



Nassau County Department of Planning &  
Economic Opportunity  
96161 Nassau Place  
Yulee, Florida 32097

**APPLICATION AND INSTRUCTIONS FOR FUTURE LAND USE MAP  
AMENDMENT (SMALL-SCALE- LESS THAN TEN (10) ACRES)**

**NOTICE:** Florida Statutes and the Courts of Florida require that all Future Land Use Map Amendment applications be heard as a Legislative hearing (Non Quasi-Judicial).

---

1. The Planning and Zoning Board and the Board of County Commissioners will conduct public hearings for this application.
2. The required hearings will require due public notice of this application. A legal advertisement must be published in the newspaper; notices are to be mailed to adjacent property owners within 300 feet of the subject property, and a sign will be posted on the property.
3. The Department of Planning & Economic Opportunity will prepare a staff report for the Planning and Zoning Board and for the applicant.
4. Future Land Use Map amendments under 10 acres in area are considered "Small Scale" and do not require for review by state reviewing agencies pursuant Sec. 163.3187, Florida Statutes to Ch. 163, Florida Statutes.
5. If you have any questions about procedures or the review criteria for this application, please consult with the Department of Planning & Economic Opportunity prior to the Planning and Zoning Board meeting.

RECEIVED  
2019 OCT 30 PM 3:46  
NASSAU COUNTY  
PLANNING DEPARTMENT



APPLICATION FOR  
FUTURE LAND USE MAP (FLUM)  
AMENDMENT  
SMALL-SCALE (<10 ACRES)

(OFFICIAL USE ONLY)  
Application #: \_\_\_\_\_  
Date Filed: \_\_\_\_\_

(1) **Name and Address of the Owner:**

Name: AB Flora Parke, Inc.  
Mailing address: 2225 A1A S., Ste C-11  
St. Augustine, FL 32080  
Telephone: 410-810-9000  
Email: bobworgan@gmail.com  
alleneedson@comcast.net

(2) **Name and Address of the Applicant / Authorized Agent:**

Name: Gillette & Associates, Inc.  
Mailing address: 20 South 4th Street  
Fernandina Bch FL 32034  
Telephone: 904-261-8819  
Email: asa@gilletteassociates.com

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

(3) **Location:**

On the \_\_\_\_\_ side of Flora Parke Crossing  
(north, south, east, west) (street)  
between Flora Parke Blvd and A1A/52200  
(street) (street)

(4) **Parcel Identification Numbers:**

25 2N 28 0000 0002 1450

Please attach additional Parcel Identification numbers using 8½" x 11" size paper with the answers typed or printed legibly

(OFFICIAL USE ONLY)

Legal Advertisement deadline: \_\_\_\_/\_\_\_\_/\_\_\_\_

Newspaper for legal advertisement:    Fernandina Beach News Leader    Nassau County Record

PZB Hearing Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

BOCC Hearing Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

(5) **Current Future Land Use Map Designation:** MDR

(6) **Proposed Future Land Use Map Designation:** Commercial

(7) **Area (acres):** 4.11+/-

(8) **Current Use (list any improvements or uses on the site):**

Vacant with on-site stormwater management and  
utilities at property boundary

(9) **Water Supply:**

- ☐ Private Well
- ☐ Private treatment plant
- ☒ Public Water System JEA (name of provider)

(10) **Wastewater Treatment:**

- ☐ On-site Sewage Treatment System
- ☐ Private Sewer Treatment Plant
- ☒ Public Water System JEA (name of provider)

(11) **Review Criteria for Future Land Use Map Amendments:**

All amendments to the Future Land Use Map (FLUM) shall provide justification for the need for the proposed amendment. In evaluating proposed amendments, the County shall consider each of the following. Please attach a response to the following using 8½" x 11" size paper with the answers typed or printed legibly and identifying the question on the application.

(A) Demonstrate the extent to which the proposed amendment discourages urban sprawl per F.S. 163.3177(6)(a)(9), of which indicators are:

- i. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*
- ii. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*
- iii. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*
- iv. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

- v. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*
- vi. *Fails to maximize use of existing public facilities and services.*
- vii. *Fails to maximize use of future public facilities and services.*
- viii. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*
- ix. *Fails to provide a clear separation between rural and urban uses.*
- x. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*
- xi. *Fails to encourage a functional mix of uses.*
- xii. *Results in poor accessibility among linked or related land uses.*
- xiii. *Results in the loss of significant amounts of functional open space.*

(B) Demonstrate the extent to which the proposed amendment is contiguous to an existing urban or urban transitioning area served by public infrastructure;

(C) Demonstrate the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;

(D) Demonstrate the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County's Capital Improvement Plan, the Florida Department of Transportation Five -Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

(E) Demonstrate the extent to which the amendment will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates a context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.

