



**APPLICATION FOR  
FUTURE LAND USE MAP (FLUM)  
AMENDMENT  
SMALL-SCALE (<50 ACRES)**

(OFFICIAL USE ONLY)

Application #: \_\_\_\_\_  
Date Filed: \_\_\_\_\_

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

Name: Nassau Baptist Temple  
Mailing address: 464069 SR 200  
Yulee, FL 32097  
Telephone: 904-261-4818  
Email: nlbc32097@gmail.com

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

Name: Emily G. Pierce, Rogers Towers, P.A.  
Mailing address: 1301 Riverplace Blvd., Suite 1500  
Jacksonville, FL 32207  
Telephone: (904) 346-5787  
Email: epierce@rtlaw.com

H & T Consultants  
9310 Old Kings Road South Suite 1001  
Jacksonville, FL 32257  
(904) 419-1001  
stanleyhill@bellsouth.net

(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 north side of SR 200  
(north, south, east, west) (street)  
between Blackrock Road and Cessna Drive  
(street) (street)

**(4) Parcel Identification Numbers:**

25 \_2N \_28 \_0000 \_0002 \_0010  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_-

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: \_\_\_\_/\_\_\_\_/\_\_\_\_

FUTURE LAND USE MAP AMENDMENT (SMALL-SCALE- LESS THAN FIFTY (50) ACRES)

Application Page 1 of 5

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

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

(7) **Area (acres):** 1.45

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

Open Rural

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(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.*

See attached.

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.*

See attached.

iii. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

See attached.

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.*

See attached. FUTURE LAND USE MAP AMENDMENT (SMALL-SCALE- LESS THAN FIFTY (50) ACRES)

Application Page 2 of 5

- 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.*

See attached.

- vi. *Fails to maximize use of existing public facilities and services.*

See attached.

- vii. *Fails to maximize use of future public facilities and services.*

See attached.

- 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.*

See attached.

- ix. *Fails to provide a clear separation between rural and urban uses.*

See attached.

- x. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*

See attached.

- xi. *Fails to encourage a functional mix of uses.*

See attached.

- xii. *Results in poor accessibility among linked or related land uses.*

See attached.

- xiii. *Results in the loss of significant amounts of functional open space.*

See attached.

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

See attached.

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

See attached.

- (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;

See attached.

- (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.

See attached.

- (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.

See attached.

- (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.

See attached.

**(12) Other Required Attachments:**

- ☒ (a) Location Map (see instructions)
- ☒ (b) Legal description (see instructions)
- ☒ (c) Survey (see instructions)
- ☒ (d) Environmental Assessment (see instructions)
- ☒ (e) Transportation Impact Analysis (see instructions)
- ☒ (f) Owners Authorization for Agent\* (form is attached to this application)
- ☒ (g) Consent for Inspection Form (form is attached to this application)

\*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: \_\_\_\_\_

Signature of Applicant/Agent: \_\_\_\_\_  
(If different than Owner)

State of Florida  
County of Duval

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

28 day of April, 2022.

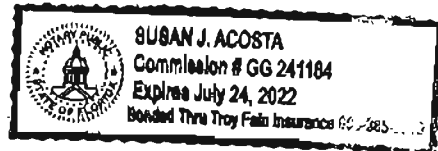
By Emily G. Pierce

Identification verified: personally known

Oath sworn: Yes ☒ No ☐

Notary Signature

My Commission expires: \_\_\_\_\_





Planning Department of  
Nassau County  
96161 Nassau Place  
Yulee, Florida 32097

## CONSENT FOR INSPECTION

I, Truman L. Blankenship, DTR, the owner or authorized agent for the owner of the premises located at 464069 SR 200, Yulee, FL 32097 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 25 day of April, 2022

Truman L. Blankenship  
Signature of Owner or Authorized Agent

904-556-1925  
Telephone Number

State of Florida

County of Nassau

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

25th day of April, 2022

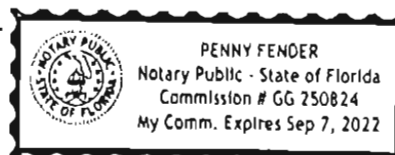
By Truman Blankenship

Identification verified: Known to me

Oath sworn: ☒ Yes ☐ No

Penny Fender  
Notary Signature

My Commission expires: 9-7-2022



CONSENT FOR INSPECTION



Planning Department of  
Nassau County  
96161 Nassau Place  
Yulee, Florida 32097

## OWNER'S AUTHORIZATION FOR AGENT

Rogers Towers and H&T Consultants is hereby authorized TO ACT ON BEHALF OF

Nassau Baptist Temple, 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:

Truman L. Blankenship, III  
Signature of Owner

Truman L. Blankenship, III

Print Name

N/A  
Signature of Owner

N/A  
Print Name

904-556-1905  
Telephone Number

State of Florida

County of Nassau

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

25th day of April, 2022.

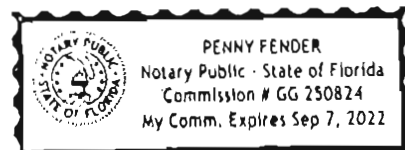
By Truman Blankenship

Identification verified: Known to me

Oath sworn: ☒ Yes ☐ No

Penny Fender  
Notary Signature

My Commission expires: 9-7-2022



OWNER'S AUTHORIZATION FOR AGENT

**H & T CONSULTANTS, INC.**  
**Civil Engineering – Land Development**

9310 Old Kings Road S, Suite 1001  
Jacksonville, FL 32257

(904) 419-1001 Phone • (904) 419-1004 Fax

August 4, 2021

Nassau County  
Department of Planning and Economic Opportunity  
96161 Nassau Pl.  
Yulee, FL 32097

**Review Criteria for Future Land Use Amendments**

(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.

The proposed site does not promote urban sprawl in the area. This site is adjacent to SR 200 and the site is proposed to be rezoned as commercial to be in line with the surrounding developments.

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.

The proposed site uses an undeveloped land surrounded by lots zoned commercial intensive, commercial general, and a car dealership located west of the subject site.

iii. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed development does not promote or designates any radial, strip, isolated, or ribbon patterns in the area.

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.

There is no impact to natural resources, wetlands, etc. Please, see attached environmental assessment for your reference.

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.

N/A. There are no agricultural areas and activities nearby.



vi. Fails to maximize use of existing public facilities and services.

The proposed development will maximize the use of existing facilities and services such as the existing roadway and driveways, and JEA utilities.

vii. Fails to maximize use of future public facilities and services.

The proposed development will continue to maximize the 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.

N/A. The proposed project will not disproportionately increase the cost in time, money, and energy of providing and maintaining facilities, services, etc.

ix. Fails to provide a clear separation between rural and urban uses.

A 25' landscape buffer will be provided, along with extensive screening to ensure that the proposed development is separated as needed from other developments while meeting Nassau County standards and requirements.

x. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

There are no existing neighborhoods adjacent to our site. The proposed Discount Tire will not affect any neighborhood or restrict any development

xi. Fails to encourage a functional mix of uses.

Given the diversity in the surrounding area, including a vehicle dealership, a commercial plaza filled with various shops and locations, a Walmart, and more, this addition will encourage a functional mix of uses in the area.

xii. Results in poor accessibility among linked or related land uses.

The proposed development has two existing driveways that will be maintained and provide plenty of access to the property. Also, the site is adjacent to a service road connecting for future connection to the adjacent lots. Additionally, a sidewalk connection to the existing sidewalk in the ROW is also proposed for pedestrian access.

xiii. Results in the loss of significant amounts of functional open space.

The proposed development provides plenty of open space (43%). Please, refer to the attached site plan for your reference.

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

The area surrounding SR 200 is a relatively developed area with multiple commercial lots nearby and a vehicle dealership directly to the west. The project does not proposed any new driveways or roadways.

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

N/A. This project proposed a retail store, therefore, no there is no population growth.

(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;

The proposed development is located in an area where there are adequate and existing roads and JEA utilities. This project is not programmed and funded through an adopted Capital Improvement Schedule.

(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 proposed development will not result in a fiscally and environmental sustainable development pattern through a balance of land uses that is internally interrelated, etc. The proposed development is in line with the uses of the surrounding properties.

(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.

The subject site proposed a sidewalk connection to the existing sidewalk in the ROW on SR 200 that interconnect to adjacent parcels. Also, the site is adjacent to a service road that provides cross access to surrounding lots. Additionally, the site provides plenty of parking per Nassau County code requirements.

(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.

The development proposes its own stormwater system that will significantly reduce post development flows improving the overall drainage of the area while meeting drainage requirements with FDOT, FDEP, and Nassau County.

If you have any questions or require additional information, please contact me at (904) 419-1001, or fax (904) 419-1004

Sincerely,  
Stanley Hill, PE  
President  
H & T Consultants, Inc



An ALTA/NSPS Land Title Survey of A  
Map Showing a  
Boundary Survey

A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 200 (A1A, A 184 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT OF WAY LINE OF CESSNA DRIVE (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 01°35'29" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF CESSNA DRIVE, 242.96 FEET; THENCE NORTH 88°24'31" EAST, 83.00 FEET; THENCE NORTH 01°35'29" WEST, 87.00 FEET; THENCE NORTH 88°24'31" EAST, 139.00 FEET; THENCE SOUTH 01°35'29" EAST, 405.51 FEET, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 200; THENCE NORTH 72°47'52" WEST, ALONG LAST SAID LINE, 234.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.71 ACRES 74,417 SQUARE FEET, MORE OR LESS.

CROSS ACCESS AND SHARED ACCESS EASEMENT

A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 200 (A1A, A 184 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT OF WAY LINE OF CESSNA DRIVE (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 01°35'29" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF CESSNA DRIVE, 29.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°35'29" WEST, ALONG LAST SAID LINE, 33.17 FEET; THENCE SOUTH 66°19'42" EAST, 38.95 FEET; THENCE SOUTH 72°47'52" EAST, 197.29 FEET; THENCE SOUTH 01°35'29" EAST, 41.12 FEET; THENCE SOUTH 47°37'20" WEST, 3.06 FEET; THENCE SOUTH 19°46'52" WEST, 13.45 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 200; THENCE NORTH 72°47'52" WEST, ALONG LAST SAID LINE, 29.19 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 29.39 FEET, AN ARC DISTANCE OF 42.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°32'40" WEST, 38.69 FEET; THENCE NORTH 72°47'52" WEST, 151.36 FEET; THENCE NORTH 66°19'42" WEST, 26.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,999 SQUARE FEET, MORE OR LESS.

FOR: THE REINALT-THOMAS CORPORATION, A MICHIGAN CORPORATION  
HALLE PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING THEIR SUBSIDIARIES, AFFILIATES, SUCCESSORS AND ASSIGNEES  
COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(c)(b1)(C), 8, 9, 10, 11(a)(b)(OBSERVED EVIDENCE ONLY), 13, 14, 16, 17, 18, 19 AND 20(DISCOUNT TIRE LAND TITLE SURVEY REQUIREMENTS) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/23/21.

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON NLY R/W LINE OF STATE ROAD 200 AS N72°47'52"W PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NOS ADJUSTMENT.
- INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
- THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND. BELOW GROUND IMPROVEMENTS/STRUCTURES, IF ANY, ARE NOT SHOWN OR LOCATED.
- THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
- THERE ARE NO BUILDINGS ON SITE.
- NO VISIBLE ENCROACHMENTS ON THE SITE.
- PROPERTY ADDRESS: 464069 STATE ROAD 200, YULEE, FL 32097
- THE LANDS SHOWN HEREON LIE WITHIN ZONE "X" (UNSHADED, AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FLOOD INSURANCE RATE MAP 03566 & 03566, COMMUNITY NO. 120170, DATED AUGUST 2, 2017. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- THERE ARE NO PARKING SPACES ON SITE.
- THERE ARE NO PARTY WALLS ON SITE.
- THE LANDS SHOWN HEREON ARE ZONED OPEN RURAL PER THE CURRENT NASSAU COUNTY PROPERTY APPRAISER'S WEBSITE, WITH THE FOLLOWING REQUIREMENTS:  
MINIMUM YARD REQUIREMENTS:  
FRONT YARD: THIRTY-FIVE (35) FEET  
SIDE YARD: FIFTEEN (15) FEET  
REAR YARD: TWENTY-FIVE (25) FEET  
BUILDING RESTRICTIONS:  
MAXIMUM BUILDING HEIGHT: NONE FOR AGRICULTURAL STRUCTURES, FORTY-FIVE (45) FEET FOR ALL OTHER STRUCTURES

THIS SURVEY WAS MADE WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 9374795, REVISED 1.12.22, COMMITMENT DATE OF 08/05/2021, AND IS SUBJECT TO THE FOLLOWING:

SCHEDULE B-2 EXCEPTIONS NOTES.

- INTENTIONALLY DELETED.
- INTENTIONALLY DELETED.
- INTENTIONALLY DELETED.
- INTENTIONALLY DELETED.
- EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1465, PAGE 471 (AFFECTS SITE, SHOWN HEREON).
- INTENTIONALLY DELETED.
- MATTERS CONTAINED ON PLAT OF FLYING "M" ACRES, RECORDED IN PLAT BOOK 5, PAGE 61 (DOES NOT AFFECT SITE).
- EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 656, PAGE 1249 (AFFECTS SITE, SHOWN HEREON; SEE VICINITY MAP FOR FULL EXTENTS OF EASEMENT).
- CROSS ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ (AFFECTS SITE, EASEMENT SHOWN HEREON).

LEGEND

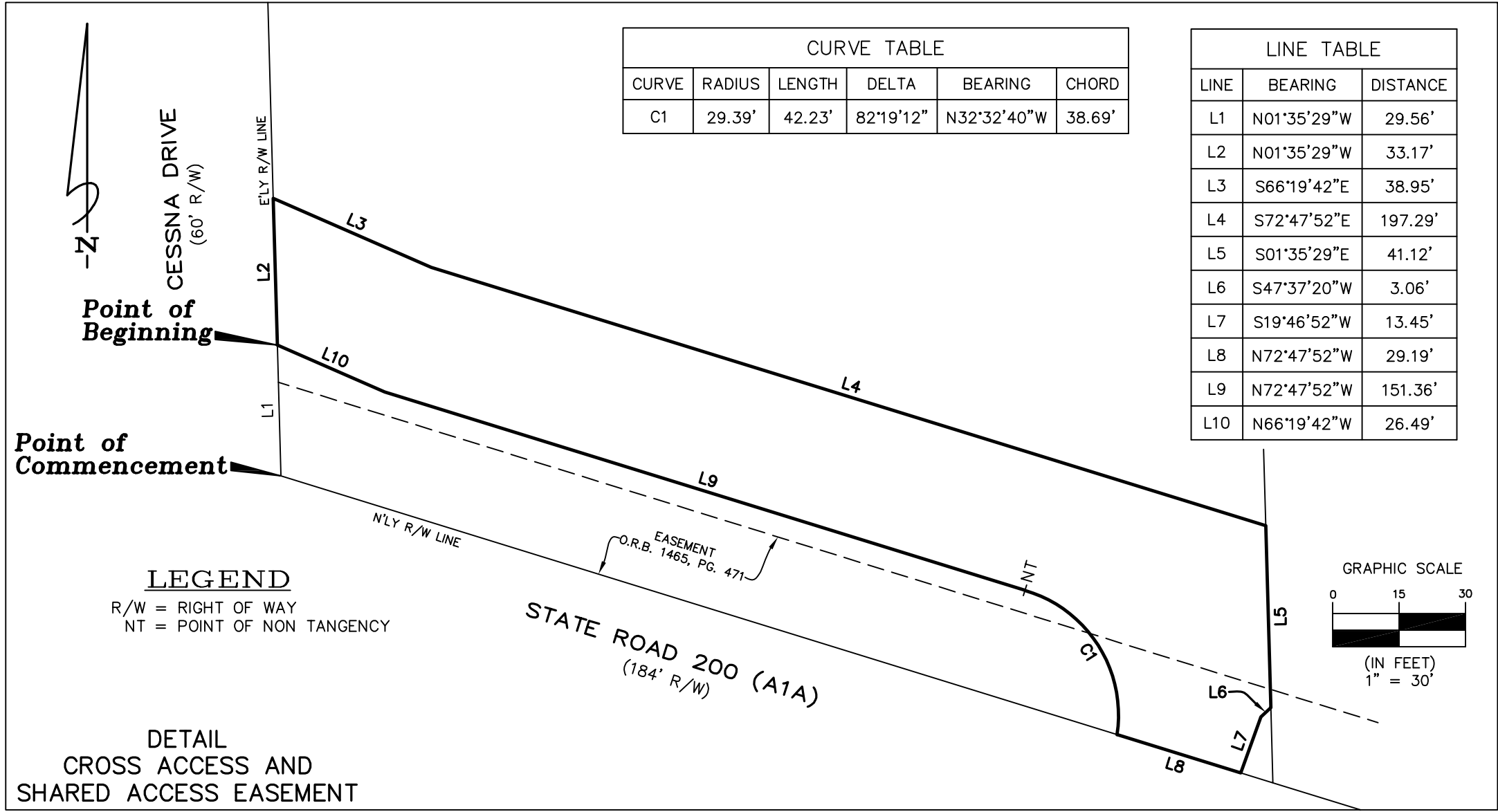
- R/W = RIGHT OF WAY  
O.R.B. = OFFICIAL RECORDS BOOK  
PG. = PAGE  
CSL = CONCRETE SLAB  
OHU = OVERHEAD UTILITY  
C&G = CURB & GUTTER  
CINL = CURB INLET  
C&G = CURB AND GUTTER  
AWE = APPROXIMATE WATER ELEVATION  
ATB = APPROXIMATE TOP OF BANK  
= GAS VALVE  
= SIGN  
= STORM DRAIN MANHOLE  
= UTILITY POLE  
= GUY ANCHOR  
= WIRE PULL BOX  
● = FOUND 5/8" REBAR "FLA DOT" (UNLESS NOTED OTHERWISE)  
■ = SET 1/2" IRON PIPE "CLARY ASSOC"  
■ = FOUND 4"x4" CONCRETE MONUMENT (BROKEN WITH REBAR IN CENTER)  
= FIRE HYDRANT

OWNER: NASSAU BAPTIST TEMPLE

SEE DETAIL FOR  
CROSS ACCESS AND  
SHARED ACCESS EASEMENT

STATE ROAD 200 (A1A)  
(184' R/W)

BLACKROCK ROAD  
(ALSO KNOWN AS STATE ROAD 107  
100' R/W)



02/28/22	JRS	N/A	UPDATE TITLE, ADD INGRESS/EGRESS EASEMENT; NO FIELD WORK THIS DATE.
01/11/22	MJC	2021-362-8	ADD CROSS ACCESS & SHARED ACCESS EASEMENT
07/30/21	EJC	2021-362-3	TO REVISED ACREAGE NO FIELD WORK THIS DATE.
07/23/21	EJC	2021-362-3	TO REVISE BOUNDARY
07/02/21	EJC	2021-362-2	TO SHOW ADDITIONAL TOPO & UTILITIES.
REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION

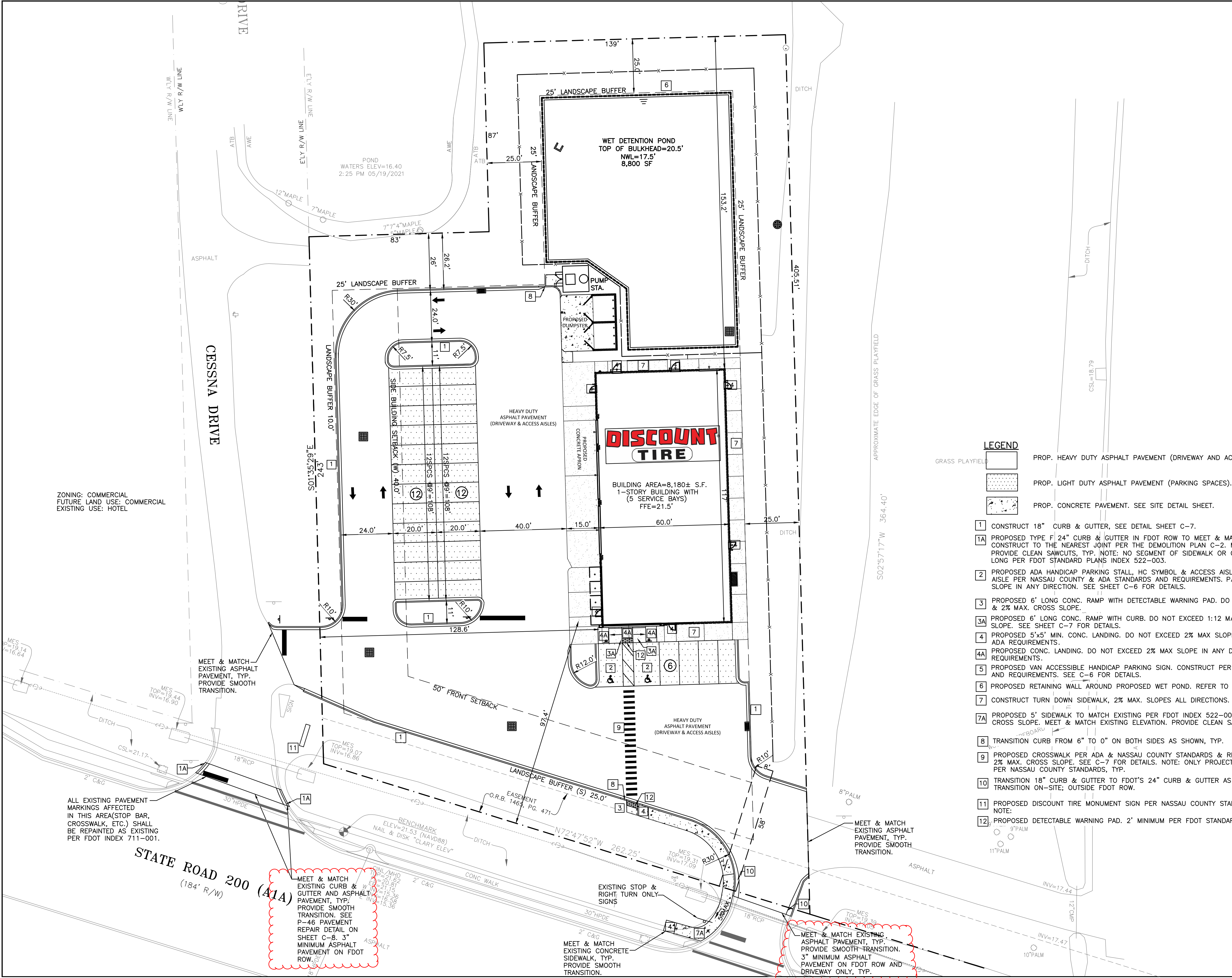
THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.



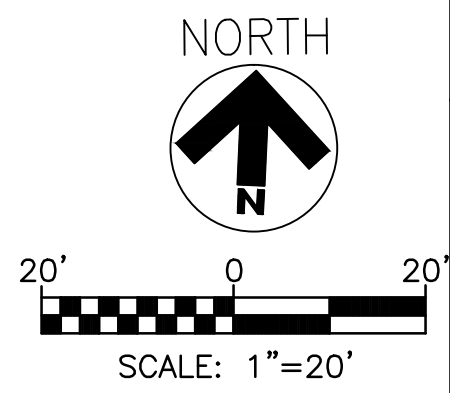




SITE DATA TABLE		
PROJECT DATA		
OWNER:	HALLE PROPERTIES, LLC 20225 N. SCOTTSDALE ROAD SCOTTSDALE, AZ 85255 PHONE: (480) 606-6838	
AGENT:	H & T CONSULTANTS, INC. 9310 OLD KINGS ROAD SOUTH, SUITE 1001 JACKSONVILLE, FLORIDA 32257 PHONE: (904) 419-1001	
PROJECT NAME:	DISCOUNT TIRE STORE FLJ 12450	
NUMBER OF STORIES:	1 STORY	
BUILDING SQUARE FOOTAGE:	7,020 SF	
SITE AREA:	1.71 AC	
PROPERTY ID:	25-25-28-0000-0002-0010	
MAX ISR=70%; MAX FAR=70%		
LOT DATA:		
	TOTAL AC	TOTAL %
LOT AREA*	1.71 AC	100%
IMPERVIOUS	0.94 AC	55%
TOTAL PERVIOUS	0.77 AC	45%
PROPOSED ISR=55%; PROPOSED FAR=11%		
PARKING DATA:		
USE	CRITERIA	REQUIRED
TIRE STORE (8180 SF)	1 PS/300 SF	27 (30 MAX)
H.C. PARKING	1 HS/25 PS=2	1 SPACES
TOTAL REQUIRED		27 SPACES (2HC)
TOTAL PROVIDED		30 SPACES (2HC)
NOTE: A1A OVERLAY DISTRICT REQUIRES THAT PARKING DOES NOT EXCEED 110% OF REQUIRED PARKING.		
LOADING SPACE:		
CRITERIA	REQUIRED	
1 SPACE 10'X50' FOR 0 TO 20,000 SF	1	
ZONING: C1	REQUIRED*	PROVIDED
SETBACK		
FRONT (S) SR 200	50'	97.4'
REAR (N)	20'	153.0'
SIDE (E)	20'	31.9'
SIDE (W) (CESSNA RD)	50'	129.7'
LANDSCAPE BUFFERS		
	REQUIRED	PROVIDED
FRONT (S) SR 200	25'	25'
REAR (N)	25'	25'
SIDE (E)	25'	25'
SIDE (W) (CESSNA RD)	10'	10'

- LEGEND**
- PROP. HEAVY DUTY ASPHALT PAVEMENT (DRIVEWAY AND ACCESS AISLES). SEE SITE DETAIL SHEET.
  - PROP. LIGHT DUTY ASPHALT PAVEMENT (PARKING SPACES). SEE SITE DETAIL SHEET.
  - PROP. CONCRETE PAVEMENT. SEE SITE DETAIL SHEET.

- CONSTRUCT 18" CURB & GUTTER, SEE DETAIL SHEET C-7.
- PROPOSED TYPE F 24" CURB & GUTTER IN FDOT ROW TO MEET & MATCH EXISTING PER FDOT INDEX 520-001. CONSTRUCT TO THE NEAREST JOINT PER THE DEMOLITION PLAN C-2. MEET & MATCH EXISTING ELEVATION. PROVIDE CLEAN SAWCUTS, TYP. NOTE: NO SEGMENT OF SIDEWALK OR CURB & GUTTER SHALL BE LESS THAN 5' LONG PER FDOT STANDARD PLANS INDEX 522-003.
- PROPOSED ADA HANDICAP PARKING STALL, HC SYMBOL & ACCESS AISLE. STRIPE HC STALL, SYMBOL & AISLE PER NASSAU COUNTY & ADA STANDARDS AND REQUIREMENTS. PAVEMENT SHALL NOT EXCEED 2% MAX SLOPE IN ANY DIRECTION. SEE SHEET C-6 FOR DETAILS.
- PROPOSED 6' LONG CONC. RAMP WITH DETECTABLE WARNING PAD. DO NOT EXCEED 1:12 MAX RUN SLOPE & 2% MAX. CROSS SLOPE.
- PROPOSED 6' LONG CONC. RAMP WITH CURB. DO NOT EXCEED 1:12 MAX RUN SLOPE & 2% MAX. CROSS SLOPE. SEE SHEET C-7 FOR DETAILS.
- PROPOSED 5'x5' MIN. CONC. LANDING. DO NOT EXCEED 2% MAX SLOPE IN ANY DIRECTION. CONSTRUCT PER ADA REQUIREMENTS.
- PROPOSED CONC. LANDING. DO NOT EXCEED 2% MAX SLOPE IN ANY DIRECTION. CONSTRUCT PER ADA REQUIREMENTS.
- PROPOSED VAN ACCESSIBLE HANDICAP PARKING SIGN. CONSTRUCT PER ADA & NASSAU COUNTY STANDARDS AND REQUIREMENTS. SEE C-6 FOR DETAILS.
- PROPOSED RETAINING WALL AROUND PROPOSED WET POND. REFER TO STRUCTURAL DRAWINGS, TYP.
- CONSTRUCT TURN DOWN SIDEWALK, 2% MAX. SLOPES ALL DIRECTIONS. SEE DETAIL ON SHEET C-7.
- PROPOSED 5' SIDEWALK TO MATCH EXISTING PER FDOT INDEX 522-001. 5% MAX RUN SLOPE & 2% MAX. CROSS SLOPE. MEET & MATCH EXISTING ELEVATION. PROVIDE CLEAN SAWCUTS, TYP.
- TRANSITION CURB FROM 6" TO 0" ON BOTH SIDES AS SHOWN, TYP.
- PROPOSED CROSSWALK PER ADA & NASSAU COUNTY STANDARDS & REQUIREMENTS, 5% MAX RUN SLOPE & 2% MAX. CROSS SLOPE. SEE C-7 FOR DETAILS. NOTE: ONLY PROJECT ON-SITE CROSSWALKS SHALL BE PER NASSAU COUNTY STANDARDS, TYP.
- TRANSITION 18" CURB & GUTTER TO FDOT'S 24" CURB & GUTTER AS SHOWN. NOTE: START AND COMPLETE TRANSITION ON-SITE; OUTSIDE FDOT ROW.
- PROPOSED DISCOUNT TIRE MONUMENT SIGN PER NASSAU COUNTY STANDARDS. REFER TO ARCHITECTURALS. NOTE:
- PROPOSED DETECTABLE WARNING PAD. 2' MINIMUM PER FDOT STANDARDS & REQUIREMENTS, TYP.



DISCOUNT  
TIRE

H & T CONSULTANTS, INC.  
PLANNING - ENGINEERING  
9310 OLD KINGS ROAD SOUTH, SUITE 1001  
JACKSONVILLE, FLORIDA 32257  
PHONE: 904-419-1001 FAX: 904-419-1004

464069 SR 200  
YULEE, FL 32097

GEOMETRY PLAN

JOB NO:  
DRAWN: SGH  
CHECK: DS  
DATE: AUG 2021  
SHEET  
C-3  
SHEET OF

DATE REVISIONS