



# Mills Creek Preserve

## Large-scale Comprehensive Plan Amendment – Application Package

September 1, 2017

**Prepared for:**  
Nassau County Department of Planning &  
Economic Opportunity

**Prepared on behalf of:**  
CBC National Bank and  
Donald L. Plunkett

**Prepared by:**  
CHW

PN# 17-0279

**Application Package**  
**Table of Contents**

1. Cover Letter
2. CPA Application and Property Owner Affidavits
3. Property Appraiser Datasheets, Tax Records, and Deeds
4. Justification Report
5. Site Directions
6. Attachments:
  - Exhibit A: Map
  - Exhibit B: Legal Description
  - Exhibit C: Survey
  - Exhibit D: JEA Availability Letter

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September 1, 2017

Mr. Taco Pope, AICP, Director  
Nassau County Department of Planning & Economic Opportunity  
96161 Nassau Place  
Yulee, FL 32097

Re: Mills Creek Preserve –  
Large-scale Comprehensive Plan Amendment (Ls-CPA) and Rezoning Applications  
Tax Parcels 12-2N-26-0000-0001-0080, 12-2N-26-0000-0001-0150, 12-2N-26-0000-0001-0050  
(Nassau County)

Dear Mr. Pope,

On behalf of CBC National Bank and Donald L. Plunkett, CHW submits 1 copy of the Ls-CPA and Rezoning applications, which include the following items:

- The required Nassau County Ls-CPA and Rezoning applications;
- Property Owner Affidavits; and
- Justification Reports and other supporting information for each application.

Also, submitted with each application is a CD-ROM with all application materials, and the following application fees:

- Check No. 3914 for Ls-CPA: \$1,910.00;
- Check No. 3913 for Rezoning: \$2,460.00;

The ±50.1-acre site is located in the southwest quadrant of SR 200 and I-95 along Semper Fi Drive. The Ls-CPA requests a Future Land Use (FLU) change from Commercial and Low Density Residential to Conservation I and High Density Residential. Companion to the Ls-CPA is a Rezoning application that requests changing from Commercial Highway Tourist and Open Rural to Planned Unit Development (PUD).

The majority of the site will be developed with a 350-unit apartment complex, associated amenities, parking facilities, stormwater management facilities, and support infrastructure. The site will also include an 8.75-acre public park that will be dedicated to the County, and a ±7-acre conservation area to protect significant wetland features to the maximum extent practicable. Primary site access will be via Simper Fi Drive along the north boundary while a secondary, emergency access will connect to Simper Fi Drive along the east boundary. JEA water and sewer systems will serve the site by extending SR 200 utilities ±1,000-feet south.

Off-site mitigation for impacts to wetlands within tax parcels 0000-0001-0150 and 0000-0001-0080 has already been completed and approved by the Army Corps of Engineers (ACoE), St. Johns River Water Management District (SJRWMD), and/or Nassau County. Mitigation for wetland impacts within Tax Parcel 0000-0001-0050 shall be approved prior to the approval of Site Engineering Plans.

We trust this submittal will be sufficient for your review and subsequent approval by the Local Planning Agency and the Board of County Commissioners. If you have any questions or need additional information, please call me at (352)331-1976.

Sincerely,  
CHW



Ryan Thompson, AICP  
Project Manager



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**APPLICATION FOR  
FUTURE LAND USE  
AMENDMENT GREATER THAN  
TEN (10) ACRES**

**Official Use Only**

Zoning District: \_\_\_\_\_  
FLUM Designation: \_\_\_\_\_  
Commission District: \_\_\_\_\_

Date Filed: \_\_\_\_\_

1 2 2 N 2 6 0 0 0 0 0 0 0 1 0 0 8 0  
1 2 2 N 2 6 0 0 0 0 0 0 0 1 0 1 5 0  
1 2 - 2 N - 2 6 - 0 0 0 0 - 0 0 0 1 - 0 0 5 0

**Parcel Identification Number (18 digit number)**

**Driving Instructions:** Heading west on SR-200, pass the I-95 interchange. After  $\pm 0.15$  miles, make a left onto Semper Fi Drive. Future access to site is approximately 0.25 miles to the south.

**1. Legal Description:** Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  

Please see attached Legal Description.

 Plat Book \_\_\_\_\_ Page \_\_\_\_\_  
(Please attach a legal description if not located in a subdivision)

**2. Location:** On the southwest quadrant of SR-200  
(north, south, east, west) (street)  
and I-95 along Semper Fi Drive  
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) I-95/SR-200 interchange

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

CBC National Bank  
1891 S 14th Street  
Fernandina Beach, FL 32034

Donald Plunkett  
6065 Lake Forrest Drive NW, Suite 100  
Atlanta, GA 30328

**Name and Address of the Applicant / Authorized Agent:**

CHW

132 NW 76th Drive

Gainesville, FL 32607

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

4. Current Future Land Use Map Designation: Commercial Highway Tourist & Open Rural

5. Proposed Future Land Use Map Designation: Conservation and High Density Residential

6. Acreage: ± 50.1

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

The site is currently vacant. Current land use could include silviculture. Proposed uses include a community park and multi-family residential.

8. Private Well \_\_\_\_\_ Public Water System JEA \_\_\_\_\_ or Private treatment plant \_\_\_\_\_  
(name of provider)

9. On-site Sewage Treatment System \_\_\_\_\_ Public Water System JEA \_\_\_\_\_  
(name of provider)

or Private Sewer Treatment Plant \_\_\_\_\_

10. Required Attachments:

Exhibit "A" – Location Map

Exhibit "B" – Legal description

Exhibit "C" – Survey

**NOTE: Owner, Applicant and Agent is responsible for required response to objections, recommendations and comments from State reviewing Agencies.**

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

(if different than Owner)

Signature of Agent:  \_\_\_\_\_

(if different than Owner)

Owner's mailing address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

**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, Ryan Thompson/CHW, the owner or authorized agent for the owner of the premises located at off 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 with application \_\_\_\_\_, without further notice.

Dated this 1st day of September, 2017.

  
\_\_\_\_\_  
Signature of Owner or Authorized Agent

352-331-1976

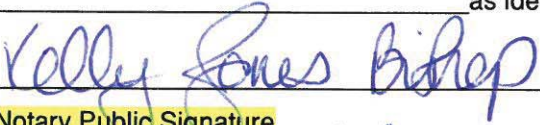
\_\_\_\_\_  
Telephone Number

STATE OF FLORIDA:

COUNTY OF NASSAU:

Alachua

The foregoing instrument was acknowledged before me the 1<sup>st</sup> day of September, 2017, by C. Ryan Thompson who is personally known to me or who has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public Signature

Kelly Jones Bishop  
\_\_\_\_\_  
Name (typed or printed)



(Seal)

# OWNER'S AUTHORIZATION FOR AGENT

CHW

is hereby authorized TO ACT ON BEHALF OF

CBC NATIONAL Bank, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Nassau County, Florida, for an application pursuant to a:

- ☐ Rezoning/Modification
- ☐ Variance
- ☐ Plat

- ☐ Conditional Use
- ☐ Preliminary Binding Site Plan
- ☒ Future Land Use Map Amendment

BY:

[Signature]  
Signature of Owner

JOHN R. PERRIN  
Print Name

Signature of Owner

Print Name

843525-5153  
Telephone Number

98  
82517  
State of SOUTH CAROLINA  
County of BEAUFORT

Signed and sworn before me on this 25<sup>TH</sup> day of AUGUST, 2017.  
By Robert Earl Askew

Identification verified: SC PL

Oath sworn: Yes X No

[Signature]  
Notary Signature

My Commission expires: 5/30/2024





# OWNER'S AUTHORIZATION FOR AGENT

CHW

is hereby authorized TO ACT ON BEHALF OF

Donald L. Plunkett, 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:

Donald L. Plunkett  
Signature of Owner

Donald L. Plunkett  
Print Name

Signature of Owner

Print Name

Telephone Number

Georgia  
State of ~~Florida~~  
County of Fulton

Signed and sworn before me on this 28 day of August, 20 17.  
By Diana Omerasevic

Identification verified: driver's Lic: #006460614  
Oath sworn: ☒ Yes ☐ No

[Signature]  
Notary Signature

My Commission expires: 01/13/2018



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001221  
35369.00

JUN 4 1984

WARRANTY DEED

BOOK 422 PG. 559

THIS WARRANTY DEED made this 31st day of May, 1984 by Donald L. Plunkett, Glenn E. Hicks, Jr., and Curtis O. Hicks (hereinafter called the grantor) to Glenn E. Hicks (a 12.5% undivided percentage interest), Curtis O. Hicks (a 12.5% undivided percentage interest), Donald L. Plunkett, (a 25% undivided percentage interest), and David E. Sandlin (a 50% undivided percentage interest), as tenants in common (hereinafter called the grantee):

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz: See legal description on Exhibit "A" attached hereto and by this reference made a part hereof.

The property described herein is conveyed subject to those matters set forth in Exhibit "B" hereto and by this reference made a part hereof.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the claims of all persons claiming by, through, or under the Grantee.

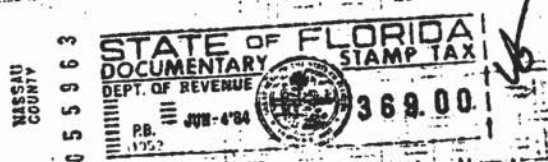
IN WITNESS WHEREOF, the said grantor has hereunto sets its hand under seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Curtis O. Hicks  
Witness

Heidi J. Furrow  
Witness

Glenn E. Hicks, Jr. (SEAL)  
GLENN E. HICKS, JR.



Signed, sealed and delivered in the presence of:

Curtis O. Hicks  
Witness

Heidi J. Furrow  
Witness

Curtis O. Hicks (SEAL)  
CURTIS O. HICKS

(Signatures continued on next page)

by virtue of that certain Tenants in Common Agreement, dated of even date, to be recorded in the appropriate records of Nassau County, Florida

OFFICIAL RECORDS

BOOK 422 PAGE 560

Signed, sealed and delivered  
in the presence of:

Rich J. Allen  
Witness

Helin J. Fennell  
Witness

Donald L. Plunkett (SEAL)  
DONALD L. PLUNKETT



STATE OF GEORGIA  
COUNTY OF FULTON

OFFICIAL RECORDS

BOOK 422 PAGE 561

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Glenn E. Hicks, Jr., to me known to be the person described in and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of May, 1984.

My Commission Expires:

Andrew C. Shovers

Notary Public, Georgia, State at Large  
My Commission Expires April 2, 1985

STATE OF GEORGIA  
COUNTY OF FULTON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Curtis O. Hicks, to me known to be the person described in and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of May, 1984.

My Commission Expires:

Andrew C. Shovers

Notary Public, Georgia, State at Large  
My Commission Expires April 2, 1985

STATE OF GEORGIA  
COUNTY OF FULTON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Donald L. Plunkett, to me known to be the person described in and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of May, 1984.

My Commission Expires:

Andrew C. Shovers

Notary Public, Georgia, State at Large  
My Commission Expires April 2, 1985

This Instrument prepared by:

Address:

Andrew C. Shovers, Esq.  
SMITH, COHEN, RINGEL,  
KOHLER & MARTIN  
2400 First Atlanta Tower  
Atlanta, Georgia 30383  
(404) 656-1800



PARCEL NO. 1

ALL OF THAT certain piece or parcel of land situate, lying and being in Section Twelve (12), Township Two (2) North, Range Twenty-Six (26) East, Nassau County, Florida, more particularly described as:

Commence at the Northeast corner of Section 12, Township 2 North, Range 26 East; thence along the North line of Section 12, South 88°55'10" West 431.70 feet to a concrete monument on the Westerly right-of-way of Interstate 95 which is the Point of Beginning; thence South 24°24'03" East along the Westerly right-of-way line of Interstate 95, 84.80 feet to a concrete monument; thence South 73°23'01" West 1145.68 feet to a concrete monument; thence North 16°36'59" West 399.02 feet to a concrete monument in the North line of Section 12; thence along the North line of Section 12, 88°55'10" East 1177.10 feet to the Point of Beginning; and containing 6.2998 acres, more or less. EXCEPTING THEREFROM the land lying within the service road right-of-way.