(F) Demonstrate the extent to which the amendment results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:

1. Clustered population and/or employment centers;
2. Medium to high densities appropriate to context;
3. A mix of land uses;
4. Interconnected street networks;
5. Innovative and flexible approaches to parking;
6. Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options;
7. And proximity to transit.

(G) Demonstrate the extent to which the amendment does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding, and stormwater issues.

(12) Other Required Attachments:

- ☐ Owners Authorization for Agent\* (form is attached to this application)
- ☐ Consent for Inspection Form (form is attached to this application)
- ☐ Location Map
- ☐ Legal description
- ☐ Survey

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

(13) Signatures:

In filing this application, 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: Hyatt Allen Eason

Signature of Applicant/Agent: ASA Gillette  
(if different than Owner)

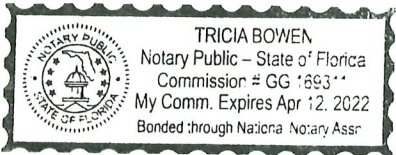
State of Florida  
County of Nassau

Signed and sworn before me on this 24<sup>th</sup> day of October, 2019.  
By Allen Eason / ASA Gillette

Identification verified: personally known  
Oath sworn: ✓ Yes        No

Tricia Bowen  
Notary Signature

My Commission expires: 4/12/22





Nassau County Department of Planning &  
Economic Opportunity  
96161 Nassau Place  
Yulee, Florida 32097

**CONSENT FOR INSPECTION**

I, ASA R Gillette, the owner or authorized agent for the owner of the premises located at Flora Pance Crossing do hereby consent to the inspection of said premises and the posting of public notice by an employee of the Department of Planning & Economic Opportunity, Nassau County, Florida, in conjunction for an application pursuant to a:

- ☐ Rezoning/Modification
- ☐ Variance
- ☐ Plat
- ☐ Conditional Use
- ☐ Preliminary Binding Site Plan
- ☒ Future Land Use Map Amendment

without further notice.

Dated this 24<sup>th</sup> day of October, 2019.

Signature of Owner or Authorized Agent

904-261-8819

Telephone Number

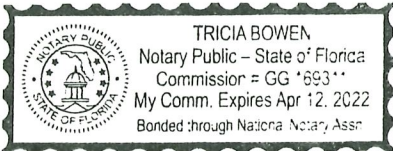
State of Florida  
County of Nassau

Signed and sworn before me on this 24<sup>th</sup> day of October, 2019.  
By asa R. Gillette

Identification verified: personally known  
Oath sworn: ☒ Yes ☐ No

Notary Signature

My Commission expires: 4/12/22





Nassau County Department of Planning &  
Economic Opportunity  
96161 Nassau Place  
Yulee, Florida 32097

**OWNER'S AUTHORIZATION FOR AGENT**

Gillette i Associates, Inc. is hereby authorized TO ACT ON BEHALF OF

\_\_\_\_\_, 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  
☐ Plat
- ☐ Conditional Use  
☐ Preliminary Binding Site Plan  
☒ Future Land Use Map Amendment

BY: [Signature]  
Signature of Owner  
Hugh Allen Eason  
Print Name

\_\_\_\_\_  
Signature of Owner  
\_\_\_\_\_  
Print Name  
410-810-9000  
Telephone Number

State of Florida  
County of Nassau

Signed and sworn before me on this 24<sup>th</sup> day of October, 2019.  
By Allen Eason

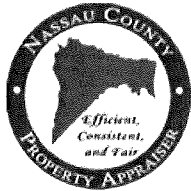
Identification verified: personally known  
Oath sworn: ☒ Yes ☐ No

