

Exhibit J

**Appendices A-C (Natural Resources, TIA, and Park Facilities) and
Attachment 1 Map Series, dated October 23, 2023**

wildlight

East Nassau Community Planning Area
Attachment 1

Map Series
October 23, 2023



Wildlight - DSAP #2

Location

Source: ETM, Nassau County

- EAST NASSAU COMMUNITY PLANNING AREA
- AIRPORT - MARINE PORTS
- COMMERCIAL DEVELOPMENT
- DRI /PUD- IN DEVELOPMENT
- DRI /PUD- NOT DEVELOPED
- GOVERNMENT FACILITIES
- INSTITUTIONAL DEVELOPMENT
- LARGE LAND HOLDING
- MAJOR COMMUNITY DEVELOPMENT
- MILITARY
- PARKS / PRESERVE
- LIMITED ACCESS ROADS

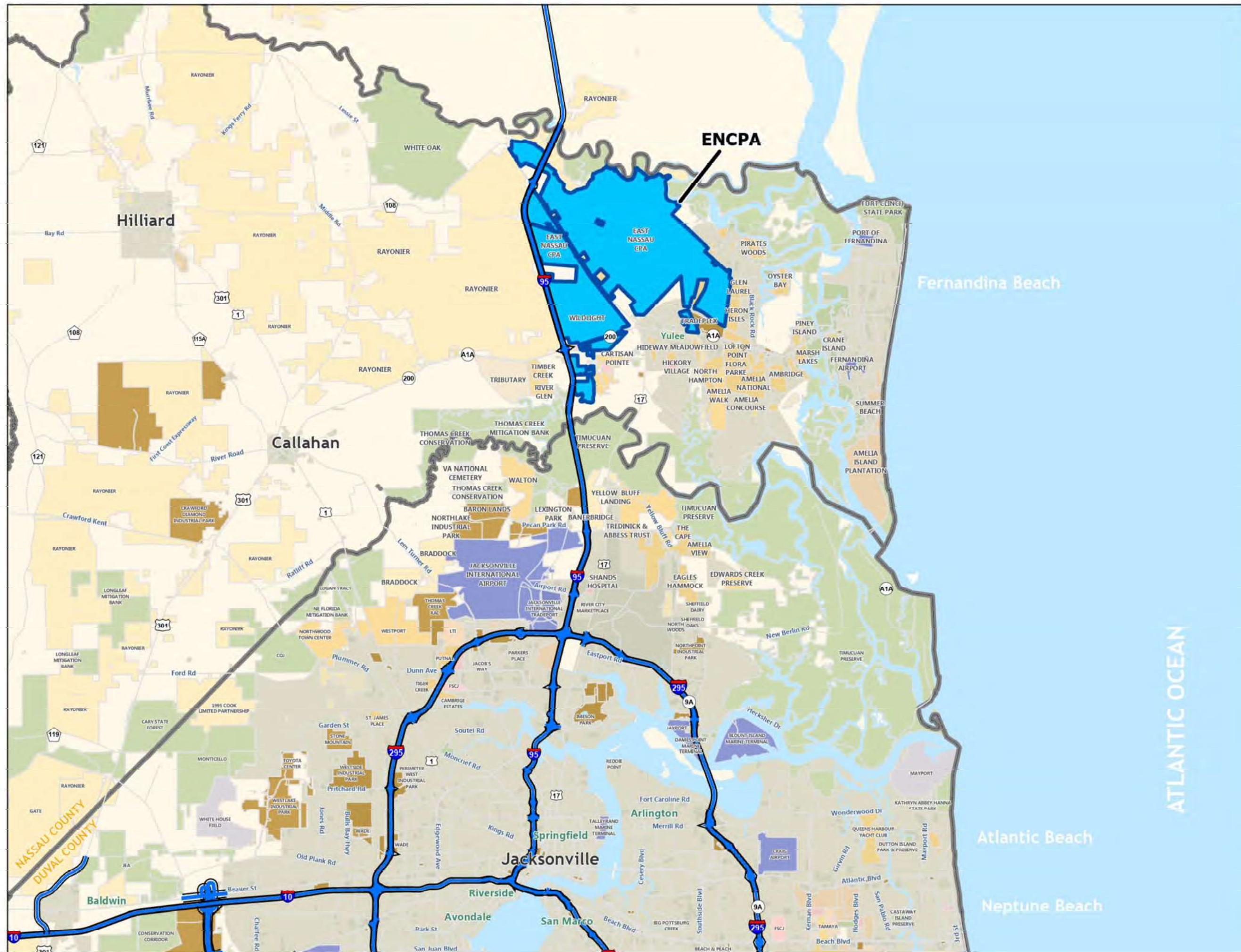


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Date: 10/23/2023



Wildlight - DSAP #2

Location

Source: ETM, Nassau County

- DSAP #2 - Area
- EAST NASSAU COMMUNITY PLANNING AREA
- AIRPORT - MARINE PORTS
- COMMERCIAL DEVELOPMENT
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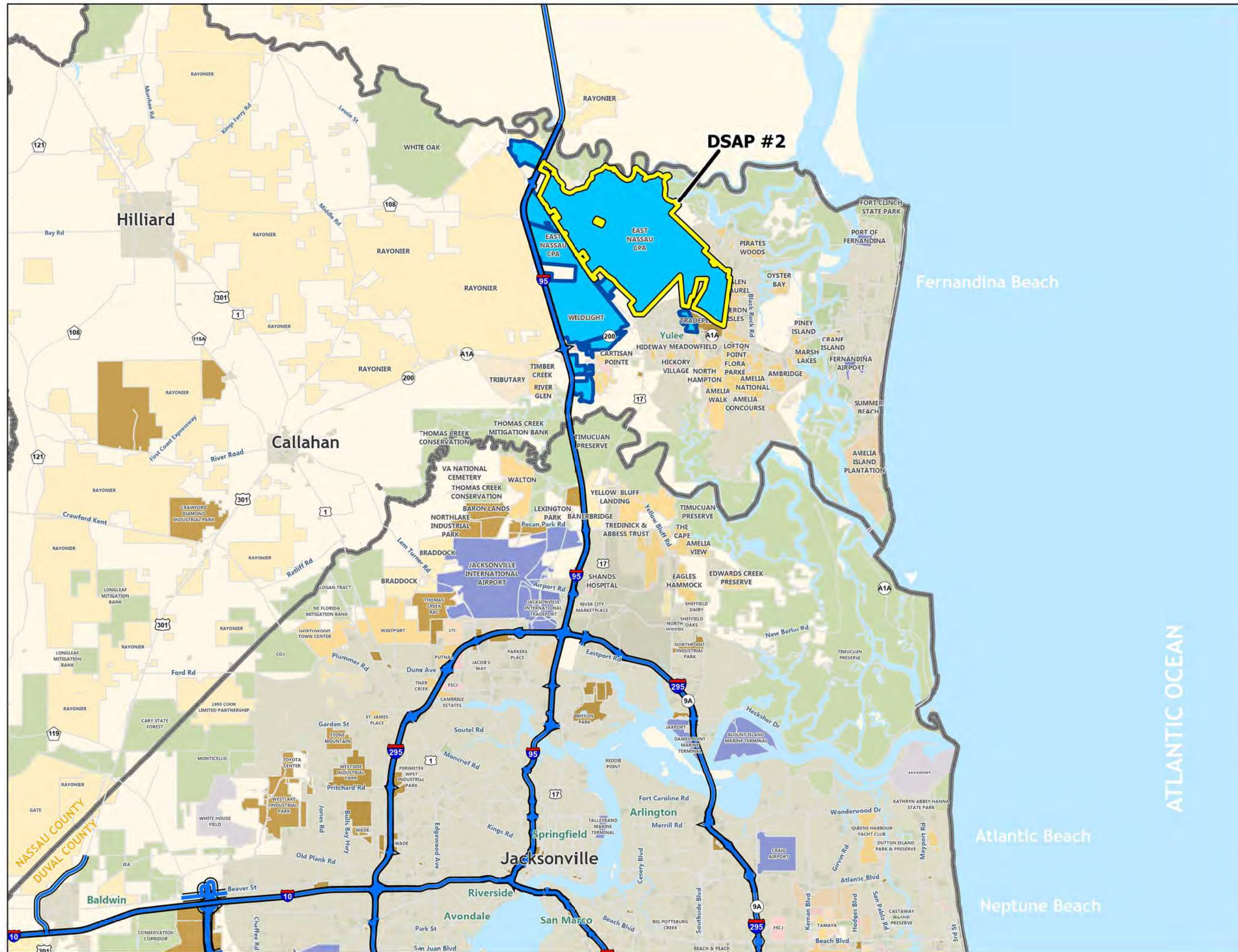