PARCEL NO. 2

ALL OF THAT certain piece or parcel of land situate, lying and being in Section Thirty-nine (39), Township Two (2) North, Range Twenty-six (26) East, Nassau County, Florida, more particularly described as:

Commence at the Southeast corner of Section 39, Township 2 North, Range 26 East; thence South 89°43'10" West, along the South line of Section 39, 1652.30 feet to a concrete monument in the Northerly right-of-way line of State Road 200, which is the Point of Beginning; thence continuing South 89°43'10" West along the South line of Section 39, 237.16 feet to a concrete monument; thence North 16°36'59" West 1221.02 feet to a concrete monument; thence North 73°23'01" East 1169.57 feet to a concrete monument in the Westerly right-of-way line of Interstate 95; thence South 16°36'59" East along the Westerly right-of-way line of Interstate 95, 9.34 feet to a concrete monument; thence continuing along the right-of-way line South 11°31'54" East 241.81 feet to a point; thence continuing along the right-of-way line South 03°23'55" East 519.03 feet to a point; thence continuing along the right-of-way line South 04°49'01" West 222.18 feet to a concrete monument; thence South 72°19'01" West a distance of 726.64 feet to a concrete monument; thence South 17°40'59" East a distance of 311.89 feet to the Point of Beginning, and containing 25.60001 acres, more or less, including land within the easement for drainage ditch shown on State Road Department map for Interstate 95, Section 74160-2401, Sheet 2.

PARCEL NO. 3

ALL OF THAT certain piece or parcel of land situate, lying and being in Section Thirty-nine (39), Township Two (2) North, Range Twenty-six (26) East and in Section Forty-Four (44), Township Two (2) North, Range Twenty-seven (27) East, Nassau County, Florida, more particularly described as:

Commence at the Southeast corner of Section 39, Township 2 North, Range 26 East; thence North 02°06'50" West 524.70 feet to a point in the Northerly right-of-way line of State Road 200; thence along the right-of-way line South 72°19'01" West 52.64 feet to a point; thence along the right-of-way line North 61°00'37" West 186.26 feet to a point; thence along the right-of-way line North 37°40'59" West 68.60 feet to a concrete monument which is the Point of Beginning; thence along the Easterly right-of-way line North 37°40'59" West 424.51 feet to a point; thence along the right-of-way line North 27°08'57" West 564.16 feet to a point; thence along the right-of-way line North 16°36'59" West 250.00 feet to a point; thence along the right-of-way line North 19°21'52" West 250.52 feet to a concrete monument; thence along the right-of-way line North 16°36'59" West 470.14 feet to a concrete monument; thence North 73°23'01" East 1172.93 feet to a concrete monument; thence South 16°36'59" East 2097.80 feet to a concrete monument on the Northerly right-of-way line of State Road 200 as now established; thence Westerly along the Northerly right-of-way line of State Road 200, 250.00 feet to a concrete monument; thence North 17°40'59" West 196.49 feet to a concrete monument; thence South 72°19'01" West 651.34 feet to the Point of Beginning. Containing 50.0137 acres, more or less.

EXHIBIT "B"

OFFICIAL RECORDS

BOOK 422 PAGE 563

1. Taxes for the year 1984 and subsequent years.
2. Interest of Florida Power and Light Company under Easement for right-of-way recorded in Official Record Book 123, Page 284, Public Records of Nassau County, Florida.
3. Interest of State of Florida in Official Record Book 70, Page 540, aforesaid records.

- 8405728

FILED AND RECORDED  
IN OFFICE

1984 JUN -4 PM 1:16

MASSAU COUNTY, FLA.  
CLERK OF COURT  
J. GREGORY



Prepared by and return to:  
Frederick R. Brock, Esquire  
Gartner, Brock and Simon  
P.O. Box 10697  
Jacksonville, Florida 32247-0697

**DEED**

THIS DEED, made this 19<sup>th</sup> day of May, 2014,  
by **WEST 95, LLC**, a Florida limited liability company, of the County of Nassau, State of  
Florida, parties of the first part ("Grantor"), and **CBC NATIONAL BANK**, a Florida  
corporation ("Grantee").

WITNESSETH, That said parties of the first part, in consideration of TEN  
AND NO/100 DOLLARS, and other good and valuable considerations, to them in hand  
paid by the party of the second part, the receipt of which is hereby acknowledged, have  
quitclaimed, bargained and sold, and by these presents do grant, bargain, sell and convey to  
said party of the second part, and its/their successors, heirs, and assigns, a certain tract of  
parcel of land in the County of Nassau, State of Florida, described as:

See attached Exhibit "A" and by this reference made a part hereof.

Together with that certain Quit Claim Deed (Timber Rights) recorded on  
September 21, 2006 in Official Record Book 1446, Page 389-395 in the  
public records of Nassau County, Florida; and

Together with that certain Quit Claim Deed (Riparian Rights) recorded  
September 21, 2006 in Official Record Book 1446, Page 396-104 in the  
public records of Nassau County, Florida.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all  
privileges and appurtenances thereto, and all the estate, right, title, interest, lien and equity  
and claim whatsoever of the said parties of the first part, either in law or in equity, to the  
only proper use, benefit and behoof of the second party forever.


IN WITNESS WHEREOF, the said parties of the first part have hereunto set  
their hands and seals, the day and year first above written.


Signed, sealed and delivered in  
the presence of:


"Grantor"

**WEST 95, LLC**, a Florida limited  
liability company

  
Name: Meghann M. Allen

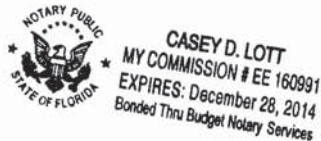
  
By: Wayne R. Chism  
Its: Managing Member

  
Name: Casey D. Lott

  
By: Lorie L. Chism  
Its: Managing Member

**STATE OF FLORIDA**  
**COUNTY OF NASSAU**

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of May, 2014 by **WAYNE R. CHISM**, as Managing Member of **WEST 95, LLC**, a Florida limited liability company, and **LORIE L CHISM** f/k/a Lorie L. McCarroll, as Managing Member of **WEST 95, LLC**, and on behalf of said corporation.



  
Notary Public, State of Florida at Large

Print Name

My Commission Expires:

Personally known ☒ or produced identification \_\_\_\_\_  
Type of identification: \_\_\_\_\_



## EXHIBIT "A"

**PARCEL A:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 13, A PORTION OF GOVERNMENT LOT 1 AND A PORTION OF GOVERNMENT LOT 2, ALL IN TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA (BEING A PORTION OF LANDS AS INTENDED TO BE DESCRIBED IN DEED RECORDED IN BOOK 738, PAGE 887, OF THE OFFICIAL RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200- A1A (A VARIED RIGHT-OF-WAY BY FLORIDA D.O.T. SECTION NO. 74160-2401) INTERSECTS THE EASTERLY RIGHT-OF-WAY LINE OF EDWARDS ROAD (AN 80 FOOT RIGHT-OF-WAY) AND RUN SOUTH  $08^{\circ}-11'-00''$  EAST, ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 897.70 TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 400.00 FEET, A CHORD DISTANCE OF 850.76 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH  $14^{\circ}-16'-40''$  EAST; RUN THENCE SOUTH  $20^{\circ}-22'-20''$  EAST, ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 277.95 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 400.00 FEET, A CHORD DISTANCE OF 850.76 FEET OF THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH  $14^{\circ}-16'-40''$  EAST; RUN THENCE SOUTH  $06^{\circ}-00'-20''$  EAST, ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE. A DISTANCE OF 2634.67 FEET TO AN ANGLE POINT; RUN THENCE SOUTH  $06^{\circ}-30'-20''$  EAST, ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1391.52 FEET TO A POINT; RUN THENCE NORTH  $88^{\circ}-50'-49''$  EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2054.85 FEET TO A POINT; RUN THENCE SOUTH  $01^{\circ}-22'-25''$  EAST, A DISTANCE OF 761.41 FEET TO A POINT; RUN THENCE SOUTH  $73^{\circ}-18'-08''$  EAST, TO AND ALONG THE NORTHERLY LINE OF NASSAU LANDING SUBDIVISION (ACCORDING TO PLAT RECORDED IN PLAT BOOK 4, PAGE 84-85, PUBLIC RECORDS OF SAID COUNTY) A DISTANCE OF 1330.63 FEET TO A POINT FOR THE POINT OF BEGINNING, SAID POINT BEING A SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OF RIVER GLENN, LLC (ACCORDING TO BOOK 1330, PAGE 53, OFFICIAL RECORDS OF SAID COUNTY).

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE NORTH  $05^{\circ}-36'-10''$  EAST, ALONG AN EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1314.20 FEET TO A POINT; RUN THENCE NORTH  $90^{\circ}-00'-00''$  EAST, ALONG A SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1538.69 FEET TO A POINT LYING ON A WESTERLY LINE OF LANDS NOW OR FORMERLY OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (ACCORDING TO BOOK 1313, PAGE 786, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH  $13^{\circ}-25'-31''$  WEST, ALONG A WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF



628.86 FEET TO A POINT, RUN THENCE SOUTH  $48^{\circ}-09'-17''$  EAST, ALONG A SOUTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 311.01 FEET TO A POINT; RUN THENCE SOUTH  $38^{\circ}-37'-27''$  EAST, ALONG LAST MENTIONED SOUTHWESTERLY LINE, A DISTANCE OF 305.90 FEET TO A POINT; RUN THENCE SOUTH  $76^{\circ}-26'-14''$  WEST, ALONG A NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 627.55 FEET TO A POINT; RUN THENCE NORTH  $01^{\circ}-43'-08''$  WEST, ALONG AN EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 285.21 FEET TO A POINT; RUN THENCE SOUTH  $69^{\circ}-29'-42''$  WEST, ALONG A NORTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 269.44 FEET TO A POINT; RUN THENCE SOUTH  $06^{\circ}-55'-15''$  WEST, ALONG A WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 597.86 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED NASSAU LANDING SUBDIVISION; RUN THENCE NORTH  $73^{\circ}-18'-08''$  WEST, ALONG LAST MENTIONED NORTHERLY LINE, A DISTANCE OF 1045.03 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 1722, PAGE 1712.

**PARCEL B:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA (BEING A PORTION OF LANDS AS INTENDED TO BE DESCRIBED IN DEED RECORDED IN BOOK 738, PAGE 887, OF THE OFFICIAL RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200- A1A (A VARIED RIGHT-OF-WAY BY FLORIDA D.O.T. SECTION NO. 74160-2401) INTERSECTS THE EASTERLY RIGHT-OF-WAY LINE OF EDWARDS ROAD (AN 80 FOOT RIGHT-OF-WAY) AND RUN SOUTH  $08^{\circ}-11'-00''$  EAST, ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 897.70 TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 400.00 FEET, A CHORD DISTANCE OF 850.76 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH  $14^{\circ}-16'-40''$  EAST; RUN THENCE SOUTH  $20^{\circ}-22'-20''$  EAST, ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 277.95 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 400.00 FEET, A CHORD DISTANCE OF 850.76 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH  $14^{\circ}-16'-40''$  EAST; RUN THENCE SOUTH  $06^{\circ}-00'-20''$  EAST, ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2634.67 FEET TO AN ANGLE POINT; RUN THENCE SOUTH  $06^{\circ}-30'-20''$  EAST, ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1391.52 FEET TO A POINT; RUN THENCE NORTH  $88^{\circ}-50'-49''$  EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2054.85 FEET



TO A POINT; RUN THENCE SOUTH  $01^{\circ}-22'-25''$  EAST, A DISTANCE OF 761.41 FEET TO A POINT; RUN THENCE SOUTH  $73^{\circ}-18'-08''$  EAST, TO AND ALONG THE NORTHERLY LINE OF NASSAU LANDING SUBDIVISION (ACCORDING TO PLAT RECORDED IN PLAT BOOK 4, PAGE 84-85, PUBLIC RECORDS OF SAID COUNTY) A DISTANCE OF 1330.63 FEET TO A POINT, SAID POINT BEING A SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OF RIVER GLENN, LLC (ACCORDING TO BOOK 1330, PAGE 53, OFFICIAL RECORDS OF SAID COUNTY; RUN THENCE NORTH  $05^{\circ}-36'-10''$  EAST, ALONG AN EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1314.20 FEET TO A POINT; RUN 'THENCE NORTH  $90^{\circ}-00'-00''$  EAST, ALONG A SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1538.69 FEET TO A POINT LYING ON A WESTERLY LINE OF LANDS NOW OR FORMERLY OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (ACCORDING TO BOOK 1313, PAGE 786, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH  $13^{\circ}-25'-49''$  EAST, ALONG A WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 182.96 FEET TO A POINT; RUN THENCE SOUTH  $83^{\circ}-28'-26''$  EAST, ALONG A NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 249.29 FEET TO A POINT; RUN THENCE NORTH  $32^{\circ}-11'-19''$  EAST, A DISTANCE OF 240.19 FEET TO A POINT; RUN THENCE NORTH  $56^{\circ}-59'-59''$  EAST, A DISTANCE OF 79.72 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID POINT LYING ON THE MEAN HIGH WATERLINE OF PLUMMERS CREEK (PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FILE NO. 1899);