[Signature]  
Notary Signature

My Commission expires: 4/12/22

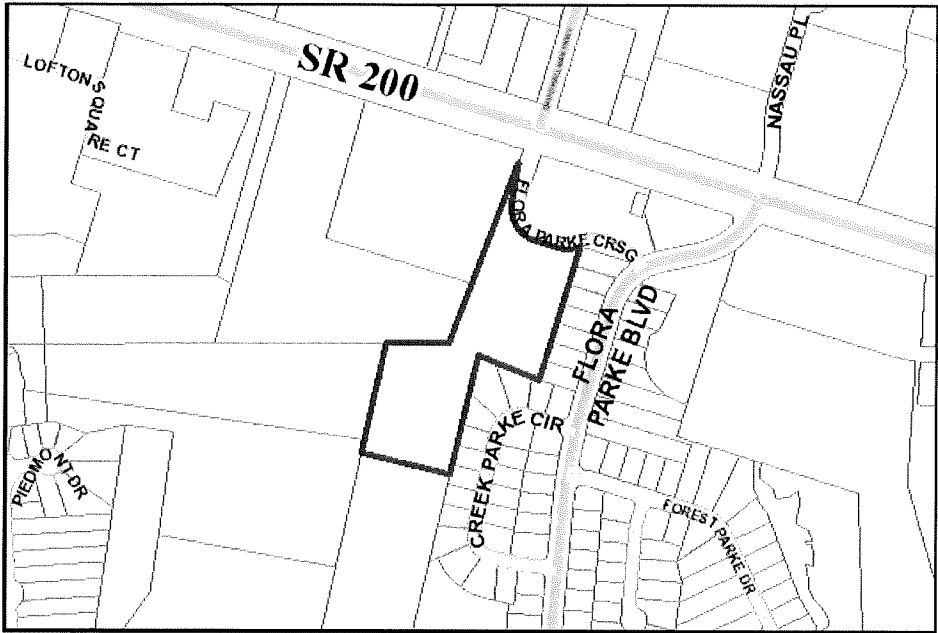


904-491-7300



www.NassauFLPA.com

**A. Michael Hickox**  
Nassau County Property Appraiser



<b>Parcel Report</b>	<b>Results</b>
<b>Parcel ID</b>	25-2N-28-0000-0002-1450
<b>Owner Information</b>	AB FLORA PARKE INC
	2225 A1A S STE #C-11
<b>Mailing Address</b>	ST AUGUSTINE, FL 32080

<b>Site Address</b>	
<b>Previous Site Address (If Changed by 911)</b>	
<b>Deed Acre</b>	7.92
<b>Approximate Acres (GIS Calculated)</b>	7.79
<b>Property Use Code</b>	001000
<b>Municipality</b>	Unincorporated Nassau County
<b>Census Tract</b>	
<b>MLS Zone</b>	7 - Mainland
<b>Subdivision</b>	Not in a Subdivision

<b>Land Use Report</b>	<b>Results</b>	
<b>Zoning</b>	CG	Note: (Must be verified with Municipality)
<b>Future Land Use</b>	COMMERCIAL	Note: (Must be verified with Municipality)
<b>Community Development District</b>	No	

Community Redevelopment Area	No	Note: (Must be verified with City of Fernandina Beach)
Historic District	No	Note: (Must be verified with City of Fernandina Beach)
Municipal Service Benefit Unit (MSBU)	No	
Mobility Fee Zone	Zone 1	
Utility Report	Results	
Water Source	Jacksonville Electric Authority	
Waste Water	Jacksonville Electric Authority	
Electric Provider	Florida Power & Light	

The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time.  
The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

Nassau County makes no warranties or guarantees, either expressed or implied as to the completeness, accuracy, or correctness of the data portrayed in this product nor accepts any liability, arising from any incorrect, incomplete or misleading information contained therein. All information, data and databases are provided "as is" with no warranty, expressed or implied, including but not limited to, fitness for a particular purpose.

By accessing this website and/or data contained within the databases, you hereby release Nassau County, its employees, agents, contractors, and suppliers from any and all responsibility and liability associated with its use. In no event shall Nassau County or its officers or employees be liable for any damages arising in any way out of the use of the website, or use of the information contained in the databases.





Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

---

**A. Demonstrate the extent to which the proposed amendment discourages urban sprawl per F.S. 163.3177(6)(a)(9), of which indicators are:**

- i. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, or single-use development or uses.
- ii. Promotes, allows or designates significant amount of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
- iii. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
- iv. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
- v. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
- vi. Fails to maximize use of existing public facilities and services.
- vii. Fails to maximize use of public facilities and services.
- viii. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general development.
- ix. Fails to provide a clear separation between rural and urban uses.
- x. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
- xi. Fails to encourage a functional mix of uses.
- xii. Results in poor accessibility among linked or related land uses.
- xiii. Results in the loss of significant amounts of functional open space.