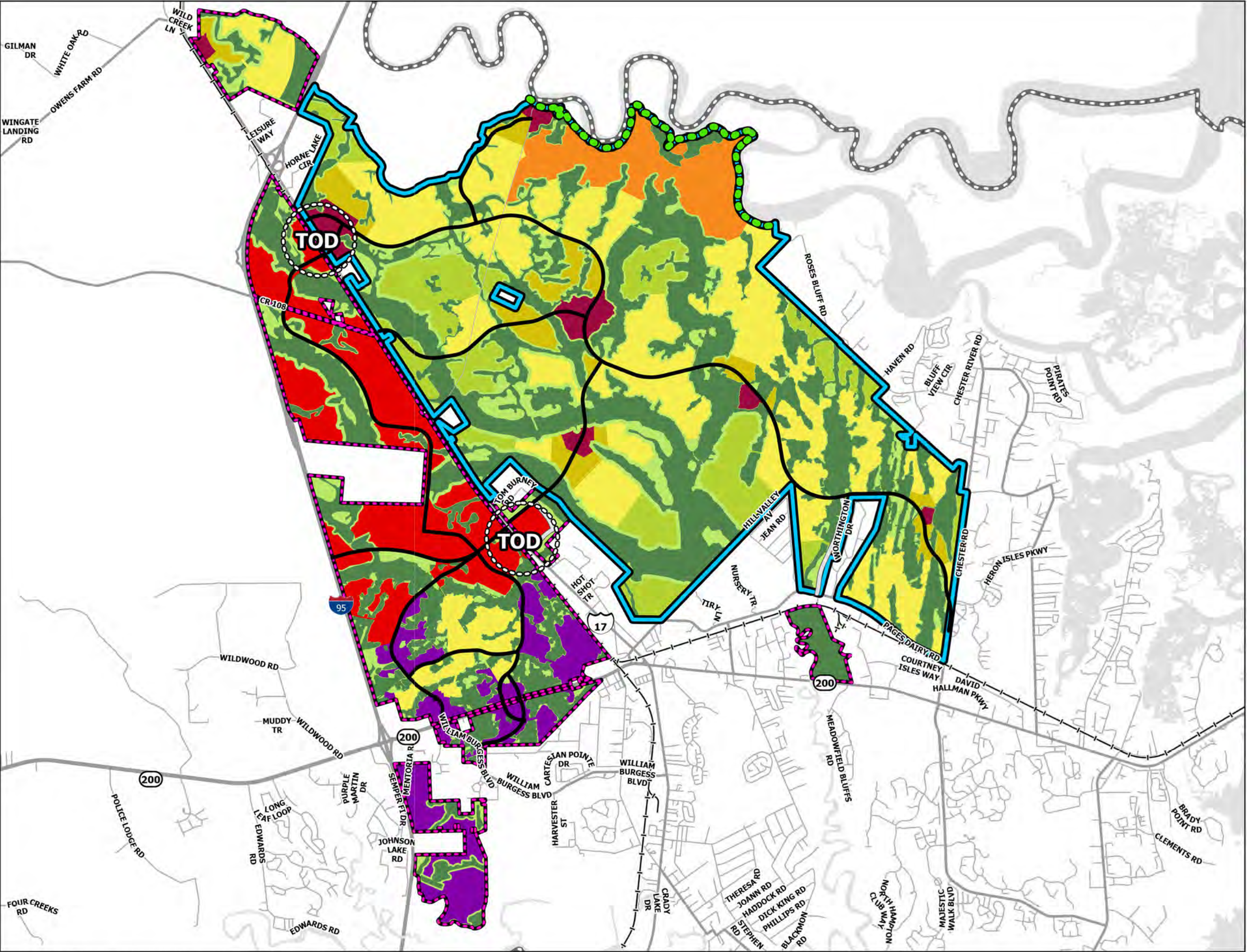
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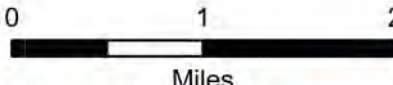


Wildlight - DSAP #2

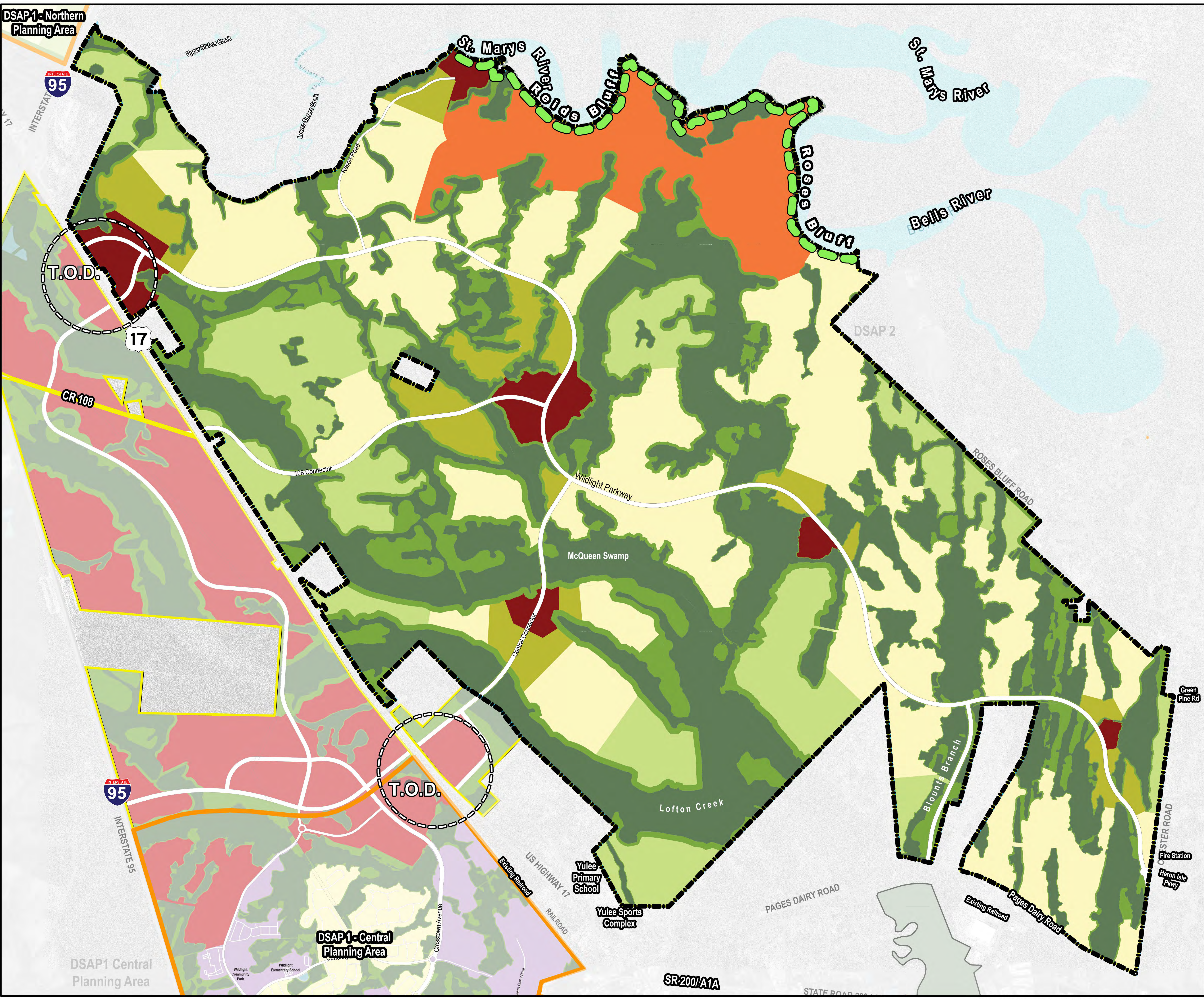
DSAP Master Land Use Plan
Adopted June 26th, 2023