FROM THE POINT OF BEGINNING 'THUS DESCRIBED RUN THENCE IN A GENERAL NORTHEASTERLY DIRECTION ALONG LAST MENTIONED MEAN HIGH WATERLINE, A DISTANCE OF 243 FEET, MORE OR LESS, TO A POINT LYING ON THE EDGE OF PLUMMERS CREEK (VARIED WIDTH); RUN THENCE IN A GENERAL NORTHEASTERLY DIRECTION FOLLOWING THE MEANDERINGS OF SAID EDGE OF PLUMMERS CREEK, A DISTANCE OF 219 FEET, MORE OR LESS TO A POINT; RUN THENCE IN A GENERAL SOUTHEASTERLY DIRECTION FOLLOWING THE MEANDERINGS OF SAID EDGE OF PLUMMERS CREEK, A DISTANCE OF 384 FEET, MORE OR LESS, TO A POINT; RUN THENCE IN A GENERAL SOUTHWESTERLY DIRECTION FOLLOWING THE MEANDERINGS OF SAID EDGE OF PLUMMERS CREEK, A DISTANCE OF 193 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**PARCEL C:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA (BEING A PORTION OF LANDS AS INTENDED TO BE DESCRIBED IN DEED RECORDED IN BOOK 738 PAGE 887, OF THE OFFICIAL RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200- A1A (A VARIED RIGHT-OF-WAY BY FLORIDA D.O.T SECTION NO. 74160-2401) INTERSECTS THE EASTERLY RIGHT-OF-WAY LINE OF EDWARDS ROAD (AN 80 FOOT RIGHT-OF-WAY) AND RUN SOUTH  $08^{\circ}-11'-00''$  EAST, ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 897.70 TO A POINT



OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 400.00 FEET, A CHORD DISTANCE OF 850.76 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 14°-16'-40" EAST; RUN THENCE SOUTH 20°-22'-20" EAST, ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 277.95 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 400.00 FEET, A CHORD DISTANCE OF 850.76 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 14°-16'-40" EAST; RUN THENCE SOUTH 06°-00'-20" EAST, ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2634.67 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 06°-30'-20" EAST, ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1391.52 FEET TO A POINT; RUN THENCE NORTH 88°-50'-49" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2054.85 FEET TO A POINT; RUN THENCE SOUTH 01°-22'-25" EAST, A DISTANCE OF 761.41 FEET TO A POINT; RUN THENCE SOUTH 73°-18'-08" EAST, TO AND ALONG THE NORTHERLY LINE OF NASSAU LANDING SUBDIVISION (ACCORDING TO PLAT RECORDED IN PLAT BOOK 4, PAGE 84-85, PUBLIC RECORDS OF SAID COUNTY) A DISTANCE OF 1330.63 FEET TO A POINT, SAID POINT BEING A SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OF RIVER GLENN, LLC (ACCORDING TO BOOK 1330, PAGE 53, OFFICIAL RECORDS OF SAID COUNTY), RUN THENCE NORTH 05°-36'-10" EAST, ALONG AN EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1314.20 FEET TO A POINT; RUN THENCE NORTH 90°-00'-00" EAST, ALONG A SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1538.69 FEET TO A POINT LYING ON A WESTERLY LINE OF LANDS NOW OR FORMERLY OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (ACCORDING TO BOOK 1313, PAGE 786, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 13°-25'-49" EAST, ALONG A WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 182.96 FEET TO A POINT; RUN THENCE SOUTH 83°-28'-26" EAST, ALONG A NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 249.29 FEET TO A POINT; RUN THENCE NORTH 32°-11'-19" EAST, A DISTANCE OF 240.19 FEET TO A POINT; RUN THENCE NORTH 36°-48'-01" WEST, A DISTANCE OF 188.96 FEET TO A POINT; RUN THENCE SOUTH 48°-34'-04" WEST, A DISTANCE OF 398.91 FEET TO A POINT; RUN THENCE NORTH 62°-39'-56" WEST, A DISTANCE OF 195.37 FEET TO A POINT; RUN THENCE NORTH 47°-54'-26" WEST, A DISTANCE OF 238.09 FEET TO A POINT; RUN THENCE NORTH 22°-54'-34" EAST, A DISTANCE OF 60.93 FEET MORE OR LESS, TO THE POINT OF BEGINNING, SAID POINT LYING ON THE MEAN HIGH WATERLINE OF PLUMMERS CREEK (PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FILE NO. 1899).

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE IN A GENERAL NORTHEASTERLY DIRECTION ALONG LAST MENTIONED MEAN HIGH WATERLINE, A DISTANCE OF 621 FEET, MORE OR LESS, TO A POINT LYING ON THE EDGE OF PLUMMERS CREEK (VARIED WIDTH); RUN THENCE IN A GENERAL SOUTHERLY



DIRECTION FOLLOWING THE MEANDERINGS OF SAID EDGE OF PLUMMERS CREEK, A DISTANCE OF 218 FEET, MORE OR LESS, TO A POINT; RUN THENCE IN A GENERAL WESTERLY DIRECTION FOLLOWING THE MEANDERINGS OF SAID EDGE OF PLUMMERS CREEK, A DISTANCE OF 250 FEET, MORE OR LESS TO A POINT; RUN THENCE IN A GENERAL SOUTHERLY DIRECTION FOLLOWING THE MEANDERINGS OF SAID EDGE OF PLUMMERS CREEK, A DISTANCE OF 162 FEET, MORE OR LESS, TO A POINT; RUN THENCE IN A GENERAL WESTERLY DIRECTION FOLLOWING THE MEANDERINGS OF SAID EDGE OF PLUMMERS CREEK, A DISTANCE OF 77 FEET, MORE OR LESS, TO A POINT LYING ON THE AFOREMENTIONED MEAN HIGH WATERLINE OF PLUMMERS CREEK; RUN THENCE IN A GENERAL NORTHWESTERLY DIRECTION FOLLOWING THE MEANDERINGS OF SAID EDGE OF PLUMMERS CREEK, A DISTANCE OF 160 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**PARCEL E:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY FLORIDA (BEING A PORTION OF LANDS AS INTENDED TO BE DESCRIBED IN DEED RECORDED IN BOOK 738, PAGE 887, OF THE OFFICIAL RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12, THE SAME BEING THE SOUTHEASTERLY CORNER OF SECTION 1 AND RUN SOUTH  $88^{\circ}-56'-07''$  WEST ALONG LAST MENTIONED SECTION LINE, A DISTANCE OF 431.70 FEET TO A POINT, RUN THENCE SOUTH  $24^{\circ}-23'-03''$  EAST, A DISTANCE OF 84.80 FEET TO A POINT; RUN THENCE SOUTH  $73^{\circ}-24'-01''$  WEST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 75.03 FEET TO A POINT FOR THE POINT OF BEGINNING, SAID POINT LYING ON THE CURVED SOUTHWESTERLY RIGHT-OF-WAY LINE OF JOHNSON LAKE ROAD (A 60 FOOT RIGHT-OF-WAY).

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED JOHNSON LAKE ROAD, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 206.38 FEET, A CHORD DISTANCE OF 94.62 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH  $29^{\circ}-51'-51''$  EAST; RUN THENCE SOUTH  $16^{\circ}-35'-59''$  EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID JOHNSON LAKE ROAD, A DISTANCE OF 250.00 FEET TO AN ANGLE POINT; RUN THENCE SOUTH  $19^{\circ}-20'-52''$  EAST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.29 FEET TO AN ANGLE POINT; RUN THENCE SOUTH  $16^{\circ}-35'-59''$  EAST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 675.81 FEET TO A POINT, SAID POINT BEING A NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF PLUMMERS CREEK, LLC (ACCORDING TO BOOK 1239, PAGE 822, OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH  $73^{\circ}-23'-50''$  WEST, ALONG A NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1104.27 FEET TO A POINT; RUN THENCE NORTH  $16^{\circ}-35'-59''$  WEST, ALONG AN EASTERLY LINE OF LAST MENTIONED LANDS AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF

1267.97 FEET TO THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF GLENN E. HICKS (ACCORDING TO BOOK 738, PAGE 887, OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH  $73^{\circ}-24'-01''$  EAST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1070.56 FEET TO THE POINT OF BEGINNING.



Prepared by and return to:  
Frederick R. Brock, Esquire  
Gartner, Brock and Simon  
P.O. Box 10697  
Jacksonville, Florida 32247-0697

### DEED

THIS DEED, made this 25<sup>th</sup> day of March, 2013, by **WEST 95, LLC**, a Florida limited liability company, of the County of Nassau, State of Florida, parties of the first part, **CBC NATIONAL BANK**, a Florida corporation.

WITNESSETH, That said parties of the first part, in consideration of TEN AND NO/100 DOLLARS, and other good and valuable considerations, to them in hand paid by the party of the second part, the receipt of which is hereby acknowledged, have quitclaimed, bargained and sold, and by these presents do grant, bargain, sell and convey to said party of the second part, and its/their successors, heirs, and assigns, a certain tract of parcel of land in the County of Nassau, State of Florida, described as:

See attached Exhibit "A" and by this reference made a part hereof.

The grantors acknowledge that this deed is an absolute conveyance to the grantee of all their right, title and interest in and to the real property described in above, and is not intended as further security for any indebtedness between the parties. By the giving and acceptance of this deed, the parties agree that that certain Commercial Real Estate Mortgage, dated March 8, 2011, and recorded in Official Records Book 1728, Page 1522, of the public records of Nassau County, Florida, is hereby canceled and of no further force and effect, and each party is relieved of any liability and responsibility to the other under said mortgage.

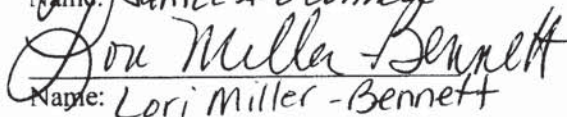
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto, and all the estate, right, title, interest, lien and equity and claim whatsoever of the said parties of the first part, either in law or in equity, to the only proper use, benefit and behoof of the second party forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

**Witnesses:**



Name: Janice A. O'Connell



Name: Lori Miller-Bennett

**WEST 95, LLC**



By: Wayne R. Chism

Its: Managing Member



STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 25 day of march, 2013 by Wayne R. Chism, as Managing Member of WEST 95, LLC, a Florida limited liability company, on behalf of said corporation.



A handwritten signature in black ink, appearing to read 'JBL', written over a horizontal line.

Notary Public, State of Florida at Large

Print Name

My Commission Expires:

Personally known X or produced identification \_\_\_\_\_  
Type of identification: \_\_\_\_\_

Exhibit "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LANDS BEING A PORTION OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY FLORIDA (BEING A PORTION OF LANDS AS DESCRIBED IN DEED RECORDED IN BOOK 738, PAGE 887, OF THE OFFICIAL RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 12, THE SAME BEING THE SOUTHWESTERLY CORNER OF SECTION 1 AND RUN NORTH 88°-55'-07" EAST, ALONG LAST MENTIONED SECTION LINE, A DISTANCE OF 2658.50 FEET TO A POINT FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 88°-55'-07" EAST, ALONG LAST MENTIONED SECTION LINE, A DISTANCE OF 1049.94 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF GLENN E. HICKS (ACCORDING TO BOOK 422, PAGE 559, OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 16°-35'-59" WEST, ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 498.86 FEET TO A POINT, SAID POINT BEING A NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF PLUMMERS CREEK, LLC (ACCORDING TO BOOK 1239, PAGE 822, OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 72°-57'-33" WEST, ALONG A NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 400.00 FEET TO AN ANGLE POINT; RUN THENCE NORTH 73°-01'-36" WEST, ALONG LAST MENTIONED LINE, A DISTANCE OF 830.00 FEET TO A POINT; RUN THENCE NORTH 02°-44'-50" WEST, A DISTANCE OF 333.56 FEET TO THE POINT OF BEGINNING.

