

Semanik Investment Corporation

2120 Corporate Square Blvd., Suite 3
Jacksonville, Florida 32216
Phone (904) 724-7800 Fax (904) 724-0209

March 9, 2021

Thad Crowe, AICP
Planning Director
Department of Planning and Economic Opportunity
Nassau County | Planning + Code Enforcement
96161 Nassau Place,
Yulee, FL 32097

Re: School Concurrency and Rezoning Application for Sandy Bluff PUD

Dear Thad:

Enclosed please find our school concurrency and rezoning application for Sandy Bluff PUD, being Parcel ID. No. #: 3N-27-0000-0002-0010. As discussed with Tabitha from your office, once the postage fees are calculated, please forward an invoice, and we will have a check payable to Nassau County Board of County Commissioners immediately delivered.

We look forward to working with you on this project.

Best Regards,

Sandy Bluff Development Corp

A handwritten signature in black ink, appearing to read "Randy G. Martinuzzi", written over a horizontal line.

Randy G. Martinuzzi
Land Development Project Manager



SCHOOL IMPACT ANALYSIS FORM

Revised 11/26/19

INTRODUCTION

New residential development is required to demonstrate compliance with school concurrency as regulated in Nassau County through the County's Comprehensive Plan Public School Facilities Element and the Interlocal Agreement for Public School Facility Planning adopted by the County on July 14, 2008. No new residential rezoning, preliminary plat, site plan or functional equivalent may be approved by the County unless the residential development is exempt from requirements outlined in Section 9.13 of the Amended Interlocal Agreement OR a School Concurrency Reservation Letter has been issued by the School Board indicating that adequate school facilities exist.

Application Process for School Concurrency:

1. Submittal of Development Application, including this School Impact Analysis (SIA) Form.
2. County PEO Staff transmit SIA to Nassau County School Board.
3. The Nassau County School Board reviews the SIA Form per requirements in the Interlocal Agreement and makes a determination of capacity.
4. If sufficient capacity is available, the School Board will issue a School Concurrency Reservation Letter. This letter indicates only that school facilities are currently available, and capacity is not reserved until Nassau County issues a Certificate of Concurrency.
5. Upon receipt of a School Concurrency Reservation Letter, Nassau County Planning Staff will issue a Certificate of Concurrency for the development. Certificates are valid for a two (2) year period. Approved construction plans or building permits extend the life of the certificate concurrent with the expiration of the applicable plan or permit.
6. If sufficient capacity is not available, the School Board will issue a Concurrency Deficiency Letter, at which time the applicant will be offered the opportunity to enter into a negotiation period to allow time for the mitigation process as outlined in the Interlocal Agreement. At the end of the negotiation period, the School Board will issue a School Concurrency Reservation Letter where mitigation has been mutually agreed upon; or if mitigation has not been agreed upon, a School Concurrency Deficiency Letter. If a Reservation Letter is drafted, the County will issue a subsequent Certificate of Concurrency.

KEY CONTACTS

County PEO staff will guide your SIA form through the process. planninginfo@nassaucounty.fl.com or 904-530-6300

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name J. Howard Sheffield, Manager	
Company (if applicable) WFS Family Trust, LLC	
Street Address 6101 Gazebo Park Place N. #101	
City, State, Zip Jacksonville, FL 32257	
Telephone Number 904-733-7900	
Email Address HSheffield@s-blaw.com	

Applicant or Agent	If an agent will be representing the owner, an Owner's Authorization for Agent form must be included
Applicant or Agent Name John A. Semanik, President	
Company (if applicable) Sandy Bluff Development Corp	
Mailing Address 2120 Corporate Square Blvd. #3	
City, State, Zip Jacksonville, FL 32216	
Telephone Number 904-493-6909	
Email Address rmartinuzzi@sedaconstruction.com	



Project Information

PIN: 38 - 3N - 27 - 0000 - 0002 - 0010

Project Address **87433 Roses Bluff Rd., Yulee, FL**

Access Road Name: Roses Bluff Rd.
☒ County-Maintained ☐ Unpaved Private Easement

Size of Property **53.88 acres** Present Property Use **OR- Vacant Land**

Zoning District **OR** Future Land Use Map **LDR**

Wetlands **1 acre +/-** Flood Zone **X** Overlay District **Water & Sewer** Public water, septic sewer

Project Description (use separate sheet if necessary):

Rezoning request from OR to PUD, with proposed lots of 107 conforming to the 107 single family residential lots that would be entitled as LDR zoning under the 2030 FLUM.

Number of Dwelling Units Proposed (Total): **107**

Number of Dwelling Units Proposed (By Type): **Single Family Residential**

Single-Family **107**

Family Detached:

Single-Family **N/A**

Attached:

Multi-Family: **N/A**

List any applications under review or approved which may assist in the review of this application:

N/A

I HEREBY CERTIFY THAT ALL INFORMATION IS TRUE AND CORRECT

I understand that reasonable inspections of the project may be made as part of the application review process. I understand that I will incur any costs associated with third-party review fees. I also understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

John A. Semanik

PRINT

SIGNATURE

DATE

3/3/2021



APPLICATION FOR REZONING

Official Use Only

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

38 - N - 27 - 0000 - 0002 - 0010 - _____

Parcel Identification Number (18-digit number)

Driving Instructions: ALA and Chester Road - approx. 4 miles north on Chester Road to Roses Bluff.

Left on Roses Bluff Approx. 1.4 mile, parcel is on the North side of the road.

1. Legal Description: Lot N/A Block _____ Subdivision _____
Plat Book _____ Page _____
(Please attach a legal description if not located in a subdivision)

2. Location: On the North side of Roses Bluff Rd.
(north, south, east, west) (street)
between Brooker Rd. and Haven Rd.
(street) (street)
Nearest identifiable landmark (for example: Walmart or I-95) Chester Rd. & Roses Bluff Rd.

3. Name and Address of the Owner as shown in the public records of Nassau County:
WFS Family Trust, LLC
6101 Gazebo Park Place #101
Jacksonville, FL 32257

Name and Address of the Applicant / Authorized Agent:
Sandy Bluff Development Corp
2120 Corporate Square Blvd. #3
Jacksonville, FL 32216

(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:	OR
5. Proposed Zoning District:	PUD
6. Future Land Use Map Designation:	LDR
7. Acreage:	53.88

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

Presently Vacant Land

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 "B")
☐ Any additional data

For Planned Unit Developments Only:

- ☒ Preliminary Development Plan (Exhibit "C")
☒ 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? Yes ☐ 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 ☐ Yes ☐

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: _____
(if different than Owner)
Owner's mailing address: 6101 Gazebo Park Place N. #101
Jacksonville, FL 32257
Telephone: 904-733-7900
Email: hsheffield@s-blaw.com

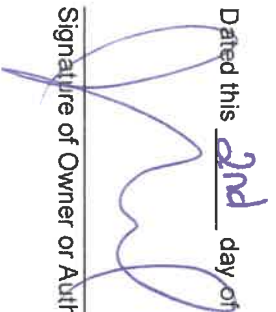
NOTE: If prepared or signed by an agent, a notarized Owner's Authorization for Agent form must be provided.

Newspaper for legal advertisement (OFFICIAL USE ONLY):
Fernandina Beach News Leader: _____ Nassau County Record _____

CONSENT FOR INSPECTION

I, J. Howard Sheffield, Manager, the owner or authorized agent for the owner of the premises located at 87433 Rose Bluff Road, Yulee, Florida 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 with application for rezoning (PUD), without further notice.

Dated this 2nd day of March, 2021.



Signature of Owner or Authorized Agent

904-733-7900

Telephone Number

STATE OF FLORIDA:
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 2nd day of March,

2021, by J. Howard Sheffield who is personally known to me or who has produced
drivers license _____ as identification.

Notary Public Signature
SABRINA L. ROPER

Name (typed or printed)



(Seal)

OWNER'S AUTHORIZATION FOR AGENT

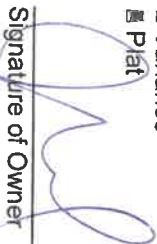
Sandy Creek Development Corp is hereby authorized TO ACT ON BEHALF OF

WFS Family Trust, 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 ☐ Conditional Use
☒ Variance ☒ Preliminary Binding Site Plan
☒ Plat

BY:



Signature of Owner

J. Howard Sheffield, Manager

Print Name

Signature of Owner

Print Name

904-493-6909

Telephone Number

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of March, 2021.

By J. Howard Sheffield

Identification verified: Drivers License

Oath sworn: x Yes No

Notary Signature





My Commission expires: _____

Exhibit “A”

Rezoning Review Criteria - April 7, 2021

Sandy Bluff – Parcel # 38-3N-27-0000-0002-0010

Rezoning Request:

Current Zoning OR, Future Land Use Designation LDR, Proposed Zoning PUD

- a. **Explain how the proposed change relates to the established land use pattern.**
The proposed change is consistent with the surrounding land use pattern with existing single-family developments to the East on Sandy Bluff, all ranging from a quarter mile to one half mile of the proposed project. The proposed re-zoning continues an existing pattern of low density single family homes and conforms to the 2030 FLUM designating this parcel as LDR.
- b. **Identify isolated district(s) that would be created by the proposed change.**
The change would not create an isolated District as the use is consistent with existing land uses and the 2030 FLUM, and provides a transition to the rural areas to the North.
- c. **Explain how the proposed change would impact public facilities such as schools, utilities, streets and traffic.**
The applicant is applying for school concurrency as required by Nassau County and will enter into an agreement with the school board prior to project approval to mitigate the school impacts. The proposed change would have a positive impact on utilities as the developer would be extending the water line the distance of approximately one-half mile to the project, thereby also providing access to public water to the existing residences along Roses Bluff Rd, as well as future residences. Traffic studies would support that the existing roads provide ample capacity to service the community at key interchanges and a safe evacuation route for emergencies.
- d. **Describe the existing and proposed conditions for the subject property and surrounding properties.**
The existing property is vacant land zoned OR. The proposal is to rezone to a PUD is consistent with the 2030 FLUM designation of LDR and is consistent with the existing land use patterns as addressed in item “a” above. Also, by rezoning to a PUD, rather than LDR, the applicant is able to (a) have a 15 foot preservation buffer on a portion of the North property line, (b) retain a woodland/wetland preservation area of approximately 0.99 acres within the central park of approximately 1.8 acres, (c) add a lake of approximately 4.9 acres to the central park that is surrounded by a natural walking trail totaling over 3,500 feet, create an additional recreational park of approximately 0.74 acres at the entry of the project, and retain a walking trail that

meanders within a 30" wide preservation area that expands in width as the topography changes and culminates in a recreational landing area at the base of the Bell River of approximately 3.1 acres.

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

The rezoning request to PUD is consistent with Nassau county's long-range plans. Policy FL.08.06 of the Land Development Code encourages residential development in rural areas and transitioning areas to accomplish the following:

- *Develop in a pattern that is a logical extension of existing urban development patterns.*
- *Develop in a low density clustered or nodal pattern, eliminating or reducing strip style development along arterial or collector roads.*
- *Develop in a pattern that enhances the potential for the extension and maximization of central water system for existing residences and future development.*
- *Uses enhanced standards to create design elements for new development, including but not limited to streets, lakes for storm water management facilities, recreational green space, landscaping buffers, preservation areas, walking trails and signage.*

Policy FL.09.05 – The county shall evaluate development plans to ensure that open space is provided for recreation in all proposed residential or mixed use development projects in accordance with the established level of service. The development will contain at least a 15 feet preservation buffer from adjacent property owners on the North property line, and approximately 5.6 acres of recreational space for the community's enjoyment, including walking trails, parks and a landing at the base of the Bell River, plus water management facility that doubles as a 4.9 acre lake along the central park. These amenities fit with the counties desire to increase the level of recreation within communities to make them more livable and increase the preservation of green areas.

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

This rezoning improves the level of services for water system along approximately a ½ mile stretch of Roses Bluff Rd. The proposed development implements the goals and objectives of the county in its long- range vision planning to provide a water system to existing and future residents along this water supply extension, as well as providing Open Space Elements set forth as an objective in the Nassau County 2030 Comprehensive Plan.

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

The proposed changes would not adversely affect the adjacent neighbors in that the quantity of 107 units conforms to the 2030 FLUM, and as a PUD, the site has the benefit of a 15 preservation buffer between the project and the adjacent properties to the North, therein preserving existing vegetation and woodlands, and the PUD's density is less than, or similar to, recent developments and growth patterns along Roses Bluff Rd, namely Waterman's Bluff, Creekside and Roses Bluff.

- h. State the proposed change will comply with Federal, State and local drainage requirements.**

The proposed change will comply with Federal, State and local drainage requirements.

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

The proposed change will encourage adjacent owners to connect to the water system that will be extended to the project along Roses Bluff Rd, and since it complies with the LDR zoning density envisioned in the Nassau County 2030 Comprehensive Plan, it provides the precedent to require conformity thereto for future developments to the north and south along Roses Bluff Rd.

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

The existing zoning is OR, which limits the number of homes that can be built to one (1) per acre, would result in the economic inability to provide the ½ mile extension of the water supply, as well the inability to preserve greenbelts, wetlands and woodlands, and develop community parks and walking trails, all of which are targeted in the 2030 FLUM. Also, with the existing zoning being inconsistent with the future planning and surrounding development trends of the 2030 FLUM, the property cannot be developed as OR without risking hop scotching as surrounding properties are developed to comply with the LDR zoning under the 2030 FLUM.

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

The project consists of 53.88 acres with one hundred seven (107) proposed single-family units, which conforms to the number of units under the 2030 FLUM designation of LDR. With the ability to include this quantity of units, development costs of infrastructure, recreational parks and preservation areas allows the project to serve the need in the community for moderate priced housing as the County continues to grow.

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

Yes, the other newly developed sites (Waterman's Bluff, Creekside and Roses Bluff) in the near vicinity (within 1 mile) are zoned PUD and RS-1. The trend is toward increased county growth as evidenced by the Florida Land Use Map designation of LDR.

Exhibit “B”

SANDY BLUFF PUD ENVIRONMENTAL ASSESSMENT **(WITHOUT ATTACHMENTS)**

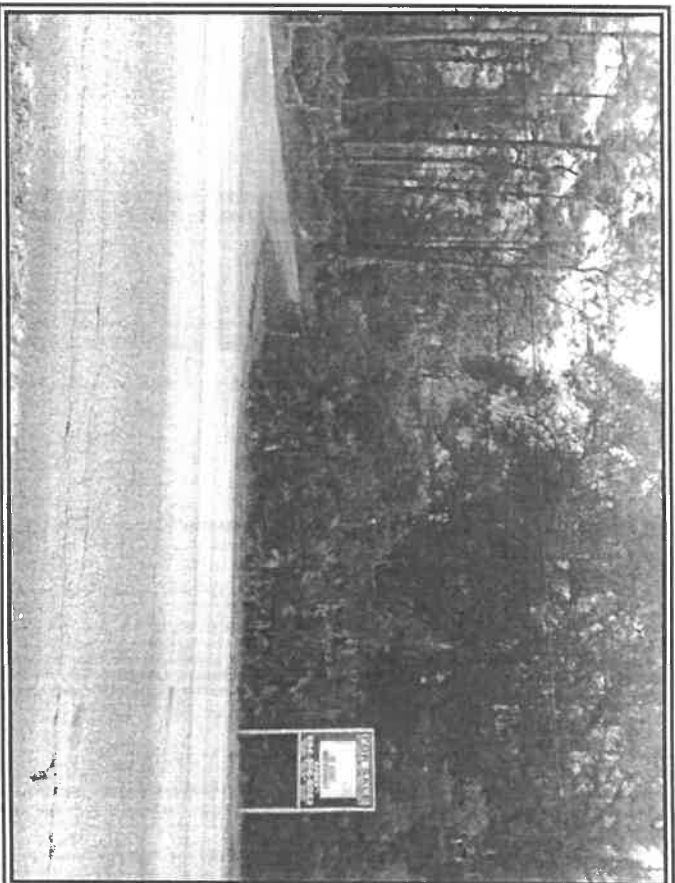
And

SANDY BLUFF GOPHER TORTOISE MAP

Phase I Environmental Site Assessment

Prepared For:

Semanik Investment Corp.
2120 Corporate Square Boulevard, Unit #7
Jacksonville, FL 32216



87433 Roses Bluff Road Site
Yulee, Nassau County, Florida 32097
Project N° 20-1049-01
May 1, 2020

TRIPRAWORX
Land Group Inc.

401 Bay Street
Jacksonville, FL 32043
(904) 531-5674



May 1, 2020

Sermanik Investment Corp.
Attn: Mr. Tom Champion
2120 Corporate Square Boulevard, Unit #7
Jacksonville, FL 32216


Subject: **Phase I Environmental Site Assessment**
 87433 Roses Bluff Road Site
 Yulee, Nassau County, Florida 32097
 TerraWorx Project N° 20-1049-01


Ladies and Gentlemen:

TerraWorx Land Group, Inc. (TerraWorx) has performed a Phase I Environmental Site Assessment (ESA) of the subject property, pursuant to your request. The Phase I ESA was performed in general accordance with ASTM Standard E 1527-13. The attached Phase I ESA report represents: (1) an outline of the scope of work performed, (2) the environmental findings, and (3) our conclusions/recommendations regarding potential environmental concerns.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312; and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. The following individuals and their qualifications are listed below (resumes attached in Appendix J).

Respectfully submitted,
TerraWorx Land Group, Inc.


Eric G. Lane
Environmental Manager


Jonathan Napier
Vice President - Principal Consultant

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APPENDICES

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Appendix C. Historic Aerial Photo Inquiry	
Appendix D. Historic Fire Insurance Map Inquiry	
Appendix E. Historic City Directory Inquiry	
Appendix F. Building Department Records	
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Appendix I. File Review, User Questionnaire, CLM Database Map	
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1.0 EXECUTIVE SUMMARY

1.1 Findings

TerraWorx has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the 87433 Roses Bluff Road Site, Yulee, Nassau County, FL 32097, the property. Any exceptions to, or deletions from, this practice are described in Sections 2.3 and 2.4 of this report. This assessment has revealed the following findings.

On-Site Findings:

- One 55-gallon polyethylene drum (sealed) and several small containers (gas and auto related fluids) were noted within the storage shed and in the eastern exterior area of the shed. No evidence of discharges or staining were noted. Therefore, based on the type and visual conditions noted, these containers appears to pose a low threat to the subject property soil/groundwater.

Off-Site Findings:

- None.

1.2 Conclusions

Recognized Environmental Conditions (RECs) – This assessment has revealed no evidence of unresolved recognized environmental conditions in connection with the subject site.

Historical Recognized Environmental Conditions (HREC's) – This assessment has revealed no evidence of HREC's associated with the subject site.

Controlled Recognized Environmental Conditions (CREC's) – This assessment has revealed no evidence of CREC's associated with the subject site.

1.3 Recommendations

Based on our findings and conclusions, additional assessment does not appear warranted.

2.0 SUBJECT PROPERTY & VICINITY DESCRIPTION

The subject property consists of one parcel with the following Real Estate N° 38-3N-27-0000-0002-0010, in Yulee, Nassau County, Florida 32097. According to the Nassau County Property Appraiser, the current owner of the subject property is WFS Family Trust, LLC. The property use is listed as Timberland (005600). The parcel totals approximately 53.88 acres. Information obtained during our subject property inspection on April 23, 2020, confirmed that the property currently consists of one mobile home (2008), one storage building, a pond and an asphalt driveway. The site is currently vacant. A copy of the Nassau County Property Appraiser's Cards are included in Appendix A. Figure 1 is the Site Location Map. The short legal description listed on the Nassau County Property Appraiser's Card is as follows:

➤ IN OR 2325/825.

Residential/undeveloped properties primarily surround the subject property. The adjoining properties are as follows:

North	Bells River/marshland
South	Undeveloped wooded land
East	Single family residential
West	Single family residential

3.0 USER PROVIDED INFORMATION

3.1 Title Records

Title record information (chain of title) associated with the subject property was not provided to TerraWorx by the client.

3.2 Environmental Liens and Activity and Use Limitations (AULs)

Information regarding environmental liens or activity and use limitations in connection with the subject property was not provided to TerraWorx by the client.

3.3 Specialized Knowledge, Commonly Known or Reasonably Ascertainable Information

The client provided no specialized knowledge, commonly known or reasonably ascertainable information that is material to recognized environmental conditions in connection with the subject property. TerraWorx was provided with or made aware of previous environmental assessments or other documentation that is material to recognized environmental conditions in connection with the subject property.

3.4 Valuation Reduction for Environmental Issues

The client provided information regarding valuation reduction for environmental issues in connection with the subject property (fair market value - potential purchase), except that information provided in Section 3.5.

3.5 User Questionnaire

The buyer had no knowledge of any environmental cleanup liens, activity and land use limitations, valuation reduction due to contamination or direct information regarding any historic spills, releases or cleanups. The buyer forwarded the User Questionnaire for completion by Mr. J. Howard Sheffield, Manager of WFS Family Trust, LLC (seller). Mr. Sheffield had no knowledge of any environmental cleanup liens, activity and land use limitations, valuation reduction due to contamination or direct information regarding any historic spills, releases or cleanups. The User Questionnaire is attached in Appendix H.

4.0 STANDARD ENVIRONMENTAL RECORDS

4.1 Environmental Database Search

TerraWorx utilized the services of Environmental Data Resources, Inc (EDR) for the requisite regulatory database review portion of the Phase I ESA. EDR relies upon data from Federal, State and local government sources, which occasionally have been found to be either incorrect or incomplete. Data processing of federal and state database files is primarily done utilizing point-geocoding (latitude and longitude) methodology of environmental sites that fall within the commensurate ASTM Standard E 1527-13 minimum search distance (MSD) parameter. Neither EDR nor TerraWorx can warranty the accuracy or reliability of the information included within the EDR database report, which TerraWorx relied upon in developing opinions regarding environmental risk. In addition to the requisite federal and state regulatory database files, which are detailed below, EDR also provides information from the review of additional federal and state non-ASTM databases. This information is detailed in the EDR database report found in the Appendices section of this report.

Some data processing of federal and state database files is also done utilizing unique geographic criteria (zip codes, county, etc.). This methodology is less precise than the point-geocoding methodology. As a result, due to poor or inadequate address information, several environmental sites that fall within the subject site zip code or county are listed as "Orphan Sites" if the point-geocoding data processing method could not be utilized. Review of the Orphan Sites List within the EDR Database Report revealed zero (0) "Orphan Sites". Please note, ASTM Standard E 1527-13 states the "user" or "environmental professional" are not obligated to identify mistakes or insufficiencies in information provided to them. TerraWorx does attempt to identify environmentally sensitive property uses, which may have a significant potential to impair the subject property.

Review of the database report revealed that zero (0) listed database sites were identified within the search radii.

MAPPED SITES SUMMARY

Target Property Address
87433 ROSES BLUFF RD
YULEE, FL 32097

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.)	DIRECTION
NO MAPPED SITES FOUND						

4.2 File Review

Additional file review was not necessary as no sites were identified within the search radii.

4.3 FDEP Contamination Locator Mapping Database

TerraWorx reviewed the FDEP Contamination Locator Mapping Database for information regarding documented Brownfields, petroleum, Superfund and other Waste Cleanup sites within a ½ mile radius of the subject property. Zero (0) listed contaminated sites were identified within a ½ mile radius of the subject property. A copy of the FDEP Contamination Locator Map for the area is attached in Appendix I.

4.4 FDEP Institutional Controls Registry

TerraWorx reviewed the FDEP Institutional Controls Registry for information regarding deed restrictions and/or institutional/engineering controls. The FDEP Institutional Controls Registry includes results from a search of available land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls. A review of the FDEP Institutional Controls Registry revealed no deed restrictions and/or institutional/engineering controls were found for the subject property. Zero (0) listed ICR sites were identified within a ½ mile radius of the subject property. A copy of the FDEP Institutional Controls Registry map for the area is attached as Appendix H.

4.5 Environmental Lien Search

Lien searches were obtained from Texas Environmental Research (TER) to gain information regarding environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls. A review of the TER lien searches revealed that no environmental liens have been filed of public record for the subject property. WFS Family Trust L.L.C. is listed as the current owner and has owned the subject property since December 13, 2019 (grantor William F. Sheffield Family Trust - Warranty Deed File No. 2325825). A copy of the TER lien search summaries for the subject property are attached as Appendix H.

4.6 Chain of Title Search

TerraWorx was not contracted to procure a formal Chain of Title search as part of this Phase I ESA (see Section 3.1).

5.0 STANDARD PHYSICAL SETTING SOURCES

5.1. Review of Current USGS 7.5 Minute Topographic Map

Review of the St. Mary's, GA 2014 Quadrangle-USGS 7.5 Minute Series depicts the subject property as being situated immediately northeast of Roses Bluff Road, west of Haven Road and east of Bell River Estates Road, within a primarily residential/undeveloped area of Yulee, Nassau County, Florida. No development details are depicted on the 2014 topographic map. The topography across the site appears very flat but generally falls to the northeast towards the Bell River. No unresolved or topographically up-gradient environmentally sensitive businesses or conditions were noted within the immediate vicinity of the subject property. The subject property appears to be located at an elevation of +/-22 feet National Geodetic Vertical Datum (NGVD) 1929. A copy of the Current USGS Topographic Map is attached as Figure 2.

5.2 Review of NRCS Soil Survey Maps

Review of the current NRCS Soil Survey Maps of Nassau County (USDA Soil Survey - current and 1991), Florida, depicts the subject property as lying within an area comprised primarily of Hurricane-Pottsburg fine sands, Ortega fine sand and Leon fine sand. These soils are generally described as poorly to moderately well drained, sandy marine deposits in rises, knolls, ridges and flatwoods on marine terraces. Slopes range from 0 to 5% and are linear/convex. The subject property appears as undeveloped, wooded land in 1991 (driveway road and pond visible). No unresolved environmentally sensitive businesses or conditions were noted within the immediate vicinity of the subject property. Copies of the NRCS Soil Survey Maps are attached as Figure 3.

6.0 STANDARD HISTORICAL USE INFORMATION SOURCES

6.1 Aerial Photographs

The aerial photographs obtained from the SJCPAO, FDOT APLUS Database and UF Digital Collections (PALMM) database were reviewed to gain information concerning past or present development on and in the vicinity of the subject property. The 2019 (tax map), 2005, 1993, 1983, 1973, 1969, 1960 and 1943 historic aerial photographs were available for this area of Nassau County, Florida. The subject property appears to be undeveloped, wooded to partially cleared land from at least 1943 to at least 2005 (entrance driveway and pond visible from 1969 to the present). The subject property then appears developed with the current structures/configuration in 2019. A review of the aerial photographs for the area identified no new or unresolved environmentally sensitive businesses or conditions located on or near the subject property. Copies of the historic aerials are attached in Appendix C.

6.2 Fire Insurance Maps

Fire insurance maps are normally reviewed to critique historical property usage of the subject property and adjoining properties. Inquiry revealed that fire insurance maps were not available for this portion of Nassau County, Florida. The fire insurance map inquiry is attached as Appendix D.

6.3 City Directories

TerraWorx representatives reviewed the available Polk's City/Cross-Reference Directories from EDR to obtain information about previous occupants of the subject property and adjoining properties. These directories are

normally reviewed at five (5) year intervals to attempt to identify past occupants of the subject property and adjoining properties whose names could suggest activities typically associated with the use, generation, storage, treatment, or disposal of hazardous materials. Inquiry revealed that city directories were available (2005 to 2017) for this address range of Nassau County, Florida. A copy of the city directories inquiry is included in Appendix E. The review of city directories identified no environmentally sensitive businesses or listings, by name recognition, which would indicate recognized environmental concerns in the immediate vicinity. The subject property was listed as residential throughout the city directory coverage.

6.4 Property Assessor's Office Records

TerraWorx reviewed the tax assessor's cards for the subject property at the Nassau County Property Appraiser's Office website for information on past uses of the subject property. The results of the inquiry were as follows: WFS Family Trust, LLC owns the subject property. The property use is listed as Timberland (005600). The parcel totals approximately 53.88 acres. Information obtained during our subject property inspection on April 23, 2020, confirmed that the property currently consists of one mobile home (2008), one storage building, a pond and an asphalt driveway. The site is currently vacant. Sales history listings from 2011 and 2019 list the property as improved. No buildings or heating fuel/cooling systems are listed. Copies of the Nassau County Property Appraiser's Cards are included in Appendix A.

6.5 Building Department Records

TerraWorx searched the databases provided by the Nassau County Building Department for a history of building permits and/or building violations on the subject site. The file contained one (1) listed permit for a mobile home. No permits of an environmental nature were noted. A copy of the building permit search inquiry is included in Appendix F.

6.6 Historical Topographic Maps

The historical topographic maps obtained from the USGS TopoView website were reviewed to gain information concerning past or present development on and in the vicinity of the subject property. The 2017, 2014, 2011, 1993, 1988, 1981, 1979, 1960, 1959, 1958, 1957, 1948, 1919 and 1918 historical topographic maps were available for this area of Nassau County, Florida. The subject property is depicted as undeveloped in 1918 to at least 1958. The scale is too large to show development details in 1948 and 1957. The 1979 and 1993 maps depict one single family residence in the central portion of the property. The 2011 through 2017 topographic maps do not depict development details. A review of the historical topographic maps for the area identified no new or unresolved environmentally sensitive businesses or conditions located on or near the subject property.

7.0 SITE/VICINITY RECONNAISSANCE AND INTERVIEWS

The methodology used by TerraWorx's representative during the subject property and vicinity reconnaissance consisted of a walkover of the subject property and adjoining properties. In addition, a vehicular reconnaissance of the surrounding vicinity and interviews of parties with knowledge information were performed. Details of the subject property and vicinity reconnaissance are summarized in the following sections. Photographs of the subject property and vicinity reconnaissance are included in Appendix G.

7.1 Subject Property & Vicinity Reconnaissance

The purpose of a subject property and vicinity reconnaissance is to visually or physically observe the existing subject property and vicinity conditions with respect to indicators of materials, which may have the potential to adversely affect the subject property. These indicators typically include the presence of 55-gallon drums, chemical containers, waste disposal areas, electrical transformers that may contain Polychlorinated Biphenyls (PCBs), and discolored surficial soils. Information obtained and observations noted during the subject property and vicinity reconnaissance with respect to the aforementioned items are summarized below. A physical description of the subject property was previously discussed.

- The inspector conducted a survey for the presence of PCBs or PCB containing equipment limited to a visual inspection for the presence of transformers, capacitors, and hydraulic equipment. PCBs were widely used in such equipment until 1979 when EPA banned such use. Many utilities have since acted to replace PCB containing transformers and capacitors with other substances. No transformers were noted on the subject property.
- Reconnaissance of the subject property did not reveal visually and physically observed indications of storage, non-natural solid waste disposal (land filling activity), pits, ponds, lagoons, stressed vegetation, stained soil or pavement, drains, underground lifts, unidentified substance containers, USTs and/or ASTs on the property except for the following:
 - One 55-gallon polyethylene drum (sealed) and several small containers (gas and auto related fluids) were noted within the storage shed and in the eastern exterior area of the shed. No evidence of discharges or staining were noted. Therefore, based on the type and visual conditions noted, these containers appears to pose a low threat to the subject property soil/groundwater.

- Reconnaissance of the adjoining properties did not reveal visually and physically observed indications of storage, use or disposal of hazardous substances or petroleum products, stained soil or pavement, unidentified substance containers, ASTs, non-natural solid waste disposal (land filling activity), pits, ponds, lagoons, stressed vegetation, septic systems or USTs.
- Reconnaissance of the immediate vicinity properties did not reveal visually and/or physically observed indications of storage, use or disposal of significant quantities of hazardous substances or petroleum products.

7.2 Interviews with Knowledgeable Parties

TerraWorx interviewed Ms. Kelly Lawhon, representative of WFS Family Trust, LLC. Ms. Lawhon stated that the owner has held the property for 50+ years and the property has always been residential. Ms. Lawhon stated that no previous environmental due-diligence has been completed for the property. Ms. Lawhon was not aware of any heating oil tanks or other environmental concerns in relation to the property.

8.0 DATA GAPS

TerraWorx has performed a Phase I ESA historic data collection in conformance with the scope and limitations of ASTM Standard E 1527-13 of the subject property. The all appropriate inquiries rule requires that the environmental professional: (1) identify data gaps that remain after the conduct of all required activities; (2) identify the sources of information consulted to address such data gaps; and (3) comment upon the significance of such data gaps with

regard to his or her ability to identify conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the property. During completion of the data gathering, gaps in the historic data can occur which can lead to increased environmental liability and risk. As such, TerraWorx has provided a summary table to represent the data gaps and a discussion on environmental risk associated with these gaps (below):

Year Range → Resource ↓	1918 - 1930	1931 - 1936	1937 - 1942	1943 - 1948	1949 - 1954	1955 - 1960	1961 - 1966	1967 - 1972	1973 - 1978	1979 - 1984	1985 - 1990	1991 - 1996	1997 - 2002	2003 - 2008	2009 - 2014	2015 - 2020
Tax Map																✓
Tax Assessor's Cards															✓	✓
Database Search																
Aerials				✓		✓		✓	✓			✓		✓		✓
Fire Insurance Maps																
City Directories														✓	✓	✓
Soil Maps												✓				✓
Topographic Maps	✓			✓		✓				✓	✓	✓			✓	✓
B&Z Permits														✓		
File Review/Reports									✓	✓	✓	✓	✓	✓	✓	✓
Interviews									✓	✓	✓	✓	✓	✓	✓	✓
COT/Lien Search/ICR																✓
Questionnaire																✓

TerraWorx was able to review printed historical sources as far back as 1918 (historic topographic map) during this Phase I ESA investigation. The subject property appears to have been undeveloped wooded land to partially cleared land from at least 1918 to at least 1973. The subject property is then depicted as developed with one or more rural residential structures from the mid to late 1970's (permits indicate the most recent residential structure was placed on-site in 2008). The site is currently vacant.

As data from 1940 or earlier was available and the site was first developed thereafter, data failure did not occur per ASTM E 1527-13. It is our opinion that the data collected adequately covers the historical usage of the subject property and has revealed no excessive data gaps that would result in elevated risk.

9.0 VAPOR INTRUSION

TerraWorx evaluated the potential for vapor intrusion conditions as part of this investigation. As no on-site RECs associated with volatilizing chemicals of concern were identified, the potential for vapor intrusion to occur in future site structure(s) appears low.

10.0 CONDITIONS OUTSIDE THE SCOPE OF ASTM PRACTICE E 1527-13

10.1 Asbestos-Containing Material (ACM)

Based upon the type and permit date (2008), the potential for ACM appears low. No suspect friable ACM was visually noted during the limited site visit. An ACM survey is recommended prior to any building renovations or demolition.

10.2 Lead Based Paint (LBP)

Based upon the type and permit date (2008), the potential for LBP appears low. No potential LBP was visually noted during the limited site visit. An LBP survey is recommended prior to any building renovations or demolition.

10.3 Limited Microbial Survey

Interior areas, where accessible, of the existing structure was inspected for the presence of moisture and visible or ofactory evidence of microbial development. No obvious indications of the presence of active moisture or significant mold activity were noted.

10.4 Wetlands/Flood Zones

Review of the National Wetlands Inventory (NWI) provided by EDR did indicate the presence of wetlands on the northern and central portions of the subject property. Review of the FEMA Floodplain Map provided by EDR did indicate the presence of 100/500 Year Flood Zones on the northern portion of the subject property.

11.0 GENERAL INFORMATION

11.1 Purpose

The Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment (ESA) Process, ASTM Designation: E 1527-13, is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser* limitations on CERCLA liability (hereinafter, the "*landowner liability protections*," or "LLPs"); that is, the practice that constitutes "*all appropriate inquiries* into the previous ownership and uses of the *property* consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B).

11.2 Special Terms and Conditions

Recognized Environmental Conditions - In defining a standard of good commercial and customary practice for conducting an ESA of a parcel of property, the goal of the process established by this practice is to identify Recognized Environmental Conditions (RECs). The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a

material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.

Petroleum Products—Petroleum products are included within the scope of this practice because they are of concern with respect to many parcels of commercial real estate and current custom and usage is to include an inquiry into the presence of petroleum products when doing an environmental site assessment of commercial real estate. Inclusion of petroleum products within the scope of this practice is not based upon the applicability, if any, of CERCLA to petroleum products.

Hazardous Substances - A substance defined as a hazardous substance pursuant to CERCLA 42 USC §9601(14), as interpreted by Federal Environmental Protection Agency (EPA) regulations and the courts, which includes: (i) any substances designated pursuant to section 1321(b)(2)(A) of Title 33, (ii) any element, compound, mixture, solution, or substance designated pursuant to 42 USC §9602, (iii) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (42 USC §6921) (but not including any waste for which regulation, under the Solid Waste Disposal Act (42 USC §6901 et seq), has been suspended by Act of Congress), (iv) any toxic pollutant listed under section 112 of the Clean Air Act (42 USC §7412), (v) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15, and (vi) any other substance regulated by the state.

No additional special terms and conditions, apart from the contractual agreements that are delineated within our Proposal were executed in the performance of this project. Additional acronyms and definitions are detailed in Appendix J.

11.3 Limitations and Exceptions of Assessment

This Phase I ESA has been conducted to permit formulation of an opinion as to the presence or likely presence of recognized environmental conditions in connection with the subject property. Opinions relative to the recognized environmental conditions potential given in this report are based upon information derived from the most recent subject property reconnaissance and from other activities described herein. The client is herewith advised that the conditions observed by TerraWorx are subject to change. The findings and opinions conveyed via this Phase I ESA report are based on information obtained from a variety of sources that TerraWorx believes are reliable. Nonetheless, TerraWorx cannot, and does not, guarantee the authenticity or reliability of the information it has relied upon.

TerraWorx has endeavored to meet what it believes is the applicable standard of care observed by consultants performing environmental site assessments contemporaneously in the geographical area of the project and, in so doing, is obliged to advise the client of Phase I ESA limitations. TerraWorx believes that providing information about limitations is essential to help the client identify and thereby manage its risks. Because standards of care can be identified only through retrospective inquiry, TerraWorx has assumed that the standard of care is articulated by ASTM Standard E 1527-13 as interpreted herein. As stated within ASTM Standard E 1527-13, no environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of practice ASTM Standard E 1527-13 is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and recognizes reasonable limits of time and cost. In addition, per ASTM Standard E 1527-13, discretionary physical setting sources shall be sought and reviewed only when conditions have been identified in which hazardous

substances or petroleum products are likely to migrate to the property or from or within the property into the soil or groundwater.

ASTM Standard E 1527-13 requires consulting historical sources to develop a history of all obvious uses of the subject property from the present, back to the subject property's obvious first developed use, or back to 1940, whichever is earlier. To accomplish this task, ASTM Standard E 1527-13 requires reviewing only as many of the standard historical sources listed in the ASTM Standard E 1527-13 that are necessary, reasonably ascertainable, and likely to be useful (defined as data failure if not possible).

In our experience, aerial photographs, fire insurance maps, interviews with parties knowledgeable about the subject property history, building and zoning records, property assessor record cards and, to a lesser extent, recorded land titles are typically the standard historical sources likely to yield information which fulfills ASTM Standard E 1527-13 as related to identifying the first developed subject property use and adjoining property uses which are considered environmentally sensitive. Past experience in utilizing the remaining standard historical sources, as delineated in the standard, has not been, in the opinion of the undersigned authors, sufficiently useful, accurate, or complete in terms of satisfying the standard, hence, our selection of historical resources.

It should be noted that the client is the only intended beneficiary of this report. This report and its findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other third party, nor used by any other party in whole or in part, without the prior written consent of TerraWorx and the client.

Finally, the geographic database search utilized for this project meets the ASTM Standard E 1527-13 requirements for a government records review. The minimum search distance is defined in ASTM Standard E 1527-13. Accordingly, it is possible that the referenced information research, while fully appropriate for a Phase I ESA, may not indicate the existence of important information sources. Assuming such sources actually exist, their information could not have been considered in the formulation of our findings and opinions.

11.4 Limiting Conditions

No specific on-site limiting conditions were noted during the site visit that could impair TerraWorx's ability to meet the objectives of ASTM Standard E 1527-13.

11.5 Methodology

The scope of service conducted was completed in general accordance with ASTM Standard E 1527-13, and tasks outlined within our proposal.

11.6 Recommendations

The all appropriate inquiries regulation requires that the prospective property owner and environmental professional take into account information collected during the inquiries in considering the degree of obviousness of the presence or likely presence of hazardous substances on, at, or in the subject property. They should also take into account the information collected during the inquiries in considering the ability to detect contamination by appropriate investigation. The all appropriate inquiries rule, however, requires that the environmental professional also provide in the written report an opinion regarding additional appropriate investigation that may be necessary, if any. The

opinion could include activities or considerations outside the scope of the all appropriate inquiries investigation that might help the prospective property owner to more fully characterize environmental conditions on the property.

View A



View B



Figure 9

Gopher Tortoise Survey

Roses Bluff Rd

Yulee, Nassau County, Florida 32097

Terrawork Project No. 20-1049-00

Source: Mapwise Aerials

TERRA
WORKX
Land Group Inc.

401 Bay Street

Green Cove Springs, FL 32043

Exhibit “C”

SANDY BLUFF PUD PRELIMINARY DEVELOPMENT PLAN

- 75'x120'
- 75'x125'
- 75'x135'
- 75'x145'
- 75'x150'

SANDY BLUFF

107 LOTS TOTAL
50' R.O.W.

4/7/2021



APPLICABLE LOTS SHOWN
HATCHED AND NUMBERED

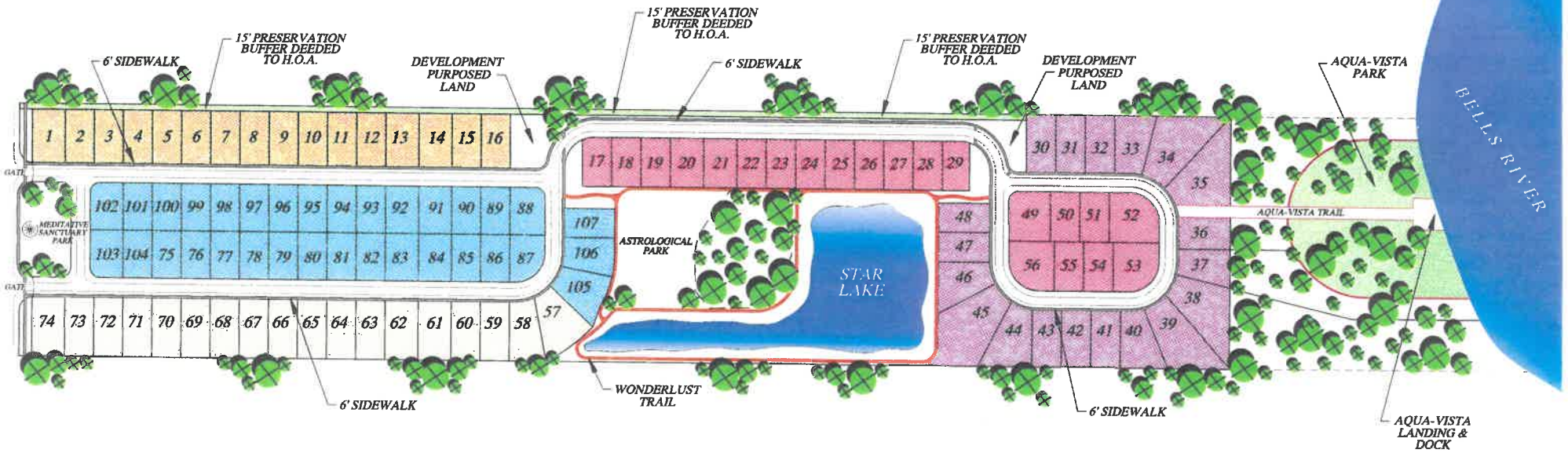


Exhibit “D”

SANDY BLUFF PUD DESCRIPTION AND CONDITIONS

APRIL 7, 2021

I. INTRODUCTION

Nassau County’s Zoning Code requires that a proposed Planned Unit Development (“PUD”) rezoning Ordinance enumerate conditions that assure that certain requirements related to the PUD will be met. The following are the conditions that the Applicant and its successors commit to meet in response to the County’s requirements.

The Applicant proposes to rezone approximately 53.88 acres of property located off of Roses Bluff Rd., approximately 1.5 miles Northwest of Chester Rd., with the current zoning from OR to PUD, for a single family residential subdivision to be called “Sandy Bluff”. The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”).

The features of the PUD have been designed in consultation with the Nassau County Planning and Economic Opportunity Department, and achieves the following Applicant and County goals of providing Regional Coordination Elements, Recreation and Open Space Elements, Conservation Elements and Capital Improvement Elements, all as set forth in the Nassau County 2030 Comprehensive Plan. These features are as follows:

- A.** Maintain density that is consistent with the 2030 Future Land Use Map (“FLUM”), being Low Density residential housing of 2 lots per acre, which results in 107 lots within the 53.88 acre parcel as is set forth in the Sandy Bluff PUD. All abutting property is also designated as LDR by the FLUM;
- B.** Exceed the ratio for open space land use verse residential lots, with the goal of a PUD at 2.5 acres for 100 lots under the Nassau County Land Development Code, and the Sandy Bluff PUD achieving over 5.5 acres for 107 lots with the required minimum being only 2.675 acres;
- C.** Preservation of natural woodlands with abutting property owners through the use of vegetation buffers along part of the Northwesternly property line.
- D.** Create passive walking trails throughout the recreational park for pedestrian movement, while achieving a continuum of open and undeveloped lands for the community to exercise and to achieve mental health goals;
- E.** Integrate the natural woodlands, wetlands and waterfront into the surrounding parks, recreation and open space, and additionally featuring a lake for water management within the natural topography of the land;

- F. Attain a county public health goal by connecting the Sandy Bluff PUD to the County water supply, wherein the water line currently terminating at the corner of Coopers Way and Roses Bluff Rd, will be extended approximately ½ mile.

All in all, this PUD achieves the density goals and objectives of the 2030 Future Land Use Map, while limiting the disruption of the existing vegetation and wild life, and adds open space uplands for recreational use.

II. OWNERSHIP AND MAINTENANCE: The PUD and related facilities, other than individual residential lots, will be owned, maintained and operated as follows:

- A. Any common areas associated within the PUD, including common preservation areas, storm water management facilities, passive trails, landscape areas, signage, lighting, etc., will be managed by a Homeowners' Association which will be established for this development through Declaration Of Covenants, Conditions and Restrictions. The Homeowners' Association will be a not-for-profit association and membership is mandatory for all property owners. The association will manage all common open space and recreational amenity areas not dedicated to the public. The association shall maintain, administer, and operate this land and any other land within the PUD not publicly or privately owned.
- B. The roadways will be gated and private, and will be maintained and operated by the Applicant or the Homeowners' Association pursuant to the Declaration Of Covenants, Conditions and Restrictions.
- C. Ownership, maintenance and operation of the water, electrical, cable, telephone and other service utilities will be the responsibility of the respective franchise companies serving the area, and the applicant reserves the right, but not the obligation, to service the PUD with public sewer rather than septic. Additionally, applicant reserves the right to negotiate with the utility provider for the recovery of development costs of the capital improvements through the apportionment of tap fees assessed to third parties connecting to the water and/or sewer if applicant elects to run sewer to the site.

III. PERMITTED USES:

Single-Family dwellings and related accessory uses and structures, as described in Section IV below, shall be permitted on Lots 1 through 107 as shown on the Sandy Bluff PUD Site Plan. The total number of residential units shall not exceed 107, which equates to the total number of residential units under the 2030 FLUM's vision of the project being developed as Low Density. Recreation uses including amenities, open space, preserved wetlands and stormwater management through a lake as described in Section IV below, shall be permitted. The Sandy Bluff PUD Site Plan dated April 7, 2021 and attached hereto as **Exhibit "2"** shows the uses and sizes to be permitted on the various lots and parcels within the Property. These lot and parcel designations are solely for the purpose of defining permitted uses within the PUD.

IV. DESCRIPTION OF USES

A. Residential Single-Family

1. *Permitted uses and structures.*
 - a. Single-family detached dwellings and accessory structures.
 - b. Essential public services, including water, septic (or sewer if Applicant so elects), gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section 28.13 of the Land Development Code.
 - c. Home occupations meeting the performance standards and development criteria set forth in Section 28.14 of the Land Development Code.
 - d. Parks, playgrounds and recreational and community structures, with the ability to construct a community fishing pier, as well as private piers for those residents whose lots have riparian rights pursuant to Florida Statutes.
2. *Maximum gross density*—107 single-family dwelling units, resulting in two (2) units per acre.
3. *Minimum lot requirement (width and area), Lot coverage by all buildings, Minimum yard requirements, and Maximum height of structure for each Single Family use.*
 - a. *Minimum lot width* —Seventy-five (75) lineal feet in width at the right-of-way, except that lot width of those with a radius (Lots 33-35, 38-40, 44-46, 52, 53, 56, 57, 58, 87 and 105) shall be measured using a parallel line along the wall nearest to the right-of-way.
 - b. *Minimum lot depth.* —One-hundred-twenty (120) lineal feet.
 - c. *Minimum lot size.* —Nine-thousand (9,000) square feet.
 - d. *Maximum lot coverage by all buildings.* Fifty percent (50%) of each lot, wherein screened enclosures do not constitute “buildings” in calculating maximum lot coverage.
 - e. *Maximum impervious coverage by buildings, accessory structures and impervious surface.* Sixty percent (60%) of each lot.
 - f. *Minimum yard requirements.* The minimum yard requirements for all buildings are:

- (1) Front: Twenty (20) foot setback from the road right-of-way.
- (2) Side: Five (5) foot setback from the lot line.
- (3) Rear: Five (5) foot setback from the lot line.
- (4) Eaves and other architectural features may encroach into the setbacks up to eighteen inches (18”), and air conditioning condensers and generators may encroach into the setbacks by up to thirty-six inches (“36”).
- g. *Maximum height of structure.* Thirty-five (35) feet.
- h. *Conflicts.* In the case of conflicts, the development criteria for Single-Family uses within this PUD supersede those requirements set forth in the Land Development Code.

B. Non-residential Development

There will not be non-residential development within the project other than recreation areas and amenities to serve community residents.

C. Recreation/Amenities/Lake

- 1. *Permitted uses and structures.*
 - a. Passive recreation, including walking trails, benches, picnic tables, gazebos and viewing areas.
 - b. Stormwater, surface water management, and flood control improvements, as permitted by the applicable regulatory agencies.
 - c. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
 - d. Parks, playgrounds, meditation, lake, landing, pier and other typical recreational and community structures.
 - e. Essential services, including water, septic, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section 28.13 of the Land Development Code.
 - f. The minimum calculations of areas are as follows:
 - Wetlands (acres): 0.99
 - Uplands (acres): 52.89
 - Star Lake (acres): 4.9

Parks (acres) 5.6: Sanctuary: 0.7, Astrological: 1.8 and Aqua-Vista: 3.1

Open Space (acres): 10.0

Passive walking trails (lineal feet): 3,500

2. *Minimum lot requirement (width and area).* None.
3. *Maximum lot coverage by all buildings.* Two Percent (2%).
4. *Minimum yard requirements.* None.
5. Maximum height of structure. Twenty (20) feet.

D. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal building. Accessory uses shall not involve operations or structures not in keeping with character of the district where located and shall be subject to the following:

1. Accessory uses shall not be located in required front or side yards, except as follows:
 - a. Detached Buildings such as carports, covered parking, or garages which are separated from the main structure may be located in a required side or rear yard but not less than five (5) feet from a lot line.
 - b. Air conditioning compressors, generators or other equipment designed to serve the main structure may be located in a required back versus side yard and may be located not less than three (3) feet to the property line.
 - c. Swimming pools and associated screened enclosures may be located in a required rear yard so long as they do not encroach on the required rear set back, as measured from the outside of the bulkhead (water line) of the pool structure or foundation of the screen enclosure.
2. Accessory uses and structures shall include noncommercial greenhouses, accessory dwelling units, garages, tool houses, garden sheds, children's play equipment, barbecue pits and swimming pools. Any structure under a

common roof and meeting all required yards is a principal structure. The maximum height of an accessory structure shall not exceed thirty five (35) feet.

E.

Access

Vehicular access will be provided by two (2) roads as shown on the PUD Site Plan via Roses Bluff Rd. Pedestrian access shall be available from two (2) entry points by the sidewalks shown on the PUD Site Plan via Roses Bluff Rd, which may be gated, but at least one (1) pedestrian access point shall be unlocked during daylight hours.

F.

Buffers

1. Screening Buffer. A screening buffer shall not be less than thirty (30) feet in width along Roses Bluff Rd. The buffer will contain a landscaped berm (including canopy and understory tree preserve or planted at a minimum spacing of twenty feet, along with continuous hedge row along lots 1 and 74), with a 3:1 slope and a five (5) foot wide sidewalk along the Roses Bluff Rd. The buffer along Roses Bluff Rd. may contain a screen enclosure of up to 6' feet tall, entry gates and the monument signs.

2. Preservation Buffer. A fifteen (15) foot wide vegetation buffer along the Northwesterly border (from Lots 1 to 30, but not including Lot 30) of the PUD's property line shall be decided to the HOA. Other than to install the six (6) foot high stockage/privacy fence along this outer property line, no trees shall be disturbed unless they are dead and pose a risk to the safety of the public, although trees may be added to provide additional screening. Buildings, Detached Buildings, Accessory Structures or impervious surfaces shall not be located within the Preservation Buffer, and the owners of lots 1 to 16 within the PUD shall install fencing along their property line abutting the Preservation Buffer, which may range from three feet six inches (3' 6") to six feet (6') in height and shall be black aluminum picket fencing.

3. The HOA shall maintain and enforce all rights and restrictions within the Screening Buffer and Preservation Buffer.

G.

Signage

1. *Permanent Entrance Signs.* A community identification monument sign will be permitted at each entrance on Roses Bluff Rd, and may be located in the Screening Buffer or may be located within the right-of-way with approval of the county engineer, subject to site plan review. Each sign shall not exceed eight (8) feet in height and shall not be greater than forty eight (48) square feet (each side) in area. These signs may be one or two-sided and externally illuminated, and may contain the name of the

subdivision, development, address and developer name or logo.

2. *Other signs.* Directional signs indicating common areas, passive walking trails, amenity areas, and various building entries, will be permitted, and may be illuminated. The design of these signs should reflect the character of the use. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum height of six feet (6') tall. All Vehicular Control Signs shall meet County requirements. Real estate and construction or other temporary signs are permitted, and shall be a maximum of thirty-two (32) square feet in area and eight feet (8') in height for model homes also shall be permitted. Additionally, signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

3. *Sign Area.* Sign area is defined as the background area upon which the copy area is placed. Where the copy area is incorporated-or attached to the wall, the wall area shall not be construed to be the background area of the sign unless it is an integral part of the sign, but shall include the entire face of the sign where the advertising surface contains framing, trim or molding.

H. Architectural Guidelines.

Buildings, structures, and signage shall be architecturally compatible within the PUD, and shall be regulated by the Homeowners' Association pursuant to the Declaration Of Covenants, Conditions and Restrictions. Additionally, there shall be a minimum of nine (9) different elevations, and no elevation shall be built next to each other or directly across the street. Some typical elevations, by way of illustration, and not limitation, are attached hereto as **Exhibit “3”**.

I. Construction Offices/Model Homes/Sales Office.

The number of Model Homes shall not exceed ten (10) and may be permitted when the infrastructure is in place to meet emergency services requirements, wherein one (1) may be designated on the permit as a Temporary Model Home Welcome Sales Office. A Temporary Certificate of Occupancy for the Temporary Model Home Welcome Sales Office will only be issued after the Building Official or his designee finds it meets the applicable Building Code and all infrastructure (including utilities) is completed and inspected and accepted by the County, wherein a Final Certificate of Occupancy shall only issue after it has been permitted and converted to a residential home. Associated parking for sales activities is permitted in the lots adjacent to Temporary Model Home Welcome Sales Office.

J. Parking

Off street parking will be provided in accordance with the Land Development Code. All houses will have either a two (2) or three (3) car garage.

K. Internal Sidewalk.

As depicted on the Site Plan in **Exhibit “2”**, the internal sidewalks of six (feet) wide are located in the road right-of-way and are on one side of the road, therein providing circular pedestrian flow from the side walk along Roses Bluff Rd. and throughout the PUD, including access to the recreational areas (parks, walking trails and waterfront landing).

L. Internal Roadways.

All roadways within the development shall be paved to a paving design standard that meets or exceeds the minimum County standards, with a fifty foot (50') wide right-of-way containing a five foot (5') wide utility easement on each side, and contained therein a twenty foot (20') wide of asphalt or concrete surface, and curbs and gutters, with the approximate width of the greenbelt of thirteen feet six inches (13'6”), which may contain required sidewalks and utilities.

M. Recreation.

As depicted on the PUD Site Plan, the project contains approximately eleven and one-half (11.5) acres of Open Space, inclusive of active and passive recreational areas, including a picnic/children play area in Astrological Park with a natural walking trail circling it along with Star Lake and the wetland, therein providing the community access within the project to the open recreational areas. Amenities will also include a meditation/yoga park (Sanctuary Park), and a walking/golf cart trail that meanders through a 30 foot wide pathway to the waterfront (Aqua-Vista Trail/Park) to provide the community access to the waterfront landing and dock.

N. Lighting.

All lighting shall face in a downward direction, except that upward lighting shall be allowed at the entrance to illuminate signs and a flag pole, if any, the waterfront landing area and dock, or to accent trees within the parks of the PUD.

Exhibit “1”

Legal Description

Real Property located in the City of Yulee, being:

PART OF THE E. WATERMAN GRANT, SECTION 38, TOWNSHIP 3 NORTH, RANGE 27, EAST, NASSAU COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE MOST WESTERLY CORNER OF SAID SECTION 38; THENCE NORTH 43 DEGREES 17 MINUTES 15 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID SECTION 38, A DISTANCE OF 3311.55 FEET, MORE OR LESS, TO THE DIVISION LINE OF THE UPLANDS AND THE MARSHLANDS OF BELLS RIVER; THENCE SOUTHEASTERLY ALONG THE SAID DIVISION LINE OF THE UPLANDS AND THE MARSHLANDS OF BELLS RIVER AND FOLLOWING THE MEANDERINGS THEREOF, 670.00 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 640.59 FEET SOUTHEASTERLY OF SAID NORTHWESTERLY LINE OF SAID SECTION 38 WHEN MEASURED AT RIGHT ANGLES THERETO; THENCE SOUGH 43 DEGREES 17 MINUTES 15 SECONDS WEST, PARALLEL TO SAID NORTHWESTERLY LINE OF SECTION 38, A DISTANCE 3488.45 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF SAID SECTION 38; THENCE NORTH 46 DEGREES 42 MINUTES 45 SECONDS WEST, ALONG THE SAID SOUTHWESTERLY LINE OF SECTION 38, A DISTANCE OF 640.59 FEET TO THE POINT OF BEGINNING. CONTAINING 53.88 ACRES, MORE OR LESS.

Parcel Identification Number: 38-3N-27-0000-0002-0010

Exhibit “2”

SANDY BLUFF PUD SITE PLAN

- 75'x120'
- 75'x125'
- 75'x135'
- 75'x145'
- 75'x150'

SANDY BLUFF

107 LOTS TOTAL
50' R.O.W.

4/7/2021



APPLICABLE LOTS SHOWN
HATCHED AND NUMBERED

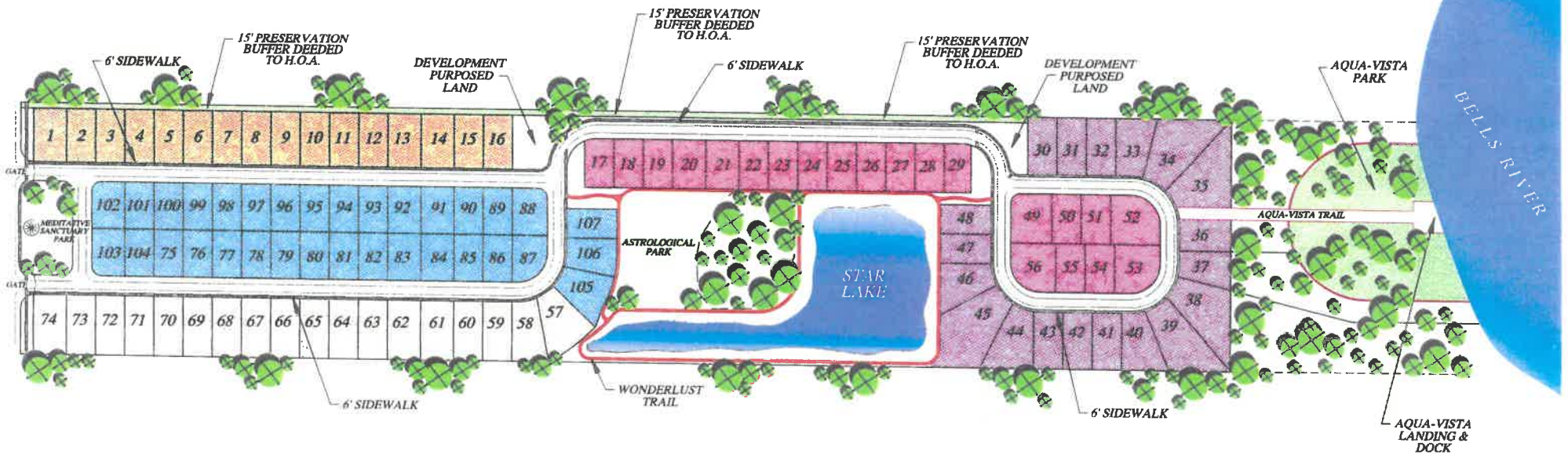


Exhibit “3”

SANDY BLUFF PUD CONCEPTUAL HOUSE ELEVATIONS

✓ 3 Beds

✓ 2.5 Baths

The Albaterra

✓ 2,478 SF

✓ 2 Car Garage



SEDA
NEW HOMES

Voted
BEST LOCAL HOME BUILDER
5 Years in a Row



✔ 3 Beds
✔ 2.5 Baths

2.5 Baths

The Almeria

3,075 SF

✔ 2 Car Garage



SEDA

NEW HOMES

Voted
BEST LOCAL HOME BUILDER
5 Years in a Row



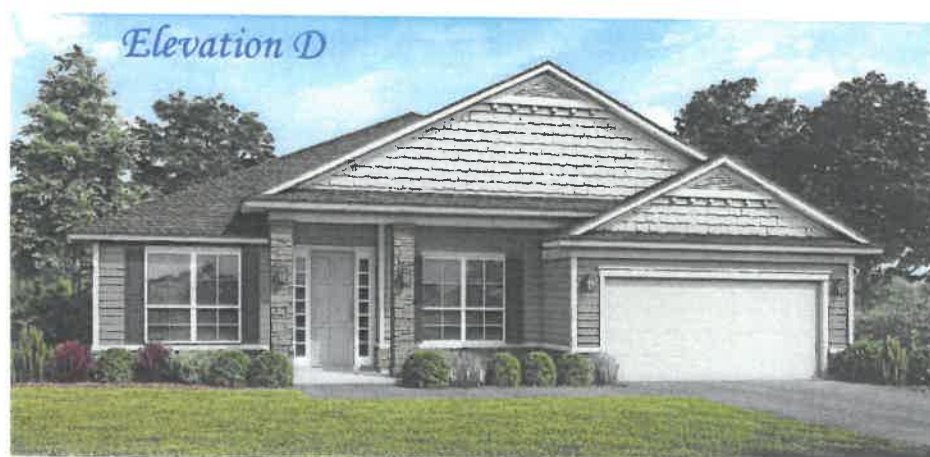
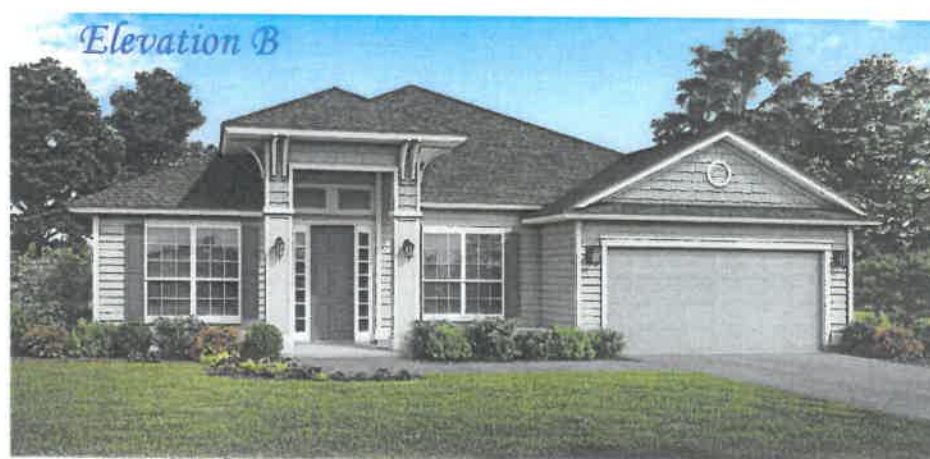
✓ 3 Beds

✓ 2 Baths

The Austin

✓ 2,263 SF

✓ 2 Car Garage



SEDA
NEW HOMES

Voted
BEST LOCAL HOME BUILDER
5 Years in a Row



✓ 4 Beds

✓ 3 Baths

The Carrollview

✓ 2,497 SF

✓ 2 Car Garage

Elevation A



Elevation B



Elevation C



Elevation D



SEDA
NEW HOMES

Voted
BEST LOCAL HOME BUILDER
5 Years in a Row



✓ 4 Beds ✓ 3 Baths *The Cherryfield II* ✓ 2,485 SF ✓ 3 Car Garage



SEDA
NEW HOMES

Voted
BEST LOCAL HOME BUILDER
5 Years in a Row



✓ 4 Beds ✓ 2.5 Baths *The Chesterwood* ✓ 2,459 SF ✓ 2 Car Garage



SEDA
NEW HOMES

Voted
BEST LOCAL HOME BUILDER
5 Years in a Row



✓ 4 Beds ✓ 2.5 Baths *The Monterey* ✓ 2,472 SF ✓ 2 Car Garage



SEDA
NEW HOMES

Voted
BEST LOCAL HOME BUILDER
5 Years in a Row



✔ 4 Beds
✔ 3 Baths

3 *Baths*

The Palazzo

✓ 2,112 SF

✔ 2 Car Garage

Elevation A



Elevation B



Elevation C



Elevation D



SEDA

NEW HOMES

Voted
BEST LOCAL HOME BUILDER
5 Years in a Row



- ✓ 4 Beds
- ✓ 3.5 Baths

The Rockdale

- ✓ 2,770 SF
- ✓ 2 Car Garage



SEDA *Voted* **BEST LOCAL HOME BUILDER**
 NEW HOMES 5 Years in a Row



✓ 3 Beds ✓ 2 Baths *The Waltham* ✓ 2,080 SF ✓ 2 Car Garage



SEDA
NEW HOMES

Voted
BEST LOCAL HOME BUILDER
5 Years in a Row



✓ 4 Beds ✓ 2 Baths

2 *Baths*

The Wicklow

✓ 2,172 SF

✔ 2 Car Garage



SEDA

NEW HOMES

Voted
BEST LOCAL HOME BUILDER
5 Years in a Row





3 Beds



2 Baths

The Wyndmere



2,399 SF



2 Car Garage



SEDA
NEW HOMES

Voted

BEST LOCAL HOME BUILDER

5 Years in a Row