Source: ETM, Nassau County

- ENCPA Boundary
- DSAP #2 - Area
- Nassau County Boundary
- Hydrography
- ENCPA Proposed Roads**
 - Mobility Road
 - Internal Road
- Transit Oriented Development
- St. Marys River Greenway per Policy FL 13.09
- Proposed Land Use**
 - Employment Center
 - Regional Center
 - Resort Development
 - Tier 1 Residential
 - Tier 2 Residential
 - Tier 3 Residential
 - Village Center
- CHN**
 - Uplands
 - Wetlands



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EAST NASSAU COMMUNITY PLANNING AREA

DETAILED SPECIFIC AREA PLAN (DSAP #2) MASTER SITE PLAN

October 23, 2023

LEGEND

- Employment Center
- Regional Center
- Resort
- Village Center
- Tier 1 Residential
- Tier 2 Residential
- Tier 3 Residential
- Conservation Habitat Network (CHN) - Wetland
- Conservation Habitat Network (CHN) - Upland
- St. Marys Greenway

0' 1,000' 2,000'

Note: This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information, therefore all average figures are unofficial and are subject to change.



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Creating
Community.

0' 500' 1000' 2000'

Scale in Feet

Note: This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information, therefore all average figures are unofficial and are subject to change.

Wildlight - DSAP #2

Zoning

Source: ETM, Nassau County

DSAP #2 - Area

Zoning

- COMMERCIAL GENERAL
- COMMERCIAL HIGHWAY TOURIST
- COMMERCIAL INTENSIVE
- COMMERCIAL NEIGHBORHOOD
- COMMERCIAL PROFESSIONAL OFFICE
- GOVERNMENT / PUBLIC USE
- INDUSTRIAL HEAVY
- INDUSTRIAL WAREHOUSE
- MARSH
- OPEN RURAL
- PD-ENCPA
- PLANNED UNIT DEVELOPMENT
- RESIDENTIAL GENERAL 1
- RESIDENTIAL GENERAL 2
- RESIDENTIAL MIXED
- RESIDENTIAL MOBILE HOME
- RESIDENTIAL SINGLE FAMILY 1
- RESIDENTIAL SINGLE FAMILY 2
- WATER