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OWNER NAME PLUNKETT DONALD L ET AL  
MAILING ADDRESS C/O PLUNKETT COMM PROP INC  
6065 LAKE FORREST DR NW  
SUITE 100  
ATLANTA, GA 30328  
LOCATION ADDRESS 1501 LOGAN RD  
YULEE 32097  
SHORT LEGAL PT OR 422 PG 559

PARCEL NUMBER 12-2N-26-0000-0001-0050  
TAX DISTRICT UNINCORPORATED COUNTY (DISTRICT 4)  
MILLAGE 15.3509  
PROPERTY USAGE VACANT COMMERCIAL  
DEED ACRES 6.02  
HOMESTEAD N  
PARCEL MAP RECORD [MAP THIS PARCEL](#)  
TAX COLLECTOR SEARCH [NASSAU TAX COLLECTOR LINK](#)  
PROPERTY RECORD CARD [LINK TO PROPERTY RECORD CARD \(PDF\)](#)

## 2017 Preliminary Values

JUST VALUE OF LAND	\$79,910
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$0
TOTAL MISC VALUE	\$0
JUST OR CLASSIFIED TOTAL VALUE	\$79,910
ASSESSED VALUE	\$54,464
EXEMPT VALUE	\$0
TAXABLE VALUE	\$54,464

## Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
COMMERCIAL 001000	4	AC	12-2N-26
SWAMP 009630	2	AC	12-2N-26

## Building Information

There is no Building Information for this record.

## Miscellaneous Information

There is no Miscellaneous Information for this record.

## Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
06/01/1984	<a href="#">422/559</a>	422/559	82000	MS	U	N		
01/01/1973	<a href="#">144/140</a>	144/140	100000	MS	U	N		



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OWNER NAME	CBC NATIONAL BANK
MAILING ADDRESS	1891 S 14TH ST
	FERNANDINA BEACH, FL 32034
LOCATION ADDRESS	SR 200
	YULEE 32097
SHORT LEGAL	PT OF SECTION PT OR 1917/1381 CONSERVATION ESMT OR 1698/544

PARCEL NUMBER	12-2N-26-0000-0001-0080
TAX DISTRICT	UNINCORPORATED COUNTY (DISTRICT 4)
MILLAGE	15.3509
PROPERTY USAGE	VACANT COMMERCIAL
DEED ACRES	32
HOMESTEAD	N
PARCEL MAP RECORD	<a href="#">MAP THIS PARCEL</a>
TAX COLLECTOR SEARCH	<a href="#">NASSAU TAX COLLECTOR LINK</a>
PROPERTY RECORD CARD	<a href="#">LINK TO PROPERTY RECORD CARD (PDF)</a>

### 2017 Preliminary Values

JUST VALUE OF LAND	\$562,297
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$0
TOTAL MISC VALUE	\$0
JUST OR CLASSIFIED TOTAL VALUE	\$562,297
ASSESSED VALUE	\$562,297
EXEMPT VALUE	\$0
TAXABLE VALUE	\$562,297

### Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
COMMERCIAL 001000	28	AC	12-2N-26
SWAMP 009630	4	AC	12-2N-26

### Building Information

There is no Building Information for this record.

### Miscellaneous Information

There is no Miscellaneous Information for this record.

### Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
05/09/2014	<a href="#">1917/1381</a>	1917/1381	280000	WD	U	N	WEST 95 LLC	CBC NATIONAL BANK
09/21/2006	<a href="#">1446/389</a>	1446/389	100	QC	U	N	RAYONIER FOREST RESOURCES LP	WEST 95 LLC
09/21/2006	<a href="#">1446/381</a>	1446/381	<del>2460000</del>	WD	Q	N	TERRAPOINTE LLC	WEST 95 LLC
09/05/1995	<a href="#">738/887</a>	738/887	100	QC	U	N	RAYONIER INC	RAYLAND COMPANY INC
09/18/1989	<a href="#">579/407</a>	579/407	698900	WD	U	N	ITT RAYONIER INC	RAYLAND COMPANY INC

OWNER NAME	CBC NATIONAL BANK
MAILING ADDRESS	1891 S 14TH ST
	FERNANDINA BEACH, FL 32034
LOCATION ADDRESS	OFF SR 200
	YULEE 32097
SHORT LEGAL	IN OR 1848/109

PARCEL NUMBER	12-2N-26-0000-0001-0150
TAX DISTRICT	UNINCORPORATED COUNTY (DISTRICT 4)
MILLAGE	15.3509
PROPERTY USAGE	VACANT COMMERCIAL
DEED ACRES	12.4
HOMESTEAD	N
PARCEL MAP RECORD	<a href="#">MAP THIS PARCEL</a>
TAX COLLECTOR SEARCH	<a href="#">NASSAU TAX COLLECTOR LINK</a>
PROPERTY RECORD CARD	<a href="#">LINK TO PROPERTY RECORD CARD (PDF)</a>

## 2017 Preliminary Values

JUST VALUE OF LAND	\$248,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$0
TOTAL MISC VALUE	\$0
JUST OR CLASSIFIED TOTAL VALUE	\$248,000
ASSESSED VALUE	\$248,000
EXEMPT VALUE	\$0
TAXABLE VALUE	\$248,000

## Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
COMMERCIAL 001000	12	AC	12-2N-26

## Building Information

There is no Building Information for this record.

## Miscellaneous Information

There is no Miscellaneous Information for this record.

## Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
03/25/2013	<a href="#">1848/109</a>	1848/109	360000	WD	U	N	WEST 95 LLC	CBC NATIONAL BANK

**JOHN M. DREW, CFC****NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

NASSAU COUNTY TAX COLLECTOR

ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
12-2N-26-0000-0001-0050	2016	REAL ESTATE	27970	004	

PLUNKETT DONALD L ET AL  
C/O PLUNKETT COMM PROP INC  
6065 LAKE FORREST DR NW  
SUITE 100  
ATLANTA, GA 30328

1501 LOGAN  
PT OR 422 PG 559

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	5.9768	49,513	0	49,513	295.93
TRANSPORTATION	0.5902	49,513	0	49,513	29.22
MUNICIPAL SERV FUND (C120)	1.6694	49,513	0	49,513	82.66
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	79,910	0	79,910	59.77
CAPITAL OUTLAY	1.4000	79,910	0	79,910	111.88
SCHOOL BOARD LOCAL EFFORT	4.6460	79,910	0	79,910	371.26
ST JOHNS RIVER MGMT DIST	0.2885	49,513	0	49,513	14.28
FL INLAND NAVIGATION DIST	0.0320	49,513	0	49,513	1.58
TOTAL MILLAGE					15.3509
AD VALOREM TAXES					\$966.58

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS		\$0.00
COMBINED TAXES AND ASSESSMENTS		\$966.58
If Paid By	Dec 31, 2016	
Please Pay	\$0.00	

**JOHN M. DREW, CFC****NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

NASSAU COUNTY TAX COLLECTOR

ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
12-2N-26-0000-0001-0050	2016	REAL ESTATE	27970	004	

RETURN WITH  
PAYMENT

PLUNKETT DONALD L ET AL  
C/O PLUNKETT COMM PROP INC  
6065 LAKE FORREST DR NW  
SUITE 100  
ATLANTA, GA 30328

1501 LOGAN  
PT OR 422 PG 559

PLEASE PAY IN U.S. FUNDS TO JOHN M. DREW, CFC TAX COLLECTOR -86130 LICENSE ROAD, FERNANDINA BEACH FL 32034 , OR ONLINE AT WWW.NASSAUTAXES.COM

If Paid By	Dec 31, 2016				
Please Pay	\$0.00				

Paid 12/15/2016

Receipt # HSI-16-00034317

\$937.58

Paid By On File





**JOHN M. DREW, CFC**  
NASSAU COUNTY TAX COLLECTOR

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
12-2N-26-0000-0001-0080	2016	REAL ESTATE	27972	004	

CBC NATIONAL BANK  
1891 S 14TH ST  
FERNANDINA BEACH, FL 32034

SR 200

PT OF SECTION  
PT OR 1917/1381  
CONSERVATION ESMT OR 1698/544  
EX 1-15

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	5.9768	562,297	0	562,297	3,360.73
TRANSPORTATION	0.5902	562,297	0	562,297	331.87
MUNICIPAL SERV FUND (C120)	1.6694	562,297	0	562,297	938.70
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	562,297	0	562,297	420.60
CAPITAL OUTLAY	1.4000	562,297	0	562,297	787.21
SCHOOL BOARD LOCAL EFFORT	4.6460	562,297	0	562,297	2,612.43
ST JOHNS RIVER MGMT DIST	0.2885	562,297	0	562,297	162.22
FL INLAND NAVIGATION DIST	0.0320	562,297	0	562,297	17.99
TOTAL MILLAGE					15.3509
AD VALOREM TAXES					\$8,631.75

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS		\$0.00
COMBINED TAXES AND ASSESSMENTS		\$8,631.75
If Paid By	Nov 30, 2016	
Please Pay	\$0.00	

**JOHN M. DREW, CFC**  
NASSAU COUNTY TAX COLLECTOR

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
12-2N-26-0000-0001-0080	2016	REAL ESTATE	27972	004	

CBC NATIONAL BANK  
1891 S 14TH ST  
FERNANDINA BEACH, FL 32034

SR 200

PT OF SECTION  
PT OR 1917/1381  
CONSERVATION ESMT OR 1698/544  
EX 1-15

PLEASE PAY IN U.S. FUNDS TO JOHN M. DREW, CFC TAX COLLECTOR -86130 LICENSE ROAD, FERNANDINA BEACH FL 32034 , OR ONLINE AT WWW.NASSAUTAXES.COM

If Paid By	Nov 30, 2016				
Please Pay	\$0.00				

Paid 11/21/2016

Receipt # HSI-16-00019986

\$8,286.48

Paid By On File



**JOHN M. DREW, CFC**  
NASSAU COUNTY TAX COLLECTOR

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
12-2N-26-0000-0001-0150	2016	REAL ESTATE	27979	004	

CBC NATIONAL BANK  
1891 S 14TH ST  
FERNANDINA BEACH, FL 32034

OFF SR 200  
IN OR 1848/109

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	5.9768	248,000	0	248,000	1,482.25
TRANSPORTATION	0.5902	248,000	0	248,000	146.37
MUNICIPAL SERV FUND (C120)	1.6694	248,000	0	248,000	414.01
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	248,000	0	248,000	185.50
CAPITAL OUTLAY	1.4000	248,000	0	248,000	347.20
SCHOOL BOARD LOCAL EFFORT	4.6460	248,000	0	248,000	1,152.21
ST JOHNS RIVER MGMT DIST	0.2885	248,000	0	248,000	71.55
FL INLAND NAVIGATION DIST	0.0320	248,000	0	248,000	7.94
TOTAL MILLAGE					15.3509
AD VALOREM TAXES					\$3,807.03

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS		\$0.00
COMBINED TAXES AND ASSESSMENTS		\$3,807.03
If Paid By	Nov 30, 2016	
Please Pay	\$0.00	

**JOHN M. DREW, CFC**  
NASSAU COUNTY TAX COLLECTOR

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
12-2N-26-0000-0001-0150	2016	REAL ESTATE	27979	004	

CBC NATIONAL BANK  
1891 S 14TH ST  
FERNANDINA BEACH, FL 32034

OFF SR 200  
IN OR 1848/109

PLEASE PAY IN U.S. FUNDS TO JOHN M. DREW, CFC TAX COLLECTOR -86130 LICENSE ROAD, FERNANDINA BEACH FL 32034 , OR ONLINE AT WWW.NASSAUTAXES.COM

If Paid By	Nov 30, 2016				
Please Pay	\$0.00				

Paid 11/21/2016

Receipt # HSI-16-00019990 \$3,654.75 Paid By On File



RETURN WITH  
PAYMENT

**Application Package**  
**Table of Contents**

1. Cover Letter
2. CPA Application and Property Owner Affidavits
3. Property Appraiser Datasheets, Tax Records, and Deeds
4. **Justification Report**
5. Site Directions
6. Attachments:
  - Exhibit A: Map
  - Exhibit B: Legal Description
  - Exhibit C: Survey
  - Exhibit D: JEA Availability Letter