*Most of the property has a land use of Commercial with only a small portion incorrect. Such a small area would not constitute urban sprawl. The property is also adjacent to other Commercial property.*

**B. Demonstrate the extent to which the proposed amendment is contiguous to an existing urban or urban transitioning area served by public infrastructure;**

*The property abuts an existing PUD, from which the parcel was created.*

**C. Demonstrate the extent to which population growth and development trends warrant an amendment, including analysis of vested and approved but unbuilt development;**

*This is a vested parcel as part of the Flora Parke PUD. A small portion of the property has an incorrect land use.*

- D. Demonstrate the extent to which adequate infrastructure to accommodate the proposed amendment which exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County's Capital Improvement Plan, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or privately financed through a binding executed agreement, or will otherwise be provided at time of development impacts as required by law;**

*The property is served by water and sewer, roadway infrastructure at A1A and David Hallman Parkway and electrical power.*

- E. Demonstrate the extent to which the amendment will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates a context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.**

*The property was created as part of the existing Flora Parke PUD and has approved agency plans for environmentally sensitive lands.*

- F. Demonstrate the extent to which the amendment results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lower infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:**

- 1. Clustered population and/or employment centers;**
- 2. Medium to high densities appropriate to context;**
- 3. A mix of land uses**
- 4. Interconnected street networks**
- 5. Innovative and flexible approaches to parking**
- 6. Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options;**
- 7. And proximity to transit.**

*This property was planned with items above in mind with all perimeter infrastructure in place.*

- G. Demonstrate the extent to which the amendment does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding, and stormwater issues.**

*All permitted environmental areas and the restrictions imposed by state agencies will be retained and preserved by those permits.*

# Map Showing Boundary and Topographical Survey of

A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (FOR COMPLETE LEGAL DESCRIPTIONS SEE SHEET NUMBER 3 OF THIS SURVEY).

## Survey Drawing Index

Page Number	Sheet Title
1	Cover Sheet
2	Survey Report Sheet
3-5	Boundary & Topographical Sheets

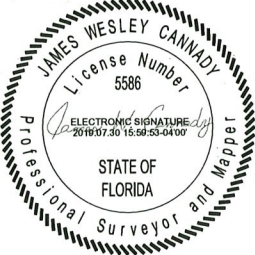


Certified To:

Mark Reinsch P.A.

THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER. FOR THE SURVEYOR'S REPORT SEE SHEET 02 OF 05. THE COMPLETE SURVEY AND REPORT CONTAINS A TOTAL OF 05 SHEETS.

I hereby certify that this survey was made to the best of my knowledge and belief and meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



By:  
James W. Cannady, Professional Surveyor & Mapper,  
Certificate No. 5586, State of Florida

Unless it bears the Signature and the Original Raised seal of a Florida Licensed Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid or unless the Electronic Image File bears the Electronic Signature and Seal of a Florida Licensed Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid.

Drawing Path: \\Team Drives\\Current Projects\\19-070 Flora Parke Crossing\\DWG\\19-070 Flora Parke		
Job Number: 19-070	Field Book: N/A	Pg:
Drawn By: Chug	Checked By: Wes	
Field Date: 07/02/2019	Scale:	
Page Number: 1 of 5	File Number: D-879	



RECEIVED

2019 OCT 30 PM 3:47

NASSAU COUNTY  
PLANNING DEPARTMENT

# Map Showing Boundary and Topographical Survey of

A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (FOR COMPLETE LEGAL DESCRIPTIONS SEE SHEET NUMBER 3 OF THIS SURVEY).

## General Notes:

- THE PURPOSE OF THIS SURVEY IS TO SHOW A BOUNDARY AND TOPOGRAPHICAL SURVEY FOR AN UN-IMPROVED PARCEL OF LAND LOCATED AT FLORA PARKE CROSSING- NASSAU COUNTY, FL AND WITH A NASSAU COUNTY REAL ESTATE NUMBER OF: 25-2N-28-0000-0002-0090
- ALL BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY PLAT LINE OF FLORA PARKE, AS RECORDED IN PLAT BOOK 6, PAGE'S 136, 137 AND 138 OF NASSAU COUNTY, FLORIDA; BEING THE ASSUMED BEARING OF S 17°13'01" W.
- ELEVATION AND BENCHMARKS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND THE UNIT OF U.S. SURVEY FEET.
- REFERENCE BENCH MARK USED FOR THIS SURVEY WAS TAKEN FROM THE NATIONAL GEODETIC SURVEY DATA SHEETS. THE REFERENCE BENCH MARK USED FOR THIS SURVEY WAS PID BC0126, WHICH IS A FOUND BRASS DISK STAMPED X 143 1954 SET IN THE TOP OF A CONCRETE MONUMENT SET 1 FOOT BELOW LEVEL OF TRACK. THE FOUND BRASS DISK AND MONUMENT WAS DESCRIBED BY NATIONAL GEODETIC SURVEY IN 1954 AS BEING 1 MILE WEST OF O NEIL, ABOUT 1.05 MILES WEST ALONG THE SEABOARD AIR LINE RAILWAY, TO REACH THE MARK FROM THE ROAD CROSSING OF O NEIL, ABOUT 0.15 MILE EAST OF MILE POST 40, AT A BLACK TOP ROAD CROSSING, ABOUT 27 FEET NORTH OF NORTH RAIL, 46 FEET NORTHEAST OF CENTER OF CROSSING, 45 FEET EAST OF CENTER LINE OF ROAD, 51.8 FEET SOUTH OF TELEPHONE POLE AND IN LINE WITH NORTH-SOUTH ROW POLES, 2 FEET NORTHEAST OF A WHITE WOODEN WITNESS POST, ABOUT 1 FOOT BELOW LEVEL OF TRACK AND SET IN THE TOP OF A CONCRETE POST PROJECTING 5 INCHES.
- THIS SURVEY MEETS OR EXCEEDS THE HORIZONTAL RELATIVE POSITIONAL ACCURACY OF 0.07' PLUS 50 PARTS PER MILLION FOR ALL CONTROL POINTS (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO POINTS BEING ACCURACY TESTED). THE HORIZONTAL RELATIVE POSITIONAL ACCURACY IS ESTIMATED BY THE RESULTS OF A CORRECTLY WEIGHTED LEAST SQUARES ADJUSTMENT OF THE CONTROL POINTS AT THE 95 PERCENT CONFIDENCE LEVEL.
- THE RECOMMENDED HORIZONTAL RELATIVE POSITIONAL ACCURACY PUBLISHED IN TABLE A-3 BY THE FEDERAL GEOGRAPHIC DATA COMMITTEE GEOSPATIAL POSITIONAL ACCURACY STANDARDS ARE AS FOLLOWS: TOPOGRAPHIC FEATURES 0.1'-0.5' AND UTILITY FEATURES 0.2-0.5'. THIS SURVEY MEETS OR EXCEEDS THE HORIZONTAL RELATIVE POSITIONAL ACCURACIES OF 0.5' FOR TOPOGRAPHIC FEATURES AND 0.5' FOR UTILITY FEATURES.
- THE VERTICAL ACCURACY OF THE VERTICAL CONTROL POINTS ARE WITHIN THE ALLOWABLE ERROR FOR THIRD-ORDER LEVELING AS FOLLOWS: 0.05' TIMES THE SQUARE ROOT IN MILES. A CLOSED LEVEL LOOP WAS RUN FROM THE BENCHMARKS USING A METHOD OF DIFFERENTIAL LEVELING (LEICA NA2 AND PHILADELPHIA ROD) TO THE SURVEYED POINT.
- THE RECOMMENDED VERTICAL RELATIVE POSITIONAL ACCURACY PUBLISHED IN TABLE A-3 BY THE FEDERAL GEOGRAPHIC DATA COMMITTEE GEOSPATIAL POSITIONAL ACCURACY STANDARDS ARE AS FOLLOWS: TOPOGRAPHIC FEATURES (0.1'-0.3') AND UTILITY FEATURES (0.01'-0.1'). THE VERTICAL RELATIVE POSITIONAL ACCURACIES OF 0.1' FOR TOPOGRAPHIC FEATURES FOR UTILITY FEATURES.
- THERE MAY BE RESTRICTIONS OR EASEMENTS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY OR EVIDENCED BY TITLE EXAMINATION.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THE PROPERTY SHOWN HEREON EMBRACED BY HEAVY LINES IS BASED UPON LEGAL DESCRIPTION AS SHOWN ON SHEET 3 OF 5.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THIS SURVEY SHOWS ONLY THE ABOVE GROUND IMPROVEMENTS, NO UNDERGROUND UTILITIES, FOOTERS, STRUCTURES, OR UNDERGROUND IMPROVEMENTS ARE SHOWN ON THIS MAP.
- UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENT AGENCIES, HAS NOT BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE: "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER: 120170-0356G, MAP REVISED DATE: AUGUST 2, 2017.
- THE CONTOURS AS SHOWN ARE BASED ON INTERPOLATION FROM THE TOPOGRAPHICAL SURVEY SPOT ELEVATIONS AS SHOWN ON THIS MAP. THE CONTOURS ONLY SERVE AS A GENERAL GRAPHICAL REPRESENTATION OF THE LAND. THE SPOT ELEVATIONS AS SHOWN SHALL OVERRULE THE CONTOURS FOR THIS SURVEY.
- THE CLOSURE BETWEEN CONCRETE MONUMENT REFERENCE POINTS "A" AND "B" IS NORTH 03° 18' 26" WEST, A DISTANCE OF 479.57 FEET.
- THE REFERENCE POINT "C" AND REFERENCE POINT "D" WERE USED TO SCALE AND ALIGN THE SOUTHERLY RIGHT OF WAY LINE OF FLORA PARKE CROSSING AS RECORDED IN OFFICIAL RECORDS BOOK 1858, PAGES 909, 910, AND 911 OF THE PUBLIC RECORDS OF NASSAU COUNTY.

## EQUIPMENT USED FOR THIS SURVEY AS FOLLOWS:

- CARLSON BRX5 GPS UNITS (HEMISPHERE S-320 ROVER)
- LEICA NA-2 LEVEL
- PHILADELPHIA ROD
- CARLSON CR2 2" TOTAL STATION
- CARLSON SURVEYOR 2 DATA COLLECTOR

## REFERENCE VERTICAL BENCHMARK USED AS FOLLOWS:

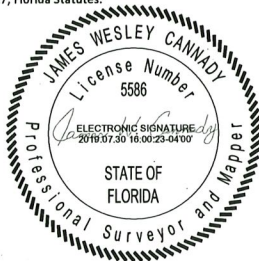
NGS Designation - X 143  
PID - BC0126  
State/County - Florida/Nassau  
USGS Quad - Hedges (1992)

Elevation - North American Vertical Datum 88 (NAVD88)  
Elevation - 15.54' - NAVD88 (adjusted)

Description - A brass survey disk (stamped X 143 1954) set in the top of a concrete monument set 1 foot below level of track.

THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER. FOR THE SURVEYOR'S REPORT SEE SHEET 02 OF 05. THE COMPLETE SURVEY AND REPORT CONTAINS A TOTAL OF 05 SHEETS.

I hereby certify that this survey was made to the best of my knowledge and belief and meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



By: James W. Cannady, Professional Surveyor & Mapper, Certificate No. 5586, State of Florida

Unless it bears the Signature and the Original Raised seal of a Florida Licensed Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid or unless the Electronic Image File bears the Electronic Signature and Seal of a Florida Licensed Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid.

Drawing Path: \\Team Drives\\Current Projects\\19-070 Flora Parke Crossing\\DWG\\19-070 Flora Parke

Job Number: 19-070	Field Book: N/A	Pg:
Drawn By: Chug	Checked By: Wes	
Field Date: 07/02/2019	Scale:	
Page Number: 2 of 5	File Number: D-879	



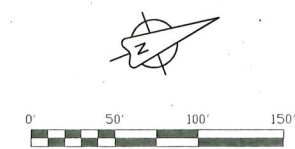
RECEIVED

2019 OCT 30 PM 3:47

NASSAU COUNTY  
PLANNING DEPARTMENT

RECEIVED  
2019 OCT 30 PM 3:47  
NASSAU COUNTY  
PLANNING DEPARTMENT

Containing 338,842 square feet and/or 7.78 acres more or less.



- [illegible]

I hereby certify that this survey was made to the best of my knowledge and belief and meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Unless it bears the Signature and the Original Raised seal of a Florida Licensed Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is **Not** valid or unless the Electronic Image File bears the Electronic Signature and Seal of a Florida Licensed Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is **Not** valid.

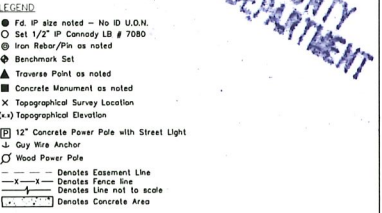
Drawing Path: \\Team Drives\\Current Projects\\19-070 Flora Parke Crossing\\DWG\\19-070 Flora Parke	
Job Number: 19-070	Field Book: N/A Pg:
Drawn By: Chug	Checked By: Wes
Field Date: 07/02/2019	Scale: 1" = 50'
Page Number: 3 of 5	File Number: D-879

2988 Plummer Cove Road  
Jacksonville, Florida 32223  
Phone: (904) 647-6943  
Licensed Business No.: 7080  
EMAIL: wes@cannadysurvey.com



A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (FOR COMPLETE LEGAL DESCRIPTIONS SEE SHEET NUMBER 3 OF THIS SURVEY).

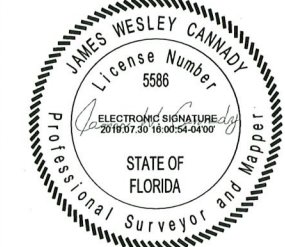
A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (FOR COMPLETE LEGAL DESCRIPTIONS SEE SHEET NUMBER 3 OF THIS SURVEY).



**A** - Abbreviations  
A - Denotes Arc Length distance  
AA - Denotes Asphalt Overlayment  
B - Denotes Backfill of Earth  
BC - Denotes Bent Centerline Asphalt  
C - Calculus from Plot, Deed and/or substantiated by field measurements  
CD - Denotes Centerline Distance  
CDP - Denotes Chain Point Distance  
CE - Denotes Centimeter of Earth  
CL - Denotes Centerline  
CM - Denotes Concrete Light Pole  
CMS - Denotes Concrete Monument Set  
CS - Denotes Centerline Stationing  
CPD - Denotes Calculated per Deed  
DE - Denotes Dead Endman on per Record Deed  
DES - Denotes Electric  
E - Denotes Elevation  
EE - Denotes Electric  
EP - Denotes Edge of Pavement  
EW - Denotes Edge of Walkway  
F - Denotes Foot  
FD - Denotes Frontal Dimension made in field or substantiated by field traverse measurements  
FE - Denotes Feet  
GE - Denotes Grades Ground Slope Elevation  
G - Denotes Grades  
GD - Denotes Grades Ground Slope  
H - Denotes Horizontal  
HD - Denotes High Density Polyethylene Pipe  
ID - Denotes Identification  
IV - Denotes Invert Elevation  
P - Denotes from Pipe  
R - Denotes from PS or Rebar  
RD - Denotes from Road  
RLB - Denotes Licensed Business  
SLU - Denotes South Line  
N - Denotes North direction  
NW - Denotes Northwest direction  
NNW - Denotes Northwest direction  
NAHBBS - Denotes National Vertical Datum of 1988  
NAD - Denotes North American Datum  
ND - Denotes Not & Dist.  
NE - Denotes Northeast direction  
NO - Denotes Owned Electric Lines  
NRB - Denotes Official Record Book  
P - Denotes Point of Curve  
Pg - Denotes Page  
PK - Denotes (Parker-Knight Company) Survey Nail  
PLS - Denotes Professional License  
PPSRM - Denotes Professional Surveyor and Mapper  
PT - Denotes Point of T.C.  
RC - Denotes Point of Reverse Curve  
pcy - Denotes Paying Off Grade plus  
RD - Denotes Radius Direction  
RF - Denotes Round Concrete Pipe  
R/W - Denotes Right of Way  
S - Denotes South direction  
SE - Denotes Southeast direction  
SW - Denotes Southwest direction  
SS - Denotes Sewer Valve  
TB - Denotes Top of Bank of Pond  
Tbd - Denotes Top of Bank of Ditch  
Toe - Denotes Toe of Slope  
Top - Denotes Top of Slope  
TS - Denotes Transformer  
U.D.M. - Denotes Unless Otherwise Noted  
V - Denotes West direction  
WB - Denotes Wood Bulkhead  
WD - Denotes Wooden Fence Pole site noted

THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER, FOR THE SURVEYOR'S REPORT SEE SHEET 02 OF 05. THE COMPLETE SURVEY AND REPORT CONTAINS A TOTAL OF 05 SHEETS.

I hereby certify that this survey was made to the best of my knowledge and belief and meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



By: \_\_\_\_\_  
James W. Cannady, Professional Surveyor & Mapper,  
Certificate No. 5586, State of Florida

Unless it bears the Signature and the Original Raised seal of a Florida Licensed Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is **Not** valid or unless the Electronic Image File bears the Electronic Signature and Seal of a Florida Licensed Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is **Not** valid.

Drawing Path: \\Team Drives\\Current Projects\\19-070 Flora Parke Crossing\\DWG\\19-070 Flora Parke	
Job Number: 19-070	Field Book: N/A Pg:
Drawn By: Chug	Checked By: Wes
Field Date: 07/02/2019	Scale: 1" = 30'
Page Number: 4 of 5	File Number: D-879

2988 Plummer Cove Road  
Jacksonville, Florida 32223  
Phone: (904) 647-6943  
Licensed Business No.: 7080  
EMAIL: wes@cannadysurvey.com



A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (FOR COMPLETE LEGAL DESCRIPTIONS SEE SHEET NUMBER 3 OF THIS SURVEY).