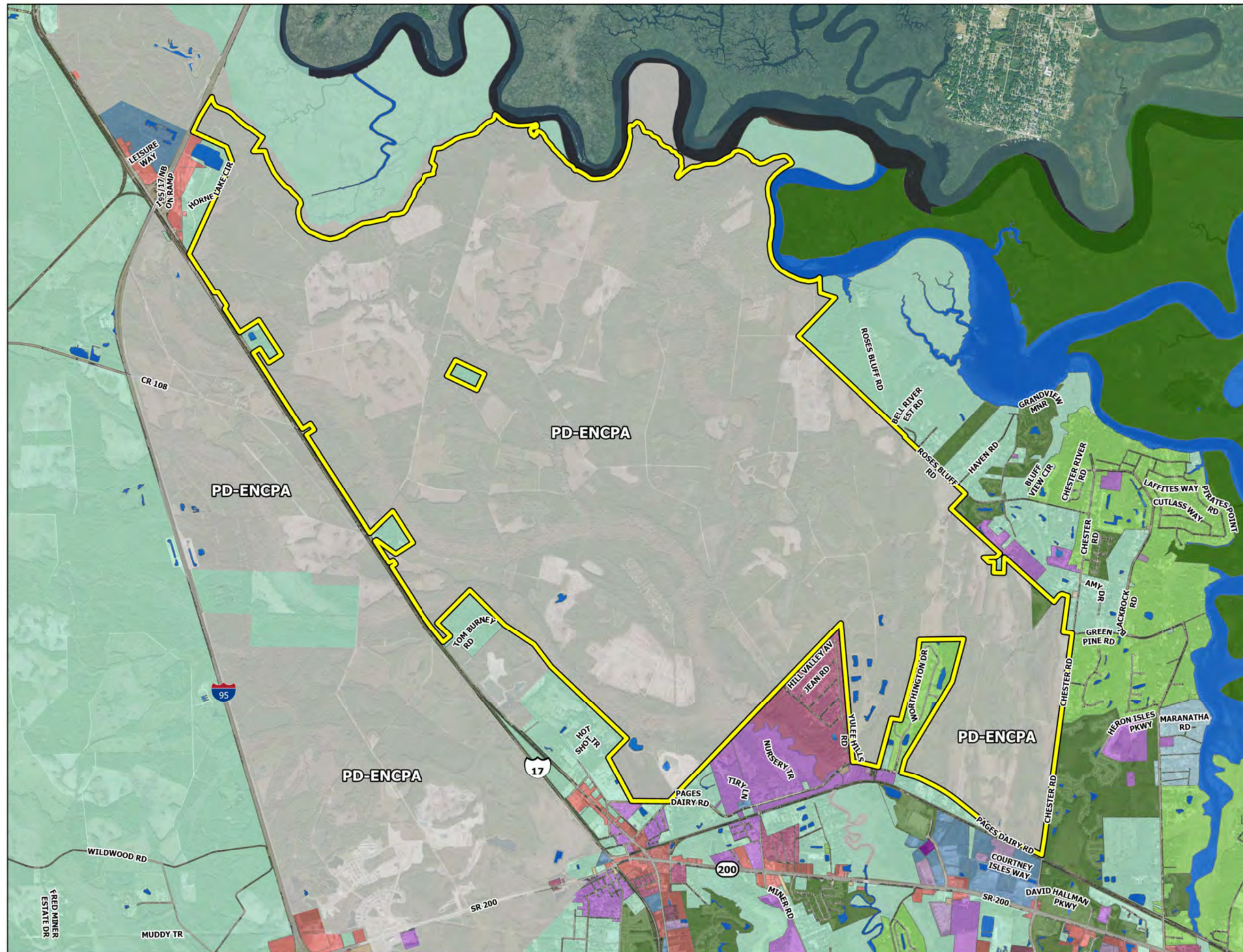


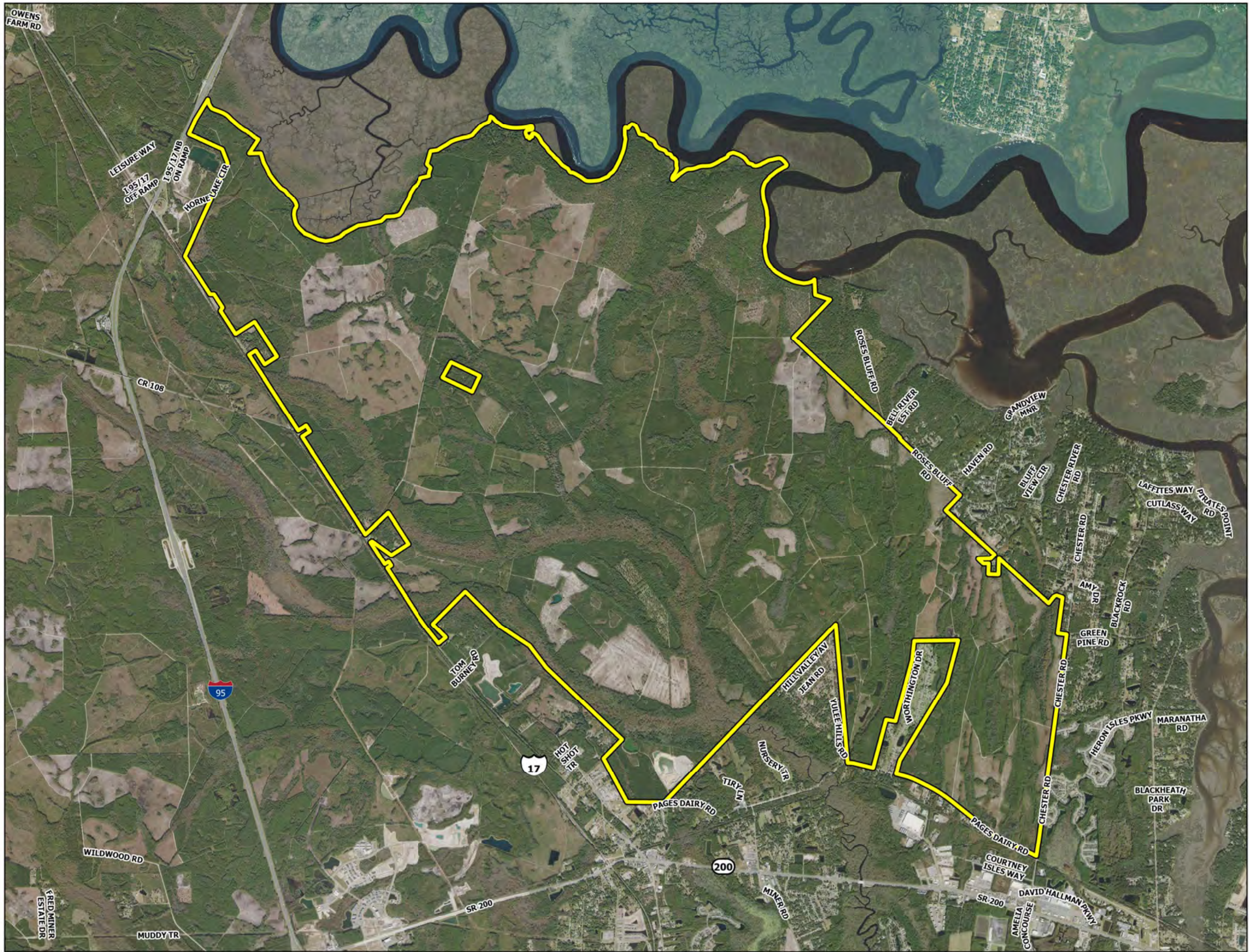
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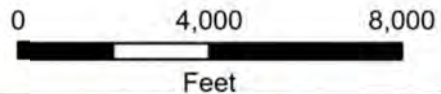


Wildlight - DSAP #2

Aerial

Source: ETM, Nassau County

DSAP #2 - Area



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ENCPA Mobility Improvement Map

Mobility Network Cost Components (on map)

- 1 Wildlight Parkway
- 2 New I-95 Interchange
- 3 Central Connector
- 4 US 17 Widening
- 5 North-South Regional Center Arterial
- 6 DSAP Western Loop Collector
- 7 SR A1A at Blackrock Rd. intersection left turn lane improvements
- 8 CR 108 Connector
- 9 Resort Road
- 10 Chester Road

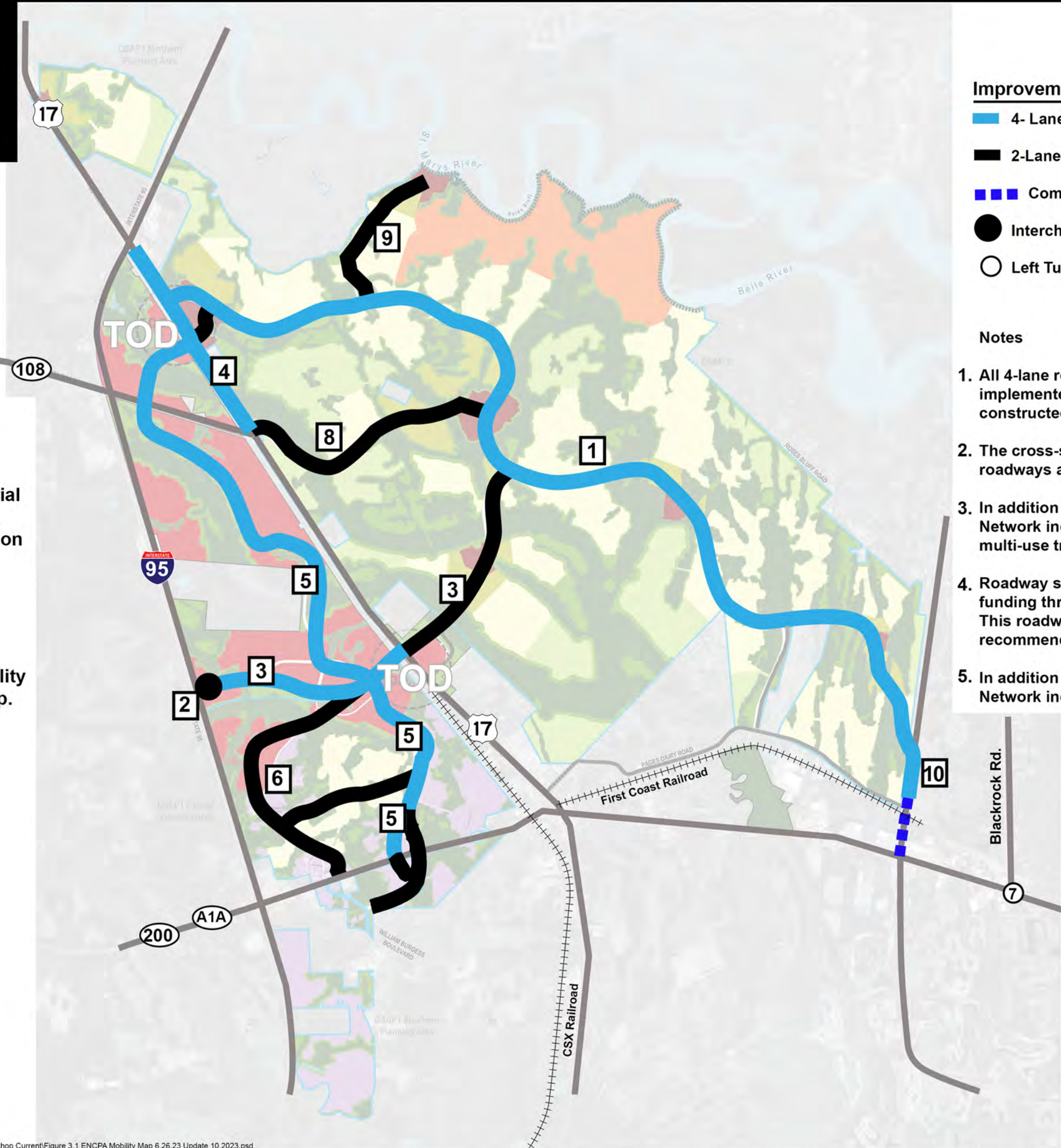
Internal trails are included in the Mobility Network but are not shown on the map.

Improvements

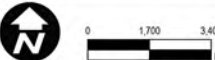
- 4- Lanes
- 2-Lanes w/Turn Lanes at Major Intersections
- Committed Funding Roadway
- Interchange
- Left Turn Lane Improvements