## MILLS CREEK PRESERVE PLANNED UNIT DEVELOPMENT (PUD)

### Large-scale Comprehensive Plan Amendment (Ls-CPA) – Justification Report September 1<sup>st</sup>, 2017

**Prepared for:**  
Nassau County Department of  
Planning and Economic Opportunity

**Prepared on behalf of:**  
CBC National Bank and  
Donald L. Plunkett

**Prepared by:**  
CHW

**PN# 17-0279**  
L:\2017\17-0279\Planning\Reports\RPT\_170901\_JR\_LsCPA\_Yulee.docx

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## 1. Executive Summary

**To:** Taco Pope, AICP, Planning & Economic Opportunity, Director #17-0279  
**From:** Ryan Thompson, AICP, Project Manager  
**Date:** September 1<sup>st</sup>, 2017  
**Re:** Mills Creek Reserve Planned Unit Development (PUD)—Ls-CPA Application

<b><u>Jurisdiction:</u></b> Unincorporated Nassau County	<b><u>Intent of Development:</u></b> Maximum 350-Unit Multifamily Apartment Complex and Community Park
<b><u>Project Site Address:</u></b> 1501 Logan Road	
<b><u>Parcel Numbers:</u></b> 12-2N-26-0000-0001-0050, 12-2N-26-0000-0001-0080, & 12-2N-26-0000-0001-0150.	<b><u>Acres:</u></b> ±50.14 acres (Source: CHW Boundary Survey)
<b><u>Current Future Land Use Classification:</u></b> <i>COM: Commercial (±37.74 acres)</i> Land designated for Commercial use is intended for activities that are predominately associated with the sale, rental, and distribution of products or the performance of service. Typical uses in the Commercial land use category may include medical or professional offices, shopping centers and other retail uses of varying intensity, vehicle sales and service, restaurants of all types, hotels and other lodging, personal services and other similar commercial or professional services. The specific criteria for commercial land use is controlled by the Land Development Code.  <i>LDR: Low Density Residential (2 du per gross ac.) (±12.40 ac.)</i> The Low-, Medium- and High-Density Residential land use categories provides for a variety of densities and housing types including single-family detached, mobile homes, single-family attached, duplex, and multi-family housing.	<b><u>Proposed Future Land Use Classification:</u></b> <i>CSV I: Conservation I (±7.00 acres total)</i> The Conservation (CSV I and II) land use categories shall designate land areas of ecological value within the County on which development must proceed with restrictions. These are areas, which may be altered by development and so must be protected. Development on conservation lands in private ownership shall take place only in such a manner that will ensure the long-term function of natural hydrologic or ecological systems. Conservation I lands (which are jurisdictional wetlands) may be developed with all permitted development clustered on the upland portion of the site or on that portion of the site which will be least environmentally impacted by construction/development. Other permitted uses include passive recreation and silviculture.  <i>HDR: High Density Residential (10 du/ac.) (±43.14 acres total.)</i> The Low-, Medium- and High- Density Residential land use categories provides for a variety of densities and housing types including single-family detached, mobile homes, single-family attached, duplex, and multi-family housing. Parcels of land designated for residential land use are intended to be used predominately for housing and shall require buffering from intrusion of land uses that are incompatible with residential uses.

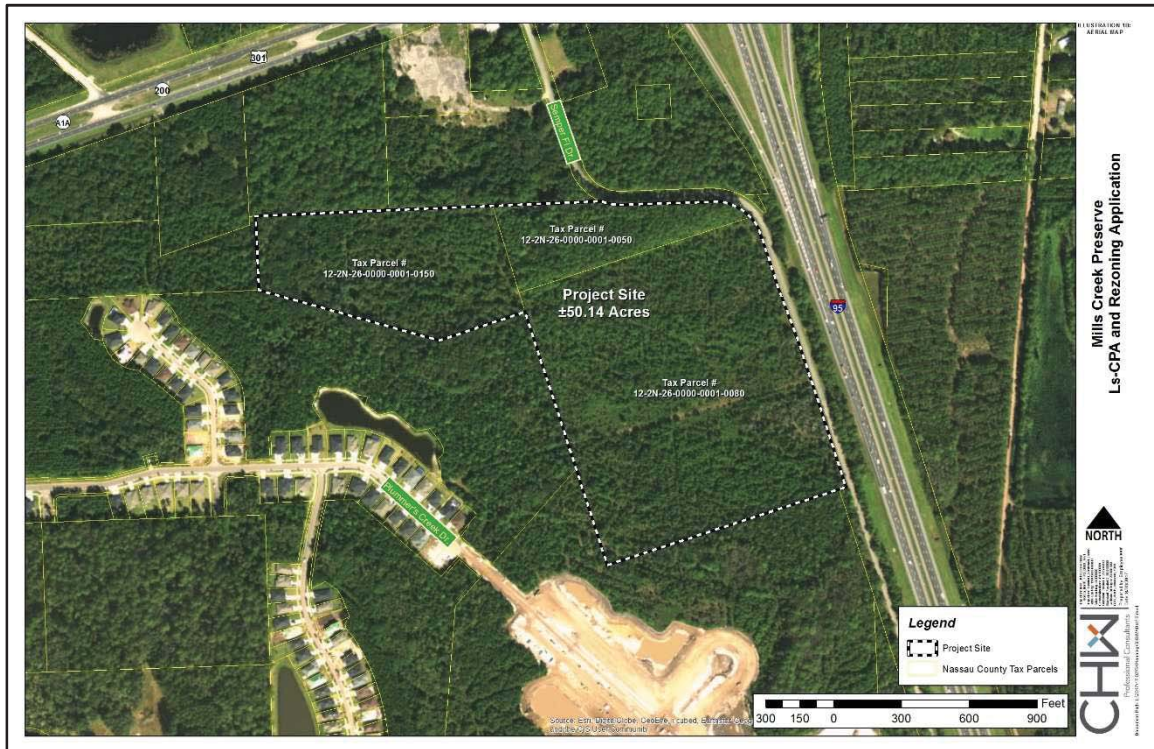


# 1. Executive Summary

<p><b><u>Existing Zoning District</u></b>  <i>CHT: Commercial Highway Tourist</i>  <i>(±32.00 ac.)</i></p> <p>This district is primarily intended to apply to areas where adequate lot depth is available to provide meaningful development for service oriented automotive use, tourist accommodations, and supporting facilities. It is not intended that this district become or be used for strip commercial purposes.</p> <p><i>OR: Open Rural (2 du/ac.)</i>  <i>(±18.14 ac)</i></p> <p>This district is intended to apply to areas which are sparsely developed and including uses as normally found in rural areas away from urban activity. It is intended that substantial residential, commercial, or industrial development shall not be permitted in the OR district, however agricultural uses, accessory uses and activities that support such uses are encouraged. Lands in such district may be rezoned to the proper district to accommodate more intense uses when conditions warrant rezoning.</p>	<p><b><u>Proposed Zoning District:</u></b>  <i>PUD: Planned Unit Development</i>  <i>(±50.14 ac.)</i></p> <p>The application of flexible land use controls to the development of land is often difficult or impossible within traditional zoning district regulations. In order to permit the use of more flexible land use regulations and to facilitate use of the most advantageous techniques of land development, it is permissible to establish planned unit developments (PUDs), in which development is in harmony with the general purpose and intent of this ordinance and the adopted Nassau County Comprehensive Plan. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers, by allowing for departure from the strict application of use, setback, height, and minimum lot size requirements of conventional zoning districts. In order to justify allowing these departures, a PUD must produce developments which can achieve desirable goals such as preserving open space, protecting historic or community character, providing alternative transportation modes, or providing for the efficient expansion of public infrastructure.</p>
<p><b><u>Existing Maximum Density / Intensity:</u></b>  <i>Density (OR):</i>            ±18.14 ac. x 2 du/ac            = 36 dwelling units total  <i>Intensity (CHT):</i>            ±32.00 ac. x 50% lot coverage            x 40 ft. max. bldg. ht. (3 stories)            = 2,090,880 ft<sup>2</sup> of nonresidential uses</p>	<p><b><u>Proposed Density/Intensity</u></b>  <i>Density (HDR):</i>            ±43.14 ac. x 10 du per ac.            = 431 dwelling units total    <i>Density (PUD):</i>            350 dwelling units (maximum)</p>
<p><b><u>Net Change</u></b>            Approval of this Ls-CPA and companion Rezoning application permits a <b><i>net increase of 314 dwelling units</i></b> and a <b><i>net decrease of 2,090,880 ft<sup>2</sup> of nonresidential</i></b> uses permitted within the project area.</p>	

## 2. STATEMENT OF PROPOSED CHANGE

This Ls-CPA application requests to change the existing FLU designations from Commercial (COM) and Low Density Residential (LDR) to High Density Residential (HDR) for  $\pm 43.14$  acres of the  $\pm 50.14$ -acre site on Nassau County Tax Parcel(s) 12-2N-26-0000-0001-0050, 12-2N-26-0000-0001-0080, & 12-2N-26-0000-0001-0150. This Ls-CPA application also requests that the remaining  $\pm 7.00$  acres of onsite area be designated at Conversation I (CSV I) in order to protect the existing, natural wetland features to the maximum extent practicable. The site is located along the western side of Semper Fi Drive—south of State Road 200 (SR 200). An aerial is provided as Figure 1 which shows the site's exact location.



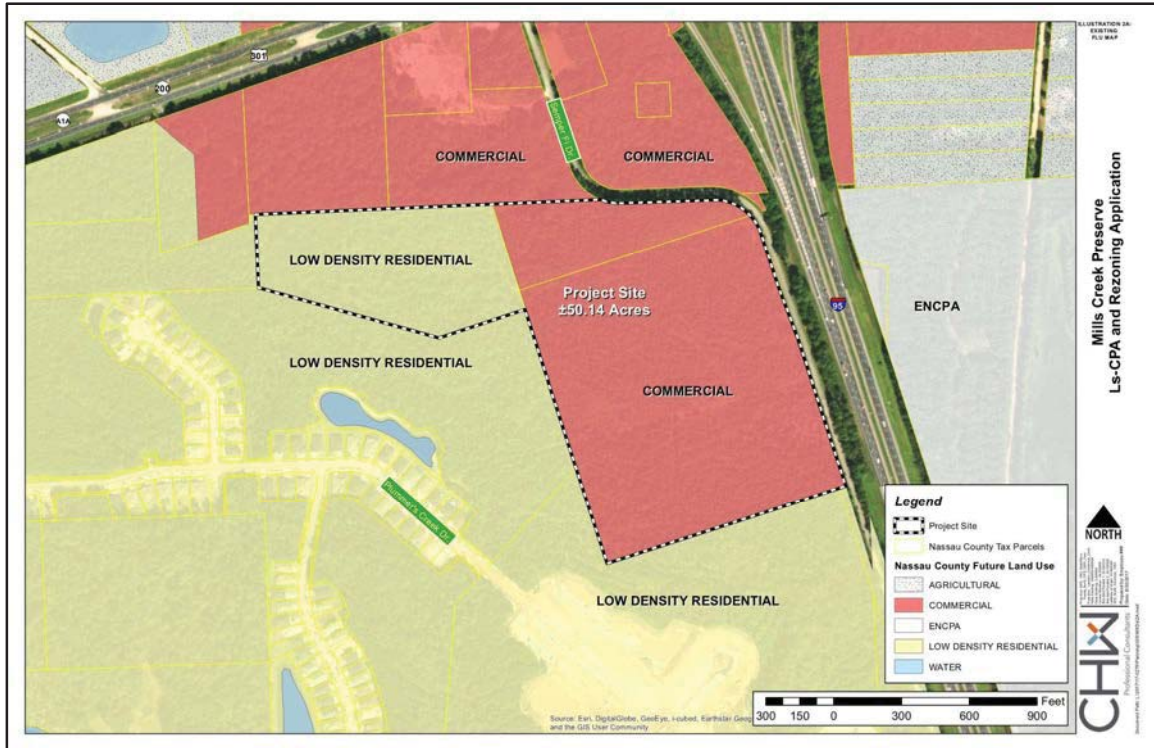
**Figure 1: Aerial Map**

The requested Ls-CPA is companion to a Rezoning application that requests the Planned Unit Development (PUD) Zoning district for the entire site. The proposed amendments are consistent with the area's existing development patterns of PUD's within this increasingly urbanized portion of Nassau County.