**LEGEND**

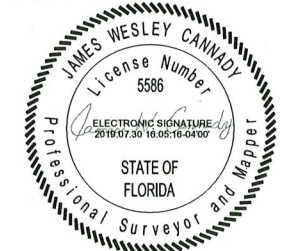
- Fd. Id. size holes - See ID D.O.
- Set 1/2" Ip Connady CB #17000
- Iron Rebar/Pin as noted
- Benchmark Set
- ▲ Traverse Point as noted

- ◆ Fd. IP, 40s. notary - 2nd ID 1/2
- ◆ Set 1/2" IP Concret. 20' 1/2
- ◆ Iron Rebar/Pin as noted
- ◆ Benchmark Set
- ▲ Traverse Point as noted
- Concrete Monument as noted
- X Topographical Survey Location
- (x) Topographical Elevation
- [P] 12" Concrete Power Pole with Street Light
- ↓ Guy Wire Anchor
- Wood Power Pole
- Denotes Easement Line
- - - Denotes Fence line
- Denotes Line not to scale
- Denotes Concrete Area

- A - Denotes Arc Length Division
- AS - Denotes Asphalt Elevation
- BH - Denotes Benthic
- C - Denotes Centerline
- CD - Denotes Chord Distance
- CPD - Denotes Chord Point, Used end/or substituted by field measurement
- D - Denotes Diameter
- d/c - Denotes Centerline of Drain
- dc - Denotes Centerline of Ditch
- dc - Denotes Concrete Light Pole
- DC - Denotes Concrete Culvert
- CMS - Denotes Concrete Monument Set
- CS - Denotes Concrete
- CPD - Denotes Calculated per Dead
- (Dead) - Denotes Conversion as per Record Dead
- E - Denotes East direction
- EE - Denotes Elevation
- EE - Denotes Easement
- ep - Denotes Edge of Pavement
- ES - Denotes Edge of Subgrade
- FD - Denotes Fount
- FWD - Denotes measured dimension made in field or substituted by field inverse measurements
- G - Denotes Grade Break Elevation
- ga - Denotes Ground Soil Elevation
- ga - Denotes Guy Anchor
- ID - Denotes Identification
- IIP - Denotes Interior Pipe
- IP - Denotes Iron Pipe
- JR - Denotes Joint or Rebar
- RT - Denotes Iron Rod Traverse
- NB - Denotes Nubbed Bar
- ND - Denotes Monuments on described
- N - Denotes North direction
- NE - Denotes Northeast direction
- NP - Denotes Northern Property
- NAD83 - Denotes North American Datum
- NAGDS - Denotes North American Geodetic System of 1983
- no - Denotes National General Elevation
- ND - Denotes Nail & Disk
- NDS - Denotes National Geographic Survey
- ND - Denotes Overhead Electric Line
- D.R.B. - Denotes Official Records Book
- C - Denotes Civil Control Point
- PK - Denotes (Parker-Kalon Company) Survey Nail
- P - Denotes Professional Surveyor
- PSM - Denotes Professional Surveyor and Mapper
- R - Denotes Right of Way
- P.R.C. - Denotes Point of Reverse Curve
- RD - Denotes Roadway Centerline
- R - Denotes Radius direction
- RS - Denotes Road Surface Pipe
- R/W - Denotes Right of Way
- S - Denotes South direction
- SE - Denotes Southeast direction
- SW - Denotes Southwest direction
- SV - Denotes Sewer Valve
- T - Denotes Top of Bank of Pond
- tbl - Denotes Top of Bank of Ditch
- T - Denotes Top of Slope
- top - Denotes Top of Slope
- TS - Denotes Transformer
- U.O.N. - Denotes Unless Otherwise Noted
- Denotes West direction
- wh - Denotes Wood Bulkhead
- WH - Denotes Wooden Lower Pole size noted

THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER. FOR THE SURVEYOR'S REPORT SEE SHEET 02 OF 05. THE COMPLETE SURVEY AND REPORT CONTAINS A TOTAL OF 05 SHEETS.


I hereby certify that this survey was made to the best of my knowledge and belief and meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



By: \_\_\_\_\_  
James W. Cannady, Professional Surveyor & Mapper,  
Certificate No. 5586, State of Florida

Unless it bears the Signature and the Original Raised seal of a Florida Licensed Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid or unless the Electronic Image File bears the Electronic Signature and Seal of a Florida Licensed Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid.

Drawing Path: \\Team Drives\\Current Projects\\19-070 Flora Parke Crossing\\DWG\\19-070 Flora Parke			
Job Number: 19-070		Field Book: N/A	Pg:
Drawn By: Chug		Checked By: Wes	
Field Date: 07/02/2019		Scale: 1" = 30'	
Page Number: 5 of 5		File Number: D-879	

 **JW Cannady**  
2988 Plummer Cove Road  
Jacksonville, Florida 32223  
Phone: (904) 647-6943  
Licensed Business No.: 7080  
EMAIL: wes@cannadysurvey.com