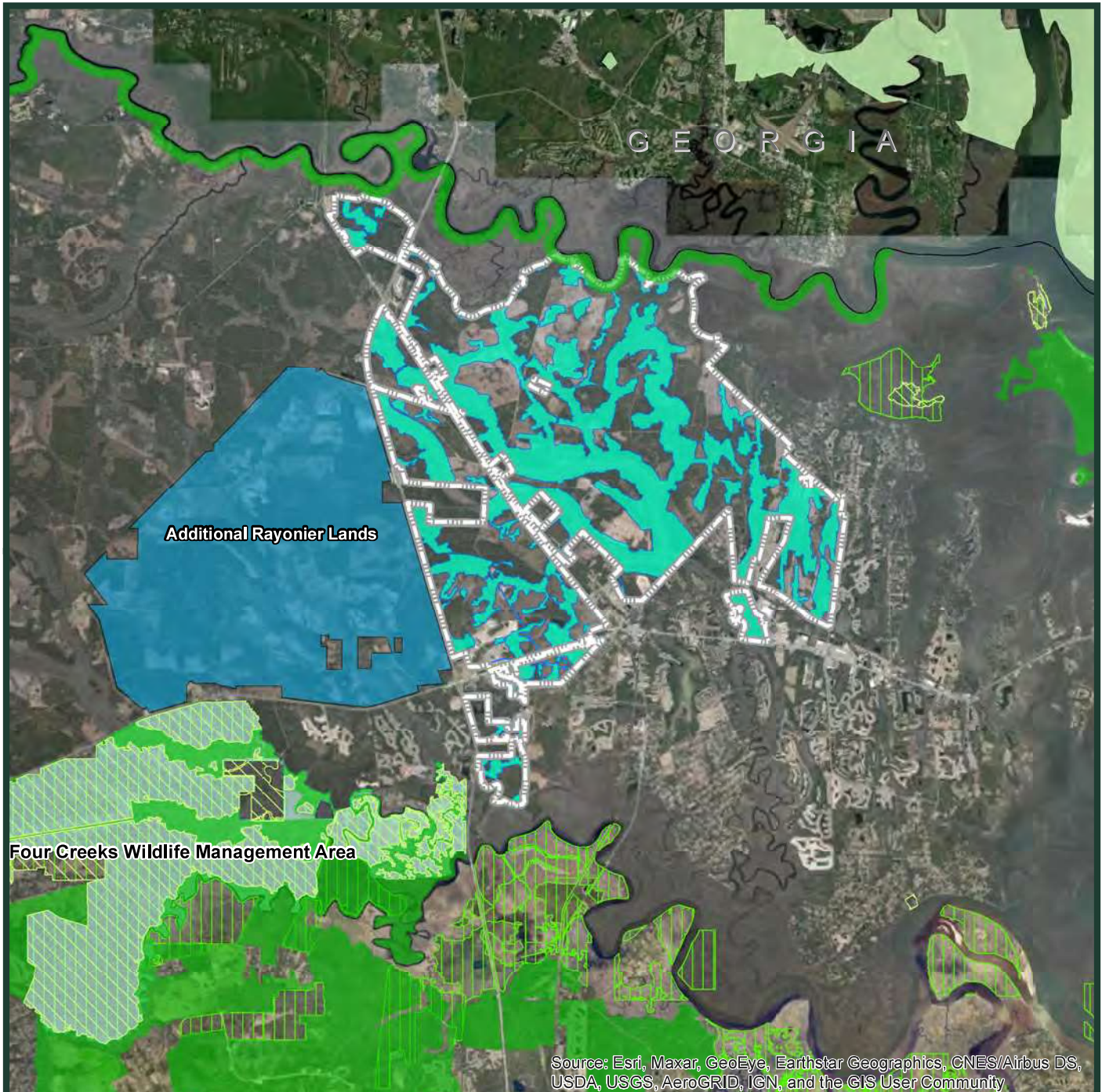
Notes

- 1. All 4-lane roadways are assumed to be implemented in phases, with 2 lanes constructed initially.
- 2. The cross-sections for all the Mobility Network roadways also include 10' multi-use trails.
- 3. In addition to the roadways shown, the Mobility Network includes approximately 50 miles of separate multi-use trails.
- 4. Roadway shown in dashed lines have committed funding through Nassau County for additional lanes. This roadway is not included in the cost for the recommended mobility plan.
- 5. In addition to the roadways shown, the Mobility Network includes major intersections.



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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- | | |
|---|-----------------------------------|
| East Nassau Community Planning Area (ENCPA) | Florida Forever BOT & SOR Lands |
| ENCPA Conservation Habitat Network (CHN) | Florida Managed Areas |
| Wildlife Management Areas (WMA) | Georgia Conservation Lands (2011) |
| Florida Forever Acquisition | Additional Rayonier Lands |

Source: ENCPA boundary recieved from Vanasse Hangen Brustlin, Inc.; 2010-09-28.

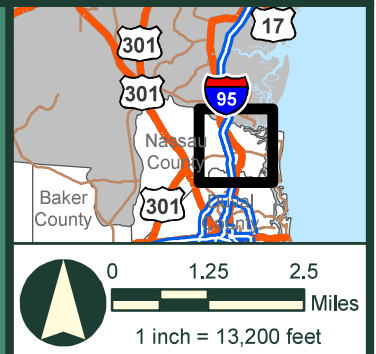
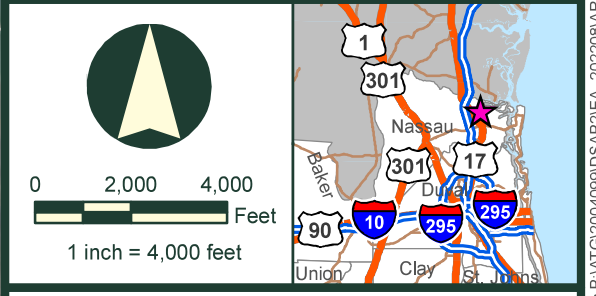
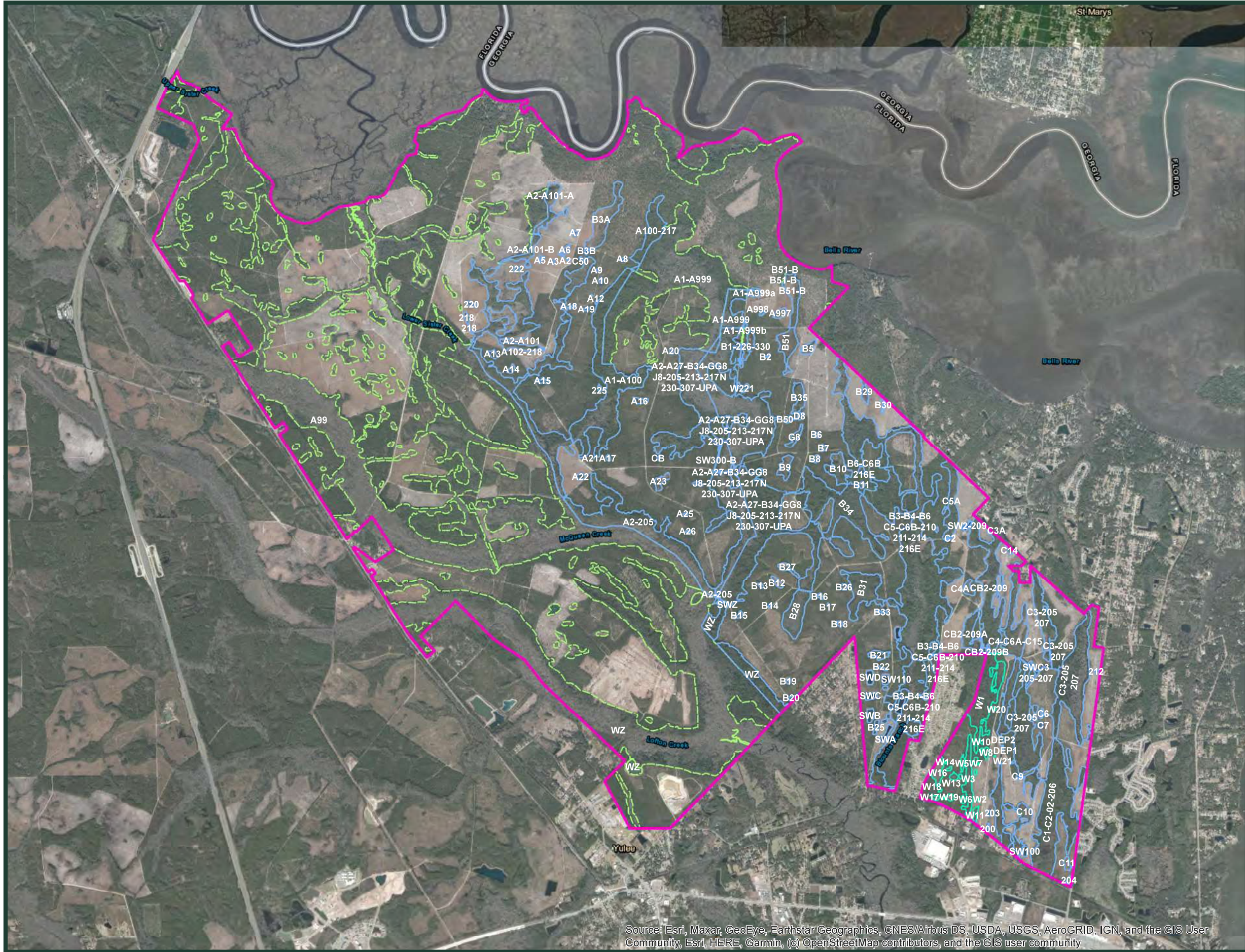


FIGURE A.2.1
REGIONAL LANDS IN THE VICINITY OF THE EAST NASSAU
COMMUNITY PLANNING AREA, NASSAU COUNTY, FLORIDA.

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 Environmental Consultants
 330 W. Canton Ave., Winter Park, FL 32789 • 407-677-1882

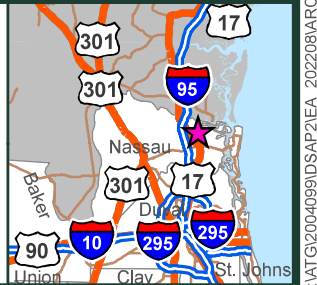
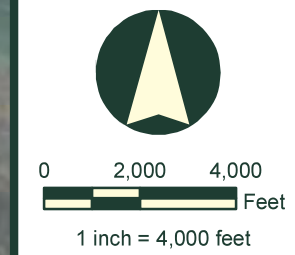


- ### Legend
- Project Boundary
 - DEP Approved and Surveyed Wetland Limits (2,663.19 ac)
 - SJRWMD Approved Wetland Limits (99.38 ac)
 - Photo-interpreted (2,565.93 ac)

Source: Breedlove, Dennis & Associates, Inc. and other various sources.

FIGURE A.3.1
WETLANDS AND SURFACE WATERS ON THE EAST NASSAU COMMUNITY PLANNING AREA DSAP 2 PROJECT AREA, NASSAU COUNTY, FLORIDA.

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



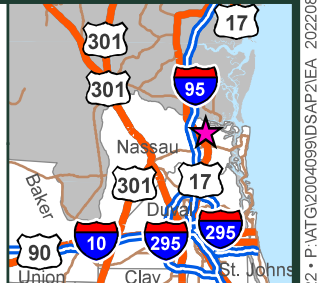
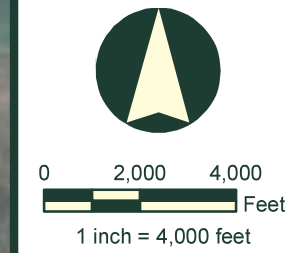
Legend

Project Boundary	617 - Mixed Wetland Hardwoods
213 - Woodland Pastures	620 - Wetland Coniferous Forests
330 - Mixed Rangeland	621 - Cypress
411 - Pine Flatwoods	625 - Hydric Pine Flatwoods
412 - Longleaf Pine - Xeric Oak	630 - Wetland Forested Mixed
420 - Upland Hardwood Forests	630L - Wetland Forested Mixed (Logged)
427 - Live Oak	641 - Freshwater Marshes
434 - Hardwood - Coniferous Mixed	642 - Saltwater Marshes
441 - Coniferous Plantations	643 - Wet Prairies
441YP - Coniferous Plantations (Young Pine)	644 - Emergent Aquatic Vegetation
443 - Forest Regeneration Area	646 - Treeless Hydric Savanna
510 - Streams and Waterways	740 - Disturbed Land
516 - Ditches and Streams	814 - Dirt Roads
530 - Reservoirs	830 - Utilities
611 - Bay Swamps	W441 - Wet Coniferous Plantations
	W814 - Dirt Road in Wetland

Source: Breedlove, Dennis & Associates, Inc.

FIGURE A.5.1
FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) MAP OF THE EAST NASSAU COMMUNITY PLANNING AREA DSAP 2 PROJECT AREA, NASSAU COUNTY, FLORIDA.

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



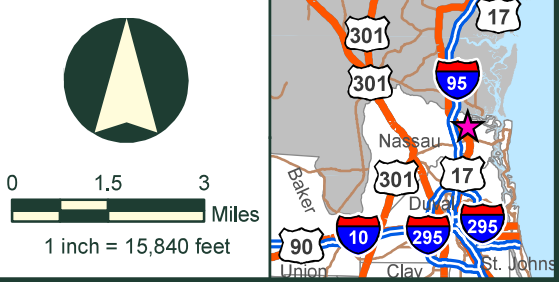
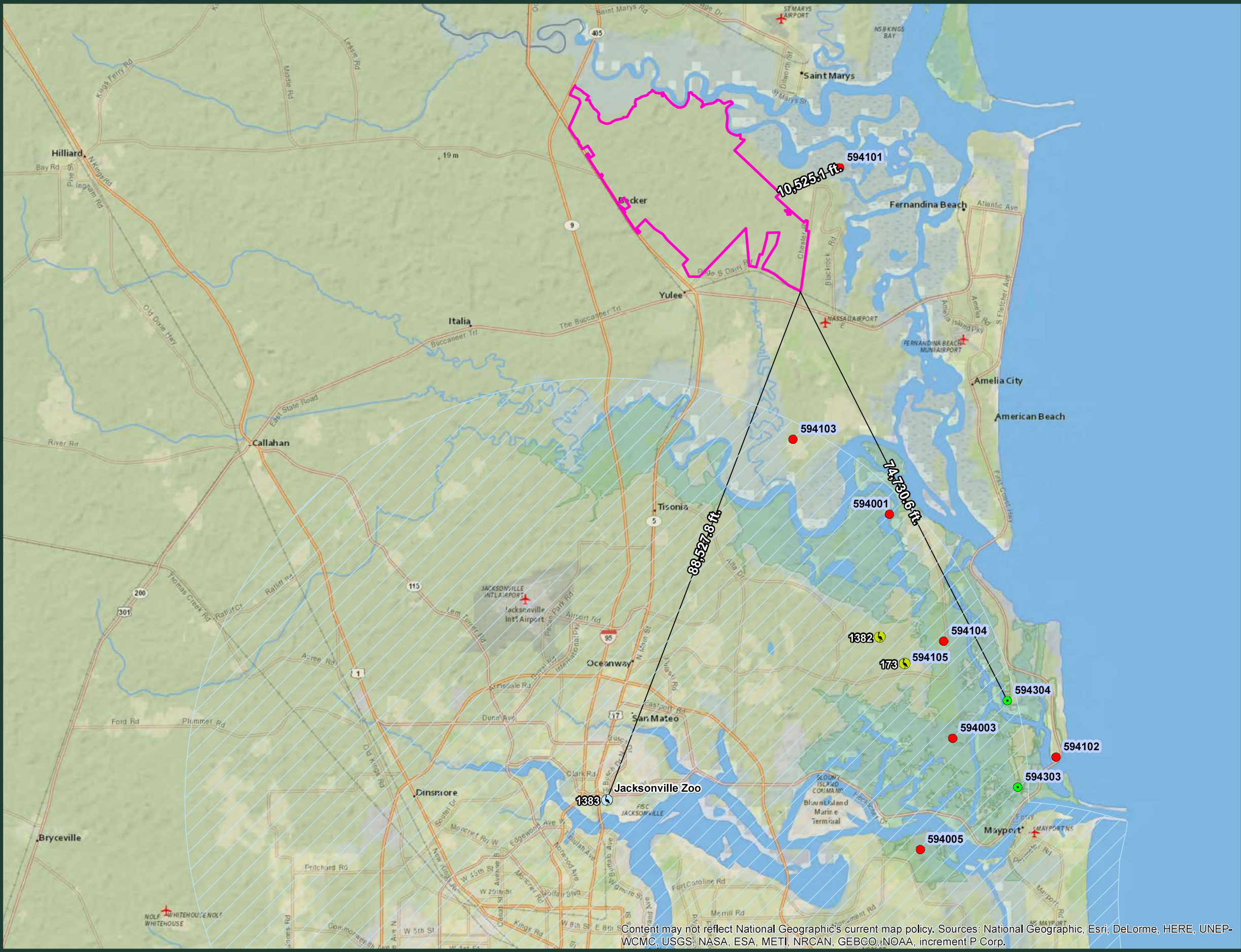
Legend