The intent of this application is to permit the use of a maximum 350-unit multifamily apartment complex within unincorporated Nassau County. Currently, this area of the County possesses a disproportionate amount of single-family homes compared to other existing and permitted housing types. As a result, this application has responded to this market deficiency by proposing multifamily apartments near a bustling commercial corridor surrounding the Interstate 95 (I-95) and SR 200 interchange. Furthermore, the intended complex will act as a transition zone from the adjacent, low-density, single-family neighborhood to the west/south to the intense commercial node to the east/north. Table 1 illustrates the regulatory context in which the proposed development is located.

**Table 1: Surrounding Future Land Use and Zoning Designations**

Direction	Future Land Use Designation	Zoning Designation
North	Commercial; Semper Fi Drive R.O.W.	Commercial Highway Tourist (CHT); Semper Fi Drive R.O.W.
East	I-95; ENCPA	I-95; PD-ENCPA
South	Low Density Residential	Planned Unit Development (PUD)
West	Low Density Residential	CHT; PUD



**Figure 2: Existing Future Land Use Map**



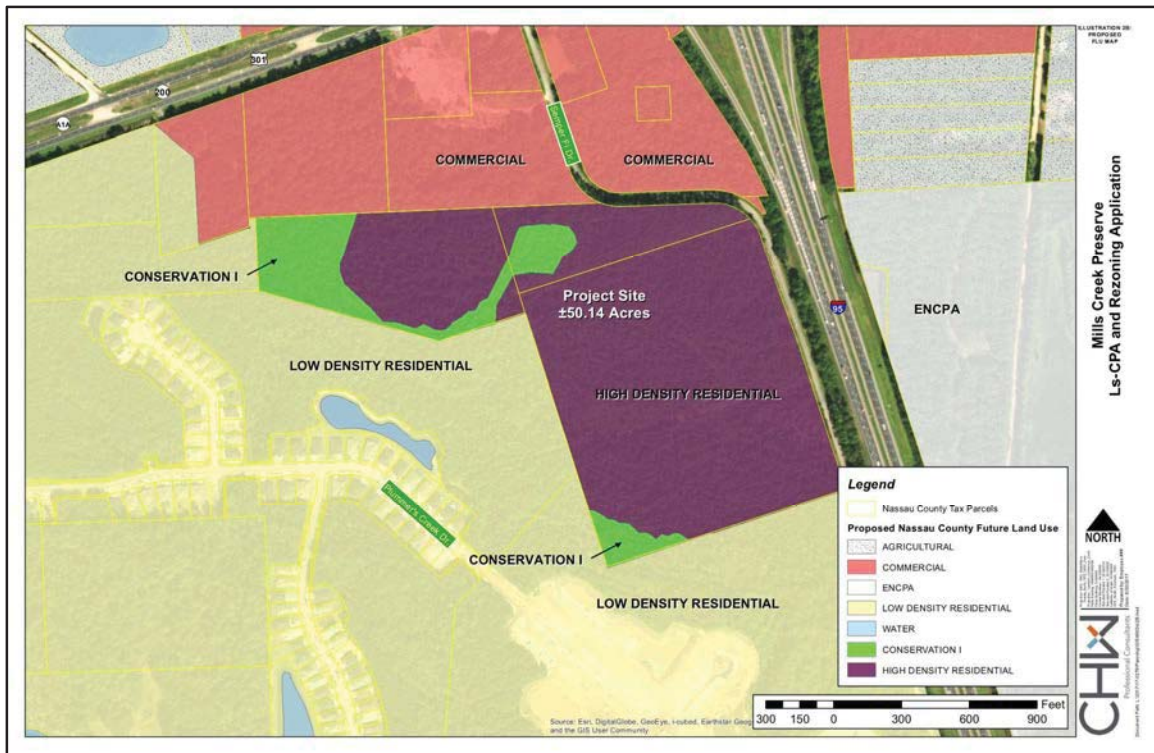
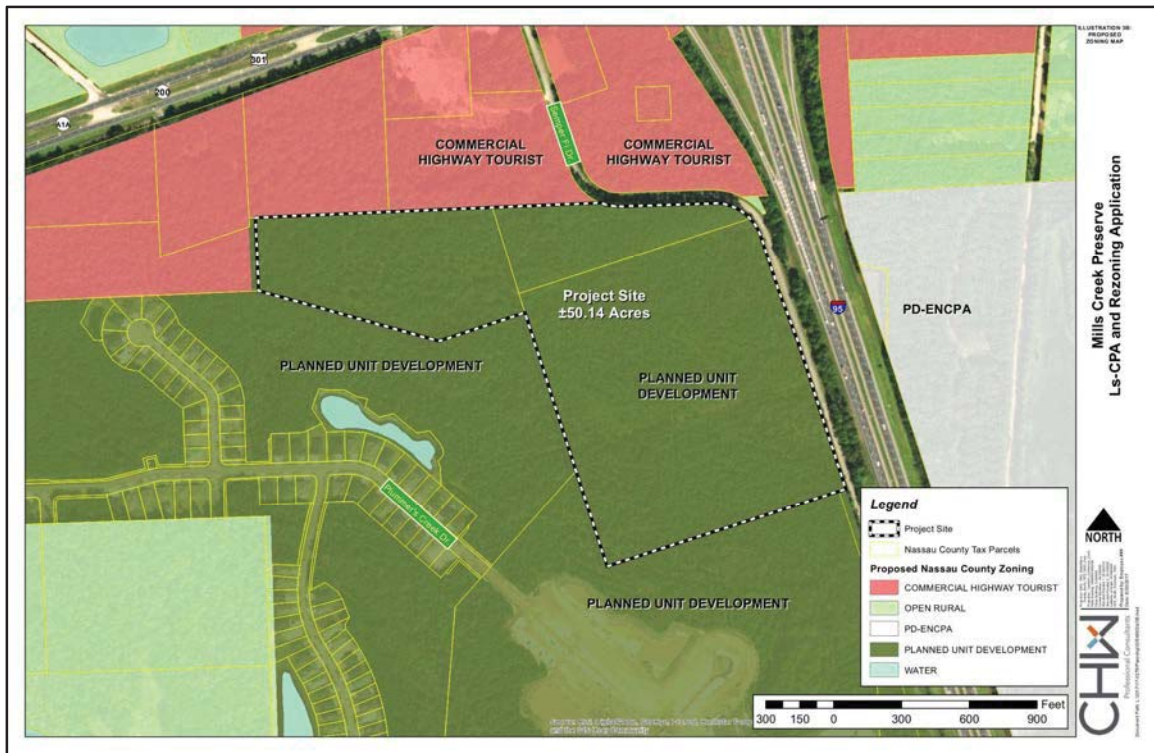


Figure 3: Proposed Future Land Use Map



Figure 4: Existing Zoning Map



**Figure 5: Proposed Zoning Map**

The following photos demonstrate the existing development pattern located around the project site. The proposed HDR FLU permits a wide range of housing choices available to current and future Nassau County residents and acts as a transition zone between neighboring single-family homes and commercial activity along the SR 200 corridor.



**Figure 6: Adjacent Single-Family Neighborhood: Plummer Creek**





**Figure 7: Nearby Commercial Activity along SR 200 at I-95 Interchange.**



### 3. IMPACT ANALYSIS

#### *LEVEL OF SERVICE (LOS)*

This application is companion to a Rezoning application that requests the PUD district for the entirety of the ±50.14-acre site. The PDP submitted with the companion Rezoning application requests to limit onsite development to a maximum of 350 multifamily dwelling units. In order to achieve the maximum 350 dwelling units, this application requests to amend the Nassau County Future Land Use Map (FLUM) by requesting the HDR FLU category for ±43.14 acres of onsite area with the remaining ±7 acres designated as conservation area not to be developed.

This Impact Analysis will be focused solely on the maximum density permitted by the requested HDR FLU category and its potential impact on existing infrastructure. The companion Rezoning application's Impact Analysis is based on the maximum proposed 350-unit multifamily complex.

#### **Existing Maximum Density / Intensity:**

##### *Density by Right (OR):*

±18.14 ac. x 2 du/ac = 36 dwelling units

##### *Intensity by Right (CHT):*

±32.00 ac. x 50% lot coverage x 40 ft. maximum building height (3 stories)  
= 2,090,880 ft<sup>2</sup> of nonresidential uses

#### **Potential Maximum Density**

##### *Density by Right (HDR):*

±43.14 ac. x 10 du per ac. = 431 dwelling units

As shown throughout this analysis, the proposed changes to the ±50.14-acre site's FLU and zoning districts *will not* increase the demand for existing Nassau County transportation, potable water, sanitary sewer, solid waste facilities. The increased residential use permitted by the requested HDR FLU will remain consistent with the Nassau County adopted LOS discussed within the County Comprehensive Plan. The values generated to make these determinations can be found on pages 9-12 of this report.

**Table 2: Projected Net Trip Generation**

Land Use <sup>1</sup>	Units	Daily <sup>1</sup>		AM Peak <sup>1</sup>		PM Peak <sup>1</sup>	
(ITE)		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Apartment (ITE 220)	431	6.65	2,866	.55	237	.67	289
Existing Development Potential <sup>2</sup>							
Single-Family Detached Housing (ITE 210)	36	9.52	343	.77	28	1.02	37
Specialty Retail Center (ITE 826)	2,091	44.32	92,673	6.84	14,302	5.02	10,497
Net Trip Generation	-	-	- 90,150	-	- 14,093	-	- 10,245

1. Source: ITE Trip Generation Manual, 9<sup>th</sup> Edition

2. NOTE: The site is currently undeveloped. An estimate of the site's potential development is based on the site acreage per existing Zoning District designation and the development character of adjacent properties.

**Conclusion:** Approval of this Ls-CPA application will not increase the project site's estimated number of generated trips. Approval of this application will allow the subject property to remain consistent with the County's transportation LOS.

## Potable Water / Sanitary Sewer

Based on a map (Figure 8) provided by the JEA, the utility service provider has potable water and sanitary sewer infrastructure currently along the southern side of SR 200, approximately 1,000 feet from the project site's northern boundary. CHW staff followed up with JEA and confirmed that the project site would be able to connect to existing JEA potable water and sanitary sewer infrastructure in the Availability Letter submitted with this report.



Figure 8. Existing Water & Sanitary Sewer Infrastructure

Table 3: Projected Potable Water Demand

Land Use <sup>1</sup>	Maximum # of Units	Generation Rate <sup>2</sup>	Total Flow (GPD)
<b>Proposed</b>			
Apartment (ITE 220)	431	x 250 gallon per unit	107,750
<b>Existing</b>			
Single-Family Detached Housing (ITE 210)	36	x 350 gallon per unit	12,600
Specialty Retail Center (ITE 826)	2,090,880	x .15 gallon per square foot	313,632
<b>Net Demand</b>			<b>- 218,482</b>

1. Source: Ch. 64E-6.008, F.A.C.

2. Source: JEA, Availability Letter



*Conclusion:* As shown in Figure 8, the project site will be served by existing JEA potable water infrastructure. Approval of this Ls-CPA application will not increase potential demands on the JEA portable water system.

**Table 4: Projected Sanitary Sewer Demand**

Land Use <sup>1</sup>	Maximum # of Units	Generation Rate <sup>2</sup>	Total Flow (GPD)
<b>Proposed</b>			
Apartment (ITE 220)	431	x 250 gal. per unit	107,750
<b>Existing</b>			
Single-Family Detached Housing (ITE 210)	36	X 350 gal. per unit	12,600
Specialty Retail Center (ITE 826)	2,090,880	x .15 gal. per FT <sup>2</sup>	313,632
<b>Net Demand</b>			<b>- 218,482</b>

1. Source: Ch. 64E-6.008, F.A.C.

2. Source: JEA, Availability Letter

*Conclusion:* As shown in Figure 8, the project site will be served by existing JEA sanitary sewer infrastructure. Approval of this Ls-CPA application will not increase potential demands on the JEA sanitary sewer system.

#### Projected Solid Waste Impact

**Table 5. Projected Solid Waste Demand and Capacity**

Generation Rate Calculation	Tons Per Year
<b>Existing Capacity<sup>1</sup></b> (Camden County Landfill Solid Waste Disposal Facility)	164,250
<b>Proposed Demand<sup>2</sup></b> [314 dwelling units x 2.6 persons per du x .73 tons per capita – (((12 lbs. / 1,000 sq. ft. / day x 2,090,880 ft <sup>2</sup> ) x 365) / 2000)]	-3,983.1

1. Source: Nassau County Comprehensive Plan, Public Facilities Element

2. Source: Sincero and Sincero: *Environmental Engineering: A Design Approach*, Prentice Hall, NJ, 1996

*Conclusion:* As calculated in Table 5, there is sufficient solid waste capacity based on existing usage and the Comprehensive Plan's LOS standards.

