco sparverius paulus*), red-cockaded woodpecker (*Picoides borealis*), eastern indigo snake (*Drymarchon corais couperi*), Florida pine snake (*Pituophis melanoleucus mugitus*), and flatwood salamander (*Ambystoma cingulatum*). As indicated in the recommended methodologies, these species are inherently difficult to identify due to low populations and/or solitary behavior. Therefore, a minimum of one thousand five hundred feet (1,500') of meandering pedestrian transects per 100 acres will be established and surveyed twice daily, morning and evening, for a minimum of 5 days, to identify signs or activity indicating the presence of these species. Spot survey stations will be established on these transects to further investigate for signs of individuals.

Small mammal sampling

Transect and spot surveys will be used to sample for the Florida mouse (*Peromyscus floridanus*). The likelihood of this species utilizing the Three Rivers property to any significant degree is remote, as suitable habitat is not present on the site. No mark/recapture surveys will be conducted.

Herpetofaunal surveys

Due to the cryptic nature and seasonal activities of these species, a variety of survey methods will be used for a more intensive survey. The reptile sampling iteration will likely occur in the summer season; therefore, to reduce heat related stress and loss of captured animals, funnel traps will not be utilized. Pedestrian surveys will be conducted during morning to mid-afternoon hours, when the likelihood of locating basking reptiles is highest. In addition, a minimum of 25% of any sampled active, inactive and abandoned gopher tortoise burrows will be investigated using a video camera. All species identified during burrow investigations will be recorded.

Amphibian surveys will likely occur in the summer as well. To increase the efficiency of efforts, several survey methods will be used. To census frogs, aural surveys will be conducted for a minimum of five days at intermittent wetlands randomly selected before each sampling event. During each stop observers will listen for five minutes and record each species heard. Sampling efforts for gopher frog populations will be intensified for tortoise burrows located within one-half mile of intermittent wetlands, if any are present on the site. Surveys will be conducted during evening hours and after rain events. In addition, spot surveys will be conducted in the morning for additional signs of amphibians, such as individuals present in the wetland and egg masses on vegetation. Care will be taken to prevent desiccation of captured species. Each will be released upon identification.

Table 12-2
Listed Species of Potential Occurrence in Nassau County

Scientific Name	Common Name	FFWCC	USFWS
Plants			
<i>Glandularia maritima</i>	Coastal Vervain	E	NL
<i>Helianthus carnosus</i>	Lake-side Sunflower	E	NL
<i>Lechea cernua</i>	Nodding Pinweed	T	NL
<i>Nemastylis floridana</i>	Celestial Lily	E	NL
<i>Pycnanthemum floridanum</i>	Florida Mountain-mint	T	NL
Birds			
<i>Haliaeetus leucocephalus</i>	Southern bald eagle	T	T
<i>Grus canadensis pratensis</i>	Florida sandhill crane	T	E
<i>Aramus guarana</i>	Limpkin	SSC	NL
<i>Egretta caerulea</i>	Little blue heron	SSC	NL
<i>Falco peregrinus</i>	Peregrine falcon	E	NL
<i>Egretta thula</i>	Snowy egret	SSC	NL
<i>Falco sparverius paulus</i>	Southeastern American kestrel	SSC	NL
<i>Egretta tricolor</i>	Tricolored heron	SSC	NL
<i>Eudocimus albus</i>	White ibis	SSC	NL
<i>Mycteria americana</i>	Wood stork	E	E
Reptiles			
<i>Alligator mississippiensis</i>	American alligator	SSC	T
<i>Drymarchon couperi</i>	Eastern indigo snake	T	T
<i>Pituophis melanoleucus mugitus</i>	Florida pine snake	SSC	NL
<i>Gopherus polyphemus</i>	Gopher tortoise	SSC	NL
Amphibians			
<i>Rana capito</i>	Gopher frog	SSC	NL
Mammals			
<i>Ursus americanus floridanus</i>	Florida black bear	T	NL
<i>Podomys floridanus</i>	Florida mouse	SSC	NL
<i>Sciurus niger shermani</i>	Sherman's fox squirrel	SSC	NL
<i>Trichechus manatus</i>	West Indian manatee	E	E