- Project Boundary
- NRCS Soils**
- 2 - Arenets, nearly level
 - 6 - Hurricane-Potsburg fine sands, 0 to 5 percent slopes
 - 7 - Kingsland mucky peat, frequently flooded
 - 8 - Kureb fine sand, 0 to 5 percent slopes
 - 9 - Leon fine sand
 - 10 - Mandarin fine sand, 0 to 2 percent slopes
 - 11 - Chaires fine sand
 - 13 - Goldhead fine sand
 - 14 - Rutlege mucky fine sand, frequently flooded
 - 15 - Buccaneer clay, frequently flooded
 - 16 - Ellabelle mucky fine sand, frequently flooded
 - 18 - Lynn Haven-Wesconnett-Leon complex, depressional
 - 20 - Ortega fine sand, 0 to 5 percent slopes
 - 21 - Blanton fine sand, 0 to 5 percent slopes
 - 22 - Sapelo-Leon fine sand
 - 24 - Kingsferry fine sand
 - 25 - Maurepas muck, frequently flooded
 - 26 - Centenary fine sand, 0 to 5 percent slopes
 - 27 - Ridgewood fine sand, 0 to 5 percent slopes
 - 28 - Tisonia mucky peat, tidal
 - 29 - Resota fine sand, 0 to 5 percent slopes
 - 30 - Kureb-Resota fine sands, rolling
 - 31 - Kershaw fine sand, 2 to 8 percent slopes
 - 33 - Goldhead-Meadowbrook fine sands, depressional
 - 34 - Croatan muck, frequently flooded
 - 39 - Evergreen-Leon mucks, depressional
 - 51 - Albany fine sand, 0 to 5 percent slopes
 - 99 - Water

Source: U.S. Department of Agriculture, Natural Resources Conservation Service, Soil Survey Geographic (SSURGO) database.

FIGURE A.7.1
NATURAL RESOURCES CONSERVATION SERVICE (NRCS) SOILS MAP OF THE EAST NASSAU COMMUNITY PLANNING AREA DSAP 2 PROJECT AREA, NASSAU COUNTY, FLORIDA.

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

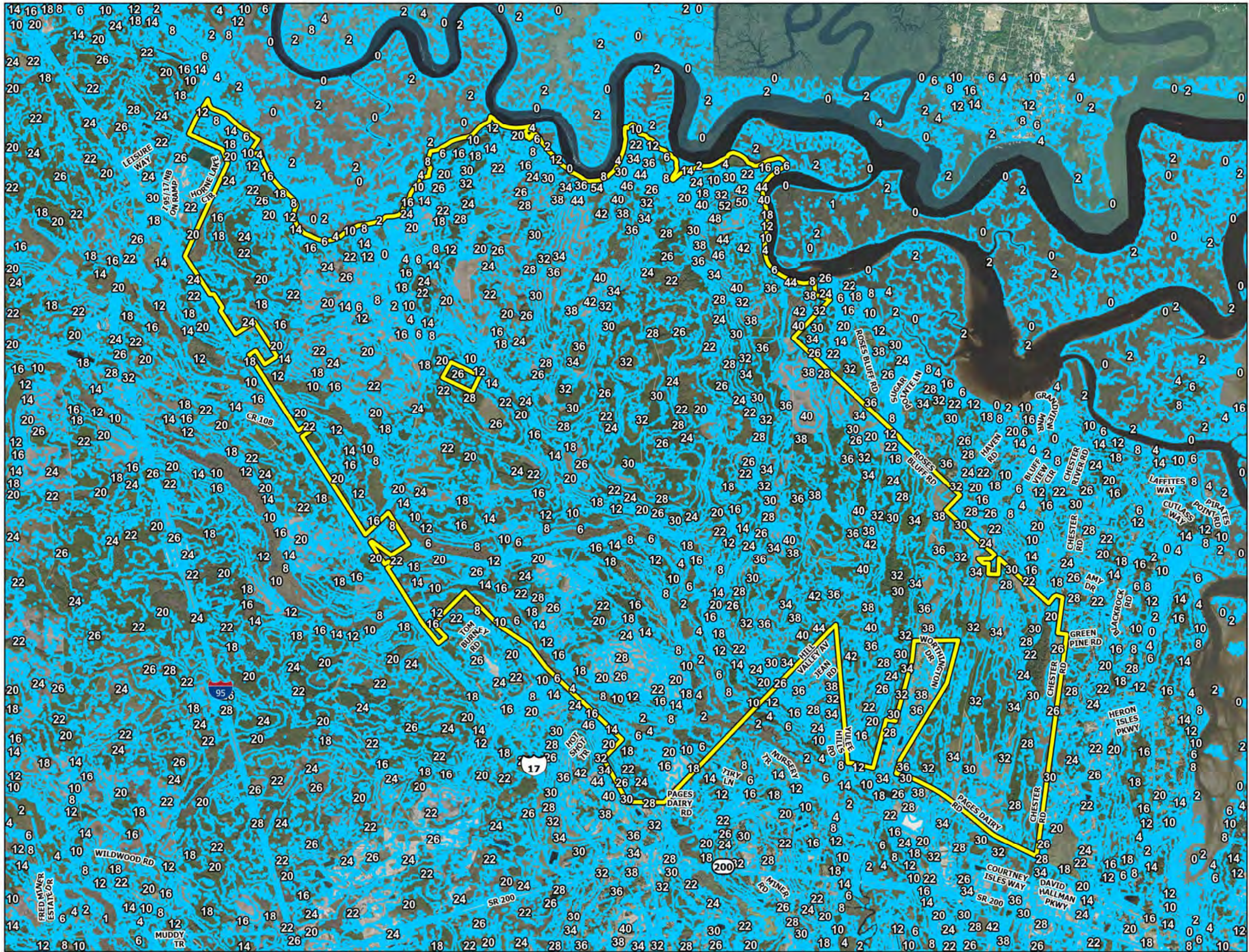


- Legend**
- Project Boundary
 - Wood Stork Colonies (2019)
 - Wading Bird Colonies (2019)
 - Wood Stork Foraging Areas (2019)
 - Wading Bird Rookeries (1999)**
 - Active
 - Inactive
 - ▲ Not checked

Source: Florida Fish and Wildlife Conservation Commission (FWWC).

FIGURE A.10.1
WADING BIRD COLONIES IN THE VICINITY OF THE EAST NASSAU COMMUNITY PLANNING AREA DSAP 2 PROJECT AREA, NASSAU COUNTY, FLORIDA.

Content may not reflect National Geographic's current map policy. Sources: National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.