## Public School Facilities Impact

**Table 6. Projected Public School Demand and Capacity**

Land Use <sup>1</sup>	Maximum # of Units	Generation Rate <sup>3</sup>	Total
<b>Proposed</b>			
Apartment (ITE 220)	431	<i>Elementary Schools:</i> 0.25128489 per unit	108
		<i>Middle Schools:</i> 0.147154 per unit	63
		<i>High Schools:</i> 0.169998 per unit	73

1. ITE Trip Generation Manual, 9th Edition

2. Nassau County School District, Amendment Interlocal Agreement

Due to the residential use proposed within this Ls-CPA and companion Rezoning, Nassau County requires that the demand generated from all proposed residential developments remain consistent with the County's LOS standards for Public School Facilities. The project site currently resides within the South Central Nassau Concurrency Service Area. The demand generated in Table 6 of this report will be reviewed by the Nassau County School District during the application's review process to verify that the proposed development will not cause the area's public school facilities to fall below existing LOS standards.

## Recreation Impact

This Ls-CPA and companion Rezoning requests the development of a maximum 350-unit multifamily apartment complex on ±43.14 acres with approximately seven (7) acres set aside as conservation land not to be developed.

Policy ROS.01.04 of the Nassau County Comprehensive Plan requires that land and improvements for neighborhood parks shall be provided by new development through the site plan review process. This requirement is further detailed in LDC §29-46, which states that "when recreation areas are required, the board shall determine the number of acres to be reserved using the basis of two and one-half (2½) acres for every one hundred (100) dwelling units."

A maximum 350 dwelling unit apartment complex would need to provide a 8.75-acre community park. (If more or less units are actually proposed, then the exact acreage required will be adjusted accordingly.) The community park for this site will be consistent with the accompanying Rezoning application's Preliminary Development Plan.

## 4. URBAN SPRAWL ANALYSIS

The approval of this Ls-CPA does not constitute urban sprawl. As defined in Florida Statutes, 'Urban Sprawl' means "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses" (§ 163.3164(51)).

The thirteen (13) indicators of urban sprawl formerly identified in Chapter 163.3177(6)(a)9.a, Florida Statutes states:

"The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality..."

As demonstrated by the following analysis, the proposed Ls-CPA does not trigger any urban sprawl indicators, and adoption of this Ls-CPA will discourage the proliferation of urban sprawl within the Yulee area and Nassau County.

1. Promotes, allows or designates for substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

**The project site is adjacent to the I-95/SR-200 interchange and has Commercial and Low Density Residential FLU designations. Most commercial development is consistent with that typically found at interchanges, quick service restaurants, fueling stations, and hotels. There are a number of single-family residential subdivisions that have developed in recent years, indicating potential future growth. This Ls-CPA and the accompanying Rezoning application seek to develop at urban-scale densities, which will both provide significantly more dwelling units per acre than originally planned, but also enhance the County's housing options.**

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

**The site is located between a single-family residential neighborhood and highway commercial uses. This Ls-CPA and the accompanying Rezoning will allow the continued growth of this development node, the I-95/SR-200 interchange.**

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

**Approval of this Ls-CPA and companion Rezoning will allow the development of a high-density, compact residential subdivision that is bound by highway commercial to the north, I-95 to the east, vacant land to the south, and a single-family residential subdivision to the west and south.**



4. 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.

**The site's majority (tax parcels 12-2N-26-0000-0001-0080 and 12-2N-26-0000-0001-0150) had a previously approved development plan, which included offsite mitigation for specific onsite wetland impacts. The accompanying Rezoning application includes a detailed Preliminary Development Plan that identifies wetland areas that will be impacted as a result of proposed onsite development. This Ls-CPA requests Conservation I for the site's most sensitive wetlands, those that contribute to the larger ecosystem, and measures approximately seven (7) acres. An Environmental Assessment was submitted with accompanying Rezoning application, and identifies that the site has reasonably low potential for habitat richness beyond the preserved wetlands.**

5. 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.

**The site appears to have naturally-occurring tree canopy, and has not been used for silviculture. The site's surrounding area is increasingly urbanizing, as it is bound by an interstate, highway commercial and residential development. Therefore, no agricultural activities will be interrupted or discontinued as a result of this application's approval.**

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

**The site is located approximately 1,000 feet south of SR 200, which has both JEA potable water and sanitary sewer systems with sufficient capacity to serve the site. Other public facilities and services are also within proximity of and planned to serve the project site.**

7. 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.

**The site is located in a growing, urbanized area of unincorporated Nassau County that is already supported by existing public facilities and services. Therefore, the urban infill development attributable to this Ls-CPA does not disproportionately increase the cost in time, money, or energy by providing and maintaining these facilities and services.**

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

**Bound by highway commercial to the north, I-95 to the east, and a single-family subdivision to the south and west, the site is considered urban infill. Approval of this Ls-CPA and companion Rezoning will allow development to buffer the single-family residences from the highway commercial, complimenting the existing urban fabric.**

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

**The proposed Ls-CPA encourages urban infill by increasing the development potential for a currently vacant lot within a growing, urbanized portion of the County. Approval of this application and its companion PUD Rezoning provides opportunity to develop high-density residential uses, rather than single-family residential, which is the predominant housing type. The high-density development may inspire new businesses along SR 200 to develop, hoping to tap into the high concentration of potential patrons, or even employees. As a result, the proposed development has the potential to generate economic opportunities.**

11. Fails to encourage a functional mix of uses.

**The proposed, multi-family residential use enhances the mix of uses, as there is very limited, if any, similar residential products in the Yulee area. Additionally, the proposed use supports the commercial development that exists along the SR 200 corridor, as future tenants could find daily needs or employment within the immediate area.**

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

**This application seeks to provide a multi-family infill development on currently undeveloped land between the Plummer Creek subdivision and the commercial activity at the SR 200/I-95 interchange.**

**On a macro level, approval of this Ls-CPA will assist Nassau County in facilitating an increasingly dense, local development pattern that supports a multitude of transportation methods. Sidewalks will link pedestrians from the site to SR 200 where they can access existing/future commercial establishments, or even future transit stops.**

**At the site level, the proposed development will provide internal pedestrian and cycling pathways, including a linear park and sidewalks that connect parking facilities, buildings, and onsite amenities. The proposed apartment complex will also connect to a public park within the project site.**

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

**The project site currently resides on three (3) privately-owned, undeveloped parcels within an urbanizing area of unincorporated Nassau County. Therefore, the site does not currently operate as functional open space. Approval of this Ls-CPA and companion Rezoning will allow the development of a multi-acre public park and a 7-acre conservation area, which significantly increases the functional open space onsite.**

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria. If four (4) or more of those criteria are met, the presumption is that the amendment discourages urban sprawl. The proposed amendment and corresponding development

are found to meet the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (II), (III), and (VII).

1. Sec. (163.3177(6)(a)9.b(I)): Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

**The project site is located within an urbanizing portion of the County, the SR 200/I-95 interchange. Although there are sensitive environmental features onsite, this Ls-CPA requests the most sensitive areas, a total of 7-acres that contribute to the offsite ecosystem, be assigned Conservation I FLU. Additionally, the companion Rezoning is requesting PUD Zoning on the entire site to ensure that the site is developed in a manner that maximizes the protection of onsite environmental features.**

2. Sec. (163.3177(6)(a)9.b(II)): Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

**The site is located approximately 1,000 feet south of SR 200, which has JEA potable water and sanitary sewer systems with capacity to serve the proposed development. The site's development may also encourage future development within the SR 200/I-95 interchange, furthering the utilization of utilities within the SR 200 corridor.**

3. Sec. (163.3177(6)(a)9.b(III)): Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

**The proposed Ls-CPA seeks to replace a Low Density Residential FLU, which is the primary housing type in the Yulee area, with High Density Residential FLU. Approval of this application results in the diversity of housing types, and mix of uses. The use also supports the gamut of transportation choices, since it will have an extensive sidewalk network, both internally and to adjacent uses, trails, and housing at a density that tends to support mass transit.**

4. Sec. (163.3177(6)(a)9.b(VIII)): Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

**The proposed Ls-CPA seeks to replace a Low Density Residential FLU, which is the primary housing type in the Yulee area, with High Density Residential FLU. Low density development tends to proliferate sprawl due to the additional land area required per dwelling unit. This application will not only provide a unique housing product to the Yulee area, but will also do so in a much more compact manner than what is approved today.**



## 5. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

This section identifies specific Nassau County Comprehensive Plan Goals, Objectives, and Policies and explains how this Ls-CPA and companion Rezoning application is consistent with each. Text from the County is provided in normal font while consistency statements are provided in **bold**.

The requested PUD zoning district requests the development of a maximum 350-unit multifamily apartment complex. The proposed PUD district is consistent with the following Comprehensive Plan goals, objectives, and policies:

### *FUTURE LAND USE ELEMENT*

**GOAL** Effectively manage growth by encouraging and accommodating land uses which create a sound revenue base and offer diverse opportunities for a wide variety of living, working, shopping, and leisure activities, with minimum adverse impacts on the natural environment.

**Approval of this Ls-CPA application will assist the County in remaining consistent with this goal by addressing an existing need for multifamily apartments within a portion of Nassau County known as Yulee. The requested FLU and accompanying PUD Rezoning designations allow the project site to capitalize on this market opportunity to provide a greater diversity of housing and pricing options for existing and prospective constituents. Future tenants will support existing businesses, obtain employment at these businesses. Further, the development may inspire future growth in the Yulee area.**

*Objective FL.01*      *The County shall use the Future Land Use Map to correlate future land uses with the appropriate environmental conditions, the availability of supporting infrastructure, and where they are most compatible with surrounding land uses.*

**Seven (7) acres of onsite wetlands will be set aside as conservation area not to be developed in order to preserve the community's existing wetland features. A portion of the proposed development's estimated impact on onsite wetlands have already been mitigated offsite by a previously-approved ACoE and SJRWMD permits for the subject area. Any additional impacts to onsite wetland areas will be minimized to the maximum extent practicable in order to obtain a functional design and will be permitted per ACoE and/or SJRWMD.**

**The site will utilize existing public facilities and services supplied by Nassau County and JEA, which include electric utilities, roads, sidewalks, and other services.**

**The proposed use enhances compatibility of adjacent uses, as high density residential is a common transitional use between low density residential and commercial, which are located to the site's south and north, respectively.**

*Policy FL.08.03*      *The County shall promote compact growth within urban development areas by coordinating with municipalities and utility providers to encourage the use of urban service boundaries and facility extension policies, whereby the cost of providing public*

facilities and services that benefit new development is borne by those individuals that receive direct benefit.

**The subject property is located at the SR 200/I-95 interchange, a commercial node that contains typical commercial development. New residential development adjacent to the site, such as Plummers Creek, indicates that the area is growing. The area is also supported by public services and infrastructure. For instance, the project site is located  $\pm 1,000$  feet south of SR 200 and is planned to be served by JEA potable water and sanitary sewer systems within this corridor. As illustrated by the JEA Availability Letter submitted with this application, the site will be served by JEA's existing utility infrastructure.**

Policy FL.08.04      The County shall discourage Urban Sprawl by requiring higher density compact development to occur in areas that are planned to be served by public facilities, providing for sound and cost efficient public facility planning. It will also require lower density development to occur in areas that are environmentally sensitive or in areas that are not planned to receive a high level of public facilities or services.

**The subject area will connect to existing Nassau County and JEA infrastructure. The proposed FLU and companion PUD development standards permit the use of a dense, multifamily apartment complex within a  $\pm 50.14$ -acre portion of Nassau County—consistent with the area's increasingly compact development pattern.**

#### *TRANSPORTATION ELEMENT*

GOAL      Promote the development of a multi-modal County transportation system, which will provide for the safe and efficient movement of people and goods and the use of alternative modes of transportation.