Note: T = threatened, E = endangered, SSC = species of special concern, NL = not listed
Prepared by Environmental Resource Solutions, Inc., July 2005

- C. List all state or federally listed wildlife and plant resources that were observed on the site and show location on Map G. Given the natural communities on-site, list any additional state or federally listed wildlife and plant resources expected to occur on the site and show the location of suitable habitat on Map G. Additionally, address any unique wildlife and plant resources, such as colonial bird nesting sites and migrating bird concentration areas. For species that are either observed or expected to utilize the site, discuss the known or expected location and population size on-site, existence (and extent, if known) of adjacent, contiguous habitat off-site, and any special habitat requirements of the species.**

As listed in Table 12-2, 24 State and/or Federally-listed wildlife species are indicated as potential species to occur within the project boundaries. None of these protected species or their sign were observed within the project boundaries.

The wildlife survey was carried out with strict adherence to the Wildlife Methodology Guidelines for Section 18 (D) of the Application for Development Approval (Florida Fish and Wildlife Conservation Commission, January 1988), and further refined in the Three Rivers Pre-application document and the response to ADA Question 12. The field investigations referenced in the methodology were performed on the following dates:

July 6, 2005 at Dawn
 July 6, 2005 at Dusk
 July 7, 2005 at Dusk
 July 8, 2005 at Dawn
 July 13, 2005 at Dawn
 July 15, 2005 at Dusk

During the wildlife survey, numerous non-listed wildlife species were observed, and are reported in Table 12-3 of the ADA. No species listed as Threatened, Endangered, or of Special Concern by the Florida Fish and Wildlife Conservation Commission or the U.S. Fish and Wildlife Service were identified on the project site during the wildlife survey, or during any previous or subsequent on-site investigations of the property. Additionally, no critical habitat for these species was identified on the project site.

Map G illustrates the pedestrian transect and spot survey locations utilized during the survey. As no state or federally listed species were observed on the site, and no specialized critical habitat for these species was identified, no such designations are provided on Map G.

D. Indicate what impact development of the site will pose to affected state or federally listed wildlife and plant resources.

The proposed developmental activities are not expected to affect any state or federally listed wildlife or plant resources due to lack of listed species and/or critical habitat presence on the site. See Table 12-3 for a list of all wildlife species observed on the site.

Table 12-3
Wildlife Species Observed On-Site

COMMON NAME	TAXONOMIC NAME
Reptiles	
Cottonmouth	<i>Agkistrodon piscivorous conanti</i>
Amphibians	
Bullfrog	<i>Rana catesbeiana</i>
Green treefrog	<i>Hyla cinerea</i>
Birds	
American crow	<i>Corvus brachyrhynchos</i>
Black vulture	<i>Coragyps atratus</i>
Mourning dove	<i>Zenaidura macroura</i>
Northern cardinal	<i>Cardinalis cardinalis</i>
Pileated woodpecker	<i>Dryocopus pileatus</i>
Red-shouldered hawk	<i>Buteo lineatus</i>

Red-tailed hawk	<i>Buteo jamaicensis</i>
Turkey vulture	<i>Cathartes aura</i>
Wild turkey	<i>Meleagris gallopavo</i>
Mammals	
Nine-banded armadillo	<i>Dasypus novemcinctus</i>
Raccoon	<i>Procyon lotor</i>
White-tailed deer	<i>Odocoileus virginianus</i>

Prepared by Environmental Resource Solutions, Inc., July 2005

Although not observed on, or in the immediate vicinity of the site, consideration has been given to the bald eagle and west Indian manatee, as recommended by the FWC representatives during the pre-application conference.

No American bald eagle nests were either observed on-site, or are identified on-site or in the immediate vicinity within the FWC database. FWC representatives suggested that aerial surveys of the property may be warranted in the future to identify any potential new nesting sites during and/or after the DRI process. In compliance with this suggestion, the applicant will consider the future survey work to identify any subsequent nest establishment.

With regard to potential manatee utilization, specifically in association with Boggy Creek and any associated increased boat traffic resulting from the project, the proposed DRI is not projected to have an adverse effect on this species. The location of this project is considerably inland, and although manatees have been found in inland rivers, they generally do not utilize rivers as far inland as this project. Despite the unlikelihood of manatee occurrences in the proximity of the project, the applicant is amicable to performing additional manatee-specific surveys to ensure that the project will not adversely affect manatees, if deemed necessary and appropriate.

- E. Discuss what measures are proposed to be taken to mitigate impacts to natural communities and state or federally listed wildlife and plant resources. If protection is proposed to occur on-site, describe what legal instrument will be used to protect the site, and what management actions will be taken to maintain habitat value. If protection is proposed to occur off-site, identify the proposed amount and type of lands to be mitigated as well as whether mitigation would be through a regional mitigation land bank, by acquisition of lands that adjoin existing public holdings, or by other means.**

As discussed above, no state or federally listed floral or faunal species, nor their sign or critical habitat, were identified within the limits of this project. Any potential areas of listed species habitation and/or utilization are likely limited to the established on-site forested jurisdictional wetland areas, the majority of which are proposed for preservation in perpetuity. Therefore, impacts to listed species are not anticipated to result in any significant degree from this development.

Three Rivers

Development of Regional Impact

Application for
Developmental Approval

Map G Wildlife and Plant Resources

Legend

- Spot Survey Locations
- Potential Transit Locations



Prosser Hallock
Planners & Engineers

August 1, 2005
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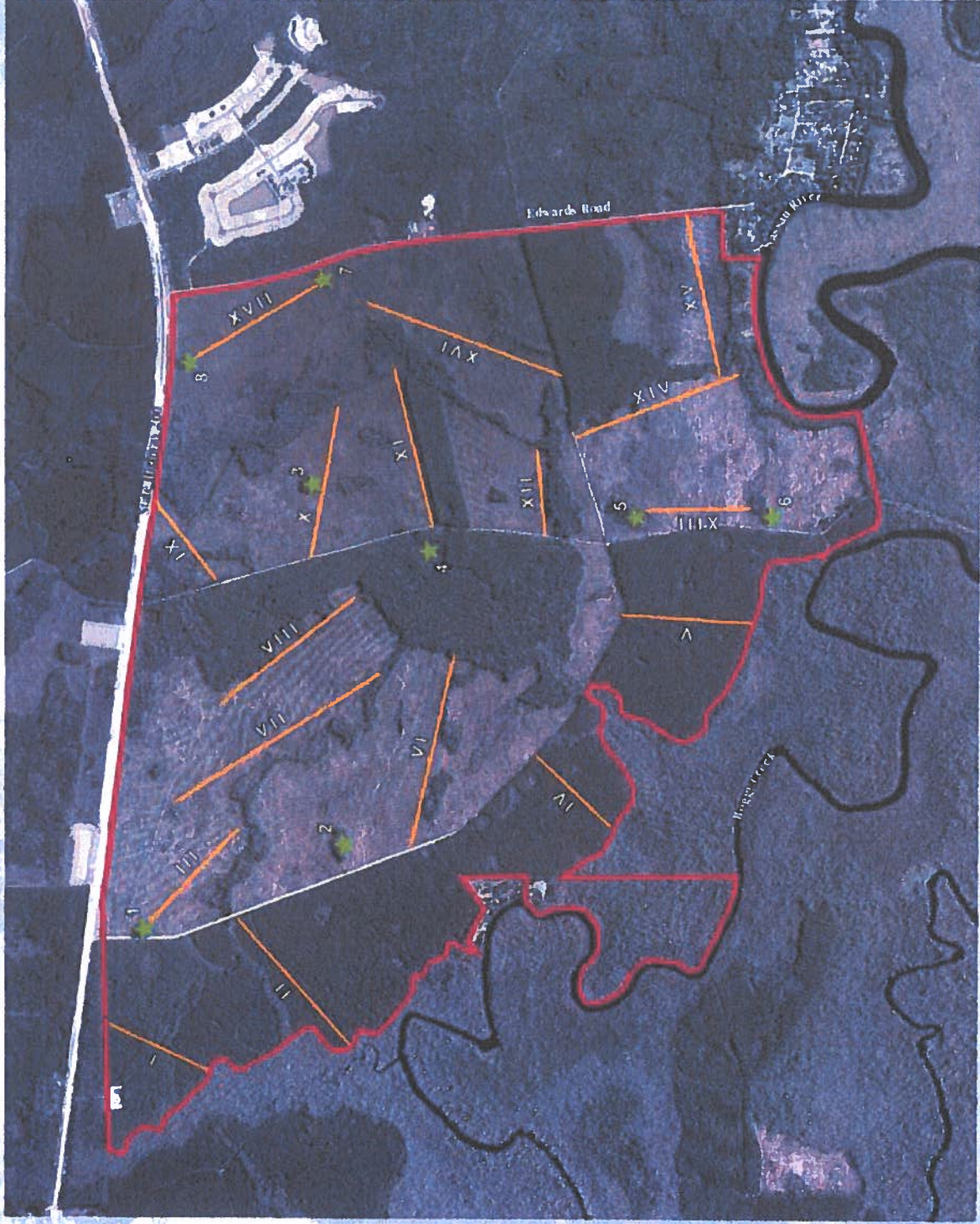


Exhibit “D”

THREE RIVERS DRI/PUD PROJECT DESCRIPTION

The Project Description attached as Exhibit “C” to Ordinance 2006-68 is being revised to modify Table 5.1 of Section 5.2 which identifies the Permissible Development Types Within Village Types. Revised Table 5.1 is attached hereto as Exhibit “1.”

With the exception of Revised Table 5.1, all other terms and conditions of the Project Description remain unchanged and continue to regulate development within the Three Rivers DRI/PUD.

Project Description, Section 5.2

Revised Table 5.1 Permissible Development Types Within Village Types

		Village Center	Residential/ Neighborhood Commercial	Commercial/ Light Industrial
Residential	Single Family Village Center	X	X	
	Single Family Cottage	X	X	
	Single Family Homestead		X	
	Single Family Estate	X	X	
	Live/Work	X		
	Townhouse	X	X	
	Multifamily A	X	X	
	Multifamily B		X	
Commercial	Village Commercial	X		
	Neighborhood Commercial	X	X	
	Commercial Center			X
	Business Park			X
	Public Building	X	X	X

8/30/18

Exhibit “1”

EXHIBIT “E”

LIST OF PARCEL IDENTIFICATION NUMBERS

1. 10-2N-26-0000-0001-0020
2. 11-2N-26-0000-0001-0120
3. 11-2N-26-0000-0001-0050
4. 14-2N-26-0000-0001-0000
5. 44-2N-26-0000-0001-0000
6. 15-2N-26-0000-0001-0000
7. 09-2N-26-0000-0001-0000

Legal Description

PARCEL A

A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 88°33'22" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 974.33 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 200 (A1A) (A VARIABLE WIDTH RIGHT-OF-WAY AS CURRENTLY ESTABLISHED) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°33'22" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1549.02 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1050, PAGE 800 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 06°04'20" EAST, ALONG SAID EASTERLY LINE, 296.32 FEET TO THE SOUTHERLY LINE OF SAID LANDS; THENCE SOUTH 88°33'22" WEST, ALONG SAID SOUTHERLY LINE, 299.55 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE NORTH 06°04'20" WEST, ALONG SAID WESTERLY LINE, 296.32 FEET TO THE AFORESAID NORTH LINE OF SECTION 9; THENCE SOUTH 88°33'22" WEST, ALONG SAID NORTH LINE, 410.50 FEET; THENCE SOUTH 26°32'28" WEST, 110.54 FEET; THENCE SOUTH 27°17'20" EAST, 112.08 FEET; THENCE SOUTH 83°09'20" EAST, 171.14 FEET; THENCE SOUTH 26°57'15" EAST, 189.89 FEET; THENCE SOUTH 13°47'00" EAST, 305.12 FEET; THENCE SOUTH 83°54'46" EAST, 174.52 FEET; THENCE SOUTH 05°49'27" EAST, 199.02 FEET; THENCE SOUTH 81°13'39" EAST, 144.06 FEET; THENCE SOUTH 49°49'29" EAST, 126.55 FEET; THENCE SOUTH 21°07'20" EAST, 130.97 FEET; THENCE SOUTH 38°10'00" EAST, 189.46 FEET; THENCE SOUTH 77°24'55" EAST, 130.05 FEET; THENCE SOUTH 36°38'15" EAST, 95.96 FEET; THENCE SOUTH 23°18'40" EAST, 79.92 FEET; THENCE SOUTH 20°27'40" WEST, 101.47 FEET; THENCE SOUTH 42°31'10" WEST, 208.76 FEET; THENCE SOUTH 31°39'09" EAST, 780 FEET MORE OR LESS, TO THE MEAN HIGH WATER LINE OF TOM MANN CREEK; THENCE SOUTHEASTERLY ALONG SAID MEAN HIGH WATER LINE AND THE MEANDERINGS THEREOF, AND ALONG THE MEAN HIGH WATER LINE OF BOGGY CREEK AND THE MEANDERINGS THEREOF, 3780 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 716, PAGE 1633, SAID PUBLIC RECORDS; THENCE SOUTH 57°36'07" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, 397.69 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 58°10'17" EAST, CONTINUING ALONG SAID NORTHEASTERLY LINE, 72.47 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LOGAN ROAD (A 60 FOOT RIGHT-OF-WAY AS ESTABLISHED); THENCE NORTH 51°19'32" EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 433.20 FEET TO AN ANGLE POINT; THENCE NORTH 51°03'16" EAST, CONTINUING ALONG SAID NORTHWESTERLY LINE, 595.67 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF POLICE LODGE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED, BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 711, PAGE 1706, SAID PUBLIC RECORDS); THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES: COURSE NO. 1: NORTH 20°29'45" WEST, 3252.42 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 996.86 FEET, AN ARC DISTANCE OF 343.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°38'19" WEST, 341.31 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: NORTH 00°46'53" WEST, 723.06 FEET TO THE AFORESAID SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 200 (A1A); THENCE NORTH 82°46'55" WEST, ALONG LAST SAID LINE, 275.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 200 ACRES, MORE OR LESS

PARCEL B

A PORTION OF SECTIONS 9, 10, 11, 14, 15, THE W. LOFTON GRANT, SECTION 44, AND THE ROBERT HARRIS GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 01°04'10" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 148.29 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 200 (A1A) (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE NORTH 82°46'55" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 648.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF POLICE LODGE ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 00°46'53" EAST, 714.62 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 936.86 FEET, AN ARC DISTANCE OF 322.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°38'19" EAST, 320.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 20°29'45" EAST, 3315.67 FEET; THENCE SOUTH 69°30'15" WEST, 60.00 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID POLICE LODGE ROAD WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LOGAN ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 51°03'16" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 499.11 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 720, PAGE 1963, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 01°01'45" EAST, ALONG SAID EASTERLY BOUNDARY, 899.20 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS; THENCE SOUTH 88°42'51" WEST, 60.80 FEET TO A POINT ON THE WESTERLY LINE OF SECTION 15, SAID POINT HEREINAFTER REFERED TO AS REFERENCE POINT "A"; THENCE SOUTHEASTERLY ALONG A TRAVERSE LINE FOLLOWING THE MEANDERINGS OF BOGGY CREEK RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 65°44'20" EAST, 1108.97 FEET; COURSE NO. 2: SOUTH 73°13'20" EAST, 923.84 FEET; COURSE NO. 3: SOUTH 34°18'04" EAST, 1252.54 FEET; COURSE NO. 4: SOUTH 62°34'44" EAST, 1004.12 FEET; COURSE NO. 5: SOUTH 48°44'48" EAST, 913.35 FEET; COURSE NO. 6: SOUTH 18°11'58" EAST, 1646.63 FEET TO A POINT HEREINAFTER REFERED TO AS REFERENCE POINT "B"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE EASTERLY AND NORTHERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 200, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 82°46'55" EAST, 1763.43 FEET; COURSE NO. 2: NORTH 07°13'05" EAST, 34.00 FEET; COURSE NO. 3: SOUTH 82°46'55" EAST, 4306.10 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1533, PAGE 1651 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY, NORTHEASTERLY AND EASTERLY, ALONG THE WESTERLY AND SOUTHERLY LINES OF LAST SAID LANDS, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 03°57'30" WEST, 128.96 FEET; COURSE NO. 2: SOUTH 12°29'20" EAST, 472.58 FEET; COURSE NO. 3: SOUTH 27°41'52" EAST, 582.37 FEET; COURSE NO. 4: NORTH 51°40'36" EAST, 402.26 FEET; COURSE NO. 5: NORTH 89°57'51" EAST, 763.55 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EDWARDS ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 08°10'18" EAST, 49.68 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 4086.51 FEET, AN ARC DISTANCE OF 869.35 FEET, SAID ARC BEING

SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°15'58" EAST, 867.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 20°21'38" EAST, 168.46 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1521, PAGE 1321 OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, SOUTHERLY, EASTERLY, NORTHERLY AND NORTHEASTERLY, ALONG THE NORTHWESTERLY, WESTERLY, SOUTHERLY AND SOUTHEASTERLY LINES OF LAST SAID LANDS, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 61°05'54" WEST, 287.49 FEET; COURSE NO. 2: SOUTH 29°25'03" WEST, 66.67 FEET; COURSE NO. 3: SOUTH 22°36'39" WEST, 97.74 FEET; COURSE NO. 4: SOUTH 06°26'34" EAST, 148.74 FEET; COURSE NO. 5: NORTH 80°27'24" EAST, 188.89 FEET; COURSE NO. 6: NORTH 00°03'21" EAST, 95.86 FEET; COURSE NO. 7: NORTH 55°40'09" EAST, 116.85 FEET; COURSE NO. 8: NORTH 28°06'20" EAST, 140.53 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF EDWARDS ROAD AND THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3779.72 FEET, AN ARC DISTANCE OF 931.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°03'12" EAST, 929.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 05°59'38" EAST, 2635.19 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; COURSE NO. 3: SOUTH 06°28'24" EAST, 1354.14 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 518, PAGE 1229, SAID PUBLIC RECORDS; THENCE SOUTH 88°52'12" WEST, ALONG SAID LINE, 203.68 FEET; THENCE NORTH 79°50'18" WEST, 13.73 FEET; THENCE SOUTH 86°11'02" WEST, 57.36 FEET; THENCE SOUTH 88°52'12" WEST, 367.49 FEET; THENCE SOUTH 02°15'50" WEST, 160 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF NASSAU RIVER; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, SOUTHWESTERLY, AND SOUTHERLY, FOLLOWING THE MEANDERINGS OF SAID MEAN HIGH WATER LINE, 3920 FEET MORE OR LESS TO A POINT ON SAID MEAN HIGH WATER LINE, SAID POINT LYING NORTH 72°32'01" EAST, 1170 FEET MORE OR LESS FROM THE AFOREMENTIONED REFERENCE POINT "B"; THENCE SOUTH 72°32'01" WEST, THROUGH SAID REFERENCE POINT "B", 1215 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF BOGGY CREEK; THENCE WESTERLY, NORTHWESTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY, SOUTHERLY, AND SOUTHEASTERLY, FOLLOWING THE MEANDERINGS OF SAID BOGGY CREEK, 11465 FEET MORE OR LESS TO ITS INTERSECTION WITH THE WESTERLY LINE OF SAID SECTION 15, SAID POINT LYING SOUTH 00°12'35" EAST, 270 FEET MORE OR LESS FROM THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 00°12'35" WEST, 270 FEET MORE OR LESS TO THE SOUTHERLY BOUNDARY OF AFOREMENTIONED LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 720, PAGE 1963 OF THE OFFICIAL RECORDS OF SAID COUNTY AND SAID REFERENCE POINT "A" TO CLOSE.

CONTAINING 1346 ACRES, MORE OR LESS.