Wildlight - DSAP #2

Topography

Source: ETM, Nassau County

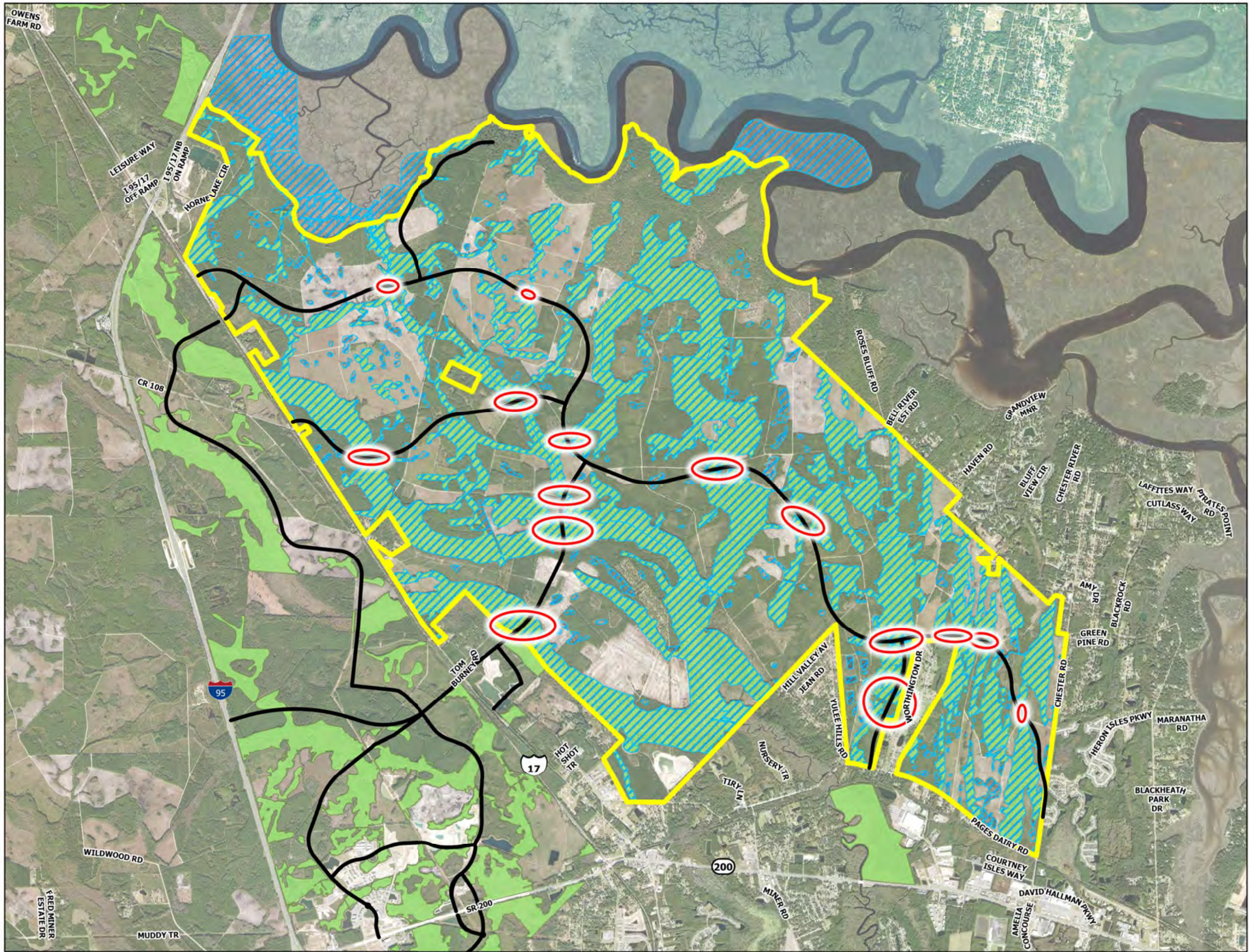
- DSAP #2 - Area
- 1ft Contours



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Wildlight - DSAP #2

Wildlife Crossings

Source: ETM, Nassau County, BDA

- DSAP #2 - Area
- Conservation Habitat Network (CHN)
- Wetlands and Surface Waters
- Wildlife Crossing Areas
- ENCPA Proposed Mobility Roads

*The final location and type of roadway crossing for wildlife corridors within the CHN is subject to permitting, engineering and the DSAP DO

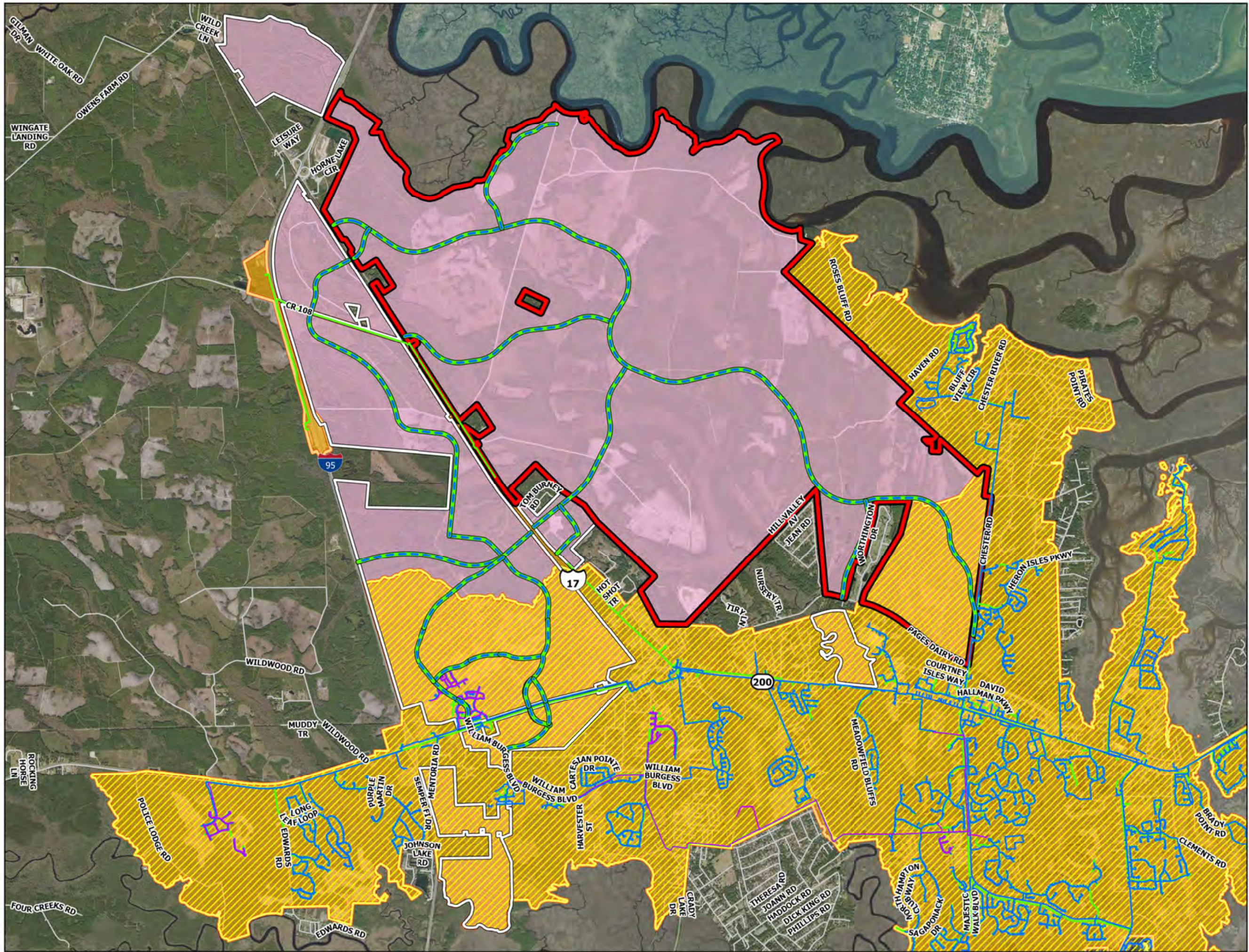


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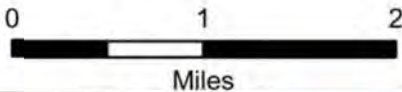


Wildlight - DSAP #2

JEA Service Areas

Source: ETM, Nassau County, JEA

- DSAP #2 - Area
- ENCPA Boundary
- JEA Sewer Service Area
- JEA Water Service Area
- Proposed Future Service Area
- Proposed ENCPA Water/Sewer
- Existing JEA Sewer
- Existing JEA Water
- Existing JEA Reuse



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Date: 10/23/2023



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EAST NASSAU COMMUNITY PLANNING AREA

DETAILED SPECIFIC AREA PLAN (DSAP #2) TRAIL NETWORK MAP

October 23, 2023

LEGEND

- Primary Mobility Trail Network
- Green Ribbon Overlay
- Designated East Coast Greenway Alignment
- St. Marys Greenway per Policy FL 13.09
- Trail Head
- Potential Pedestrian Bridge
- Potential Non-Mobility Network Connections*

* Potential Non-Mobility Network Connections are conceptual and subject to permitting. Final locations will be determined during site engineering.

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Scale in Feet
0' 500' 1000' 2000'