**This Ls-CPA and companion Rezoning request FLU and zoning designations that allow a high-density apartment complex on  $\pm 50.14$ -acres. The site is within walking distance of SR 200. As shown on the Preliminary Development Plan submitted with the Rezoning PUD application, the site will contain extensive sidewalks and trails that connect internal uses and to the surrounding urban fabric. Future transit along SR 200 will also benefit from having a high concentration for residential within walking distance of SR 200. Approval of these requests support infill development at urban scales and multimodal transportation.**

Objective T.01      The County will continue to maintain minimum acceptable Levels of Service for the County transportation system.

**As indicated in the Impact Analysis section of these reports, approval of this Ls-CPA and companion Rezoning application will not increase the project site's estimated number of generated trips—thereby remaining consistent with this policy. For a more detailed analysis of the proposed development's expected impact on local transportation infrastructure, a Trip Generation and Distribution Memorandum has been submitted within this application package.**

Objective T.04            The County shall encourage and promote the safe integration and utilization of bicycle and pedestrian movement on the County transportation system, within public facilities, commercial development, residential areas, recreational facilities, and other areas that allow public access.

**Infrastructure for pedestrians and cyclists (sidewalks, pathways, trails, etc.) are included within the proposed ±50.14-acre site as shown on the PDP submitted with companion Rezoning application. These amenities will allow local residents to move safely and freely between onsite buildings and facilities without the use of a motor vehicle—thereby remaining consistent with Objective T.04 of the County LDC.**

Objective T.05            The County shall require that all developments and planned unit developments provide a circulation system which: provides adequate multi-modal access to the County transportation system.

**The submitted PDP illustrates that the site can be accessed utilizing a variety of transportation options. In addition to the project site's driveway connection along Semper Fi Drive, a paved sidewalk connection to SR 200 is proposed. Internally, the site will provide additional pedestrian and cycling pathways as well as an internal roadway system consistent with all County and FDOT roadway standards.**

Policy T.05.01            Encourage Circulation within Development. Development shall include features and provisions, which encourage internal automobile circulation, bicycle use, pedestrian movement, and other features to minimize utilization of the major roadway network.

**Sidewalks, pathways, a pedestrian bridge(s), and internal roadways will be provided internal to the subject property. By providing multi-modal transportation infrastructure internal to the site that connects to the surrounding urban fabric and existing transportation infrastructure, approval of this application will assist the County in minimizing the utilization of major roadway networks for access to onsite amenities.**

#### *CONSERVATION ELEMENT*

GOAL            Conserve, and protect and enhance the natural resources that are important to the economy, health, and quality of life of County residents, ensuring that adequate resources are available for future generations.

**In order to assist the County in remaining consistent with this conservation goal, the Ls-CPA application seeks to designate seven (7) acres of onsite wetlands as conservation area not to be developed. Designating these areas as CSV I FLU will ensure the protection, preservation, and enhancement of onsite wetland areas for future generations as well as permit the development of dense, environmentally-sensitive projects.**

Policy CS.02.08            Incompatible land uses shall be directed away from wetlands by the following mechanisms:



- A) Development shall first avoid wetland impacts and then minimize impacts when they are unavoidable.

**At one time, a development plan was submitted for the project site, which resulted in approved permits to mitigate wetland areas, in part or in whole. Accompanying this Ls-CPA application is a PUD Rezoning that contains a Preliminary Development Plan identifying wetland impacts. Wetlands that contribute to a greater ecological area ( $\pm 7$ -acres) will have Conservation I FLU and not developed. Other wetlands, which are isolated areas, shall be impacted.**

**Off-site mitigation for impacts to wetlands within Tax Parcels 12-2N-26-0000-0001-0150 and 12-2N-26-0000-0001-0080 has already been completed and approved by the SJRWMD, USACE, and/or Nassau County. Mitigation for wetland impacts within Tax Parcel 12-2N-26-0000-0001-0050 shall be approved prior to the approval of Site Engineering Plans.**

**Wetlands were delineated by both the SJRWMD and ACoE, and primarily exist on tax parcels 12-2N-26-0000-0001-0050 and 12-2N-26-0000-0001-0150. However wetlands also exist near the east and west boundaries of tax parcel 12-2N-26-0000-0001-0080.**

- C) The Land Development Code (LDC) shall require the clustering of non-agricultural land uses away from wetlands.

**Onsite wetland areas were evaluated and preserved based on their contribution to the greater ecological area offsite. The proposed high-density development is a more compact development than what was previously proposed, ensuring that wetlands are further protected. This land use strategy will assist the County by protecting, preserving, and enhancing existing environmental features while simultaneously promoting local economic growth and increased housing choices for existing and potential constituents.**

Policy CS.02.10 Proposed development on parcels containing wetlands shall direct land uses away from wetlands by clustering the development to maintain the largest contiguous wetland area practicable and to preserve the pre-development wetland conditions. Proposed development shall first seek to avoid wetland impacts and then to minimize impacts when they are unavoidable consistent with state and/or federal permitting programs. (Note: This policy is not intended to duplicate any federal or state wetlands permitting program).

**A multitude of wetland retention strategies for the subject parcels were, or are currently, taking place to protect the site's existing environmental features. These strategies include: setting aside  $\pm 7.00$  acres of onsite wetlands as undevelopable conservation areas, previous offsite wetland mitigation, and clustering onsite development—thereby remaining consistent with Policy CS.02.10 of the Nassau County Comprehensive Plan.**

Policy CS.02.11 Where projects have unavoidable adverse impacts to wetlands, mitigation shall be required in order to ensure that the project does not result in a net loss of wetland functions. Mitigation

requirements shall be determined using the Uniform Mitigation Assessment Methodology (UMAM) adopted by DEP and binding on local governments.

**The Ls-CPA submitted with this application requests seven (7) acres of onsite wetlands to be set aside as conservation area not to be developed. In addition, a majority of the impact generated from the site's future development has already been mitigated offsite from a previously approved Nassau County development plan. Any additional impacts to onsite wetland areas have been minimized to the maximum extent practicable in order to obtain a functional design while continuing to protect the area's most significant environmental features.**

#### *HOUSING ELEMENT*

**GOAL** Assist the private sector to provide and maintain an adequate inventory of decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the need of the present and future residents of the County.

**This application proposes the development of a maximum 350-unit multifamily apartment within an area of the County that currently features an over-saturation of single-family developments, both existing housing stock and permitted, but not yet constructed. Approval of this Ls-CPA will assist the County in remaining consistent with this goal by diversifying local housing choices in an increasingly urbanized area of the Yulee community.**

**Objective H.08** The County shall provide an adequate and diversified housing supply to ensure that the transition to ensure that the transition of its economy into a diversified regional employment center.

**This area of Nassau County currently possesses a disproportionate amount of single-family homes compared to other housing types. The subject application can assist the County in retaining a consistent supply of housing options for existing and prospective constituents.**

**Approval of this application would also allow for the development to act as a transitional use from the adjacent single-family neighborhood to the west and south to the intense commercial activity to north on SR 200 and I-95 to the east. Furthermore, increasing local density adjacent to commercial uses will allow employers to pull from a larger applicant pool for local employment opportunities, further enticing future commercial developments to locate within the immediate area.**

**Policy H.09.01** The County shall encourage energy-efficient land use patterns within the Urban Development Area as shown on the Development and Preservation Framework found in the background data and analysis for this Plan, promoting a compact mixture of residential and non-residential uses, promote pedestrian and bicycle trips, and contain appropriate density and intensity to support future public transit service, in order to conserve energy and reduce greenhouse gas emissions.

The subject property is centrally located in a diverse economic area of the County containing a healthy balance of residential and nonresidential uses. The central position of the proposed high-density FLU and zoning designations will assist Nassau County in promoting a dense, urban infill development pattern within an increasingly urbanized area of the County. This development also proposes external and internal pedestrian and cycling infrastructure to promote the use of alternative modes of transportation through and to the project site—thereby conserving energy and reducing the site’s anticipated greenhouse gas emissions.



**Application Package**  
**Table of Contents**

1. Cover Letter
2. CPA Application and Property Owner Affidavits
3. Property Appraiser Datasheets, Tax Records, and Deeds
4. Justification Report
5. **Site Directions**
6. Attachments:
  - Exhibit A: Map
  - Exhibit B: Legal Description
  - Exhibit C: Survey
  - Exhibit D: JEA Availability Letter

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## SITE DIRECTIONS

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The following directions are given for  $\pm 50.7$  acres (Nassau County Tax Parcels 12-2N-26-0000-0001-0080, 12-2N-26-0000-0001-00150, 12-2N-0000-0001-0050). The site is located at the southwest quadrant of SR-200 and I-95 along Semper Fi Drive. Heading west on SR-200, pass the I-95 interchange. After  $\pm 0.15$  miles, make a left onto Semper Fi Drive. Future access to the site is approximately 0.25 miles to the south.

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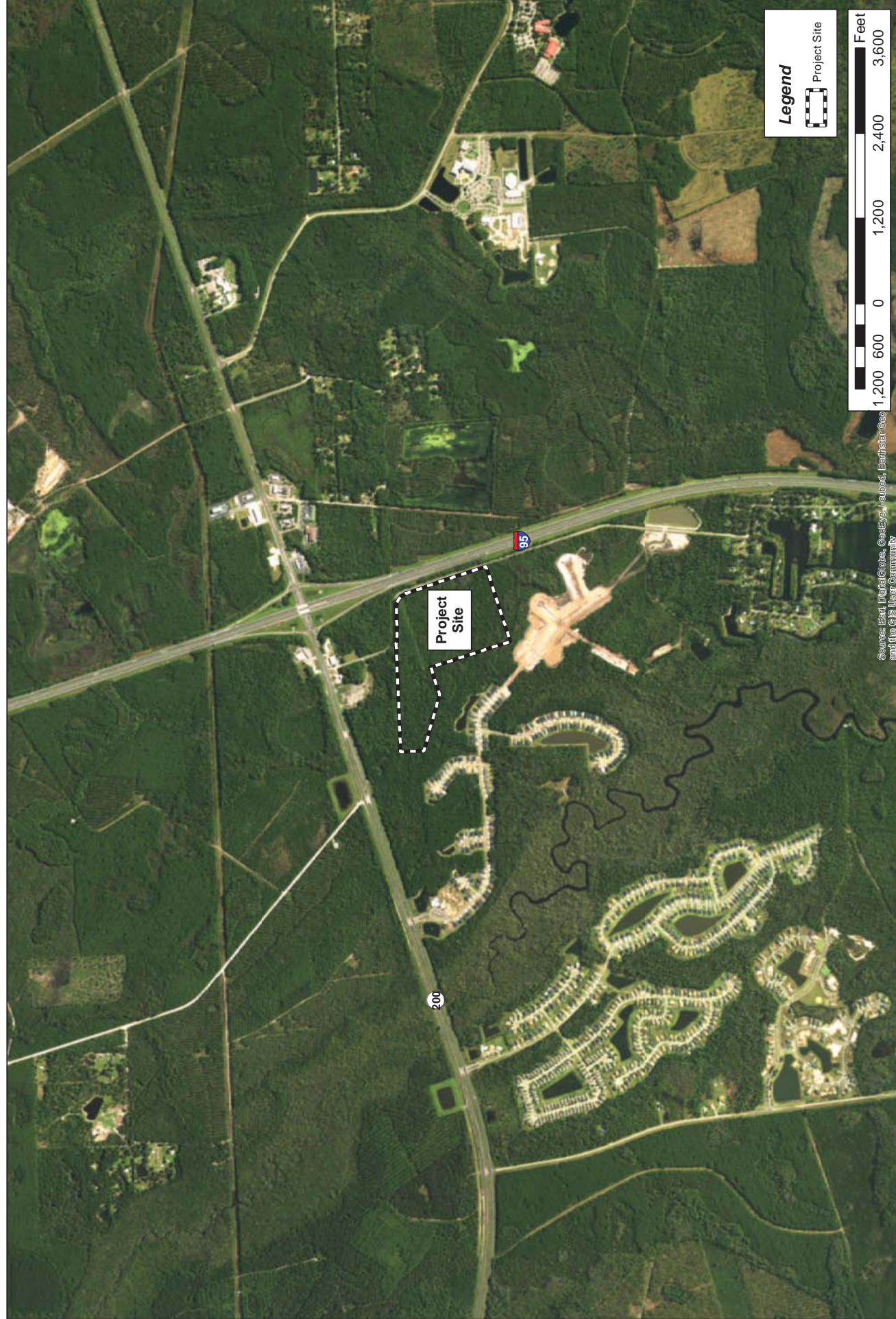


**Mills Creek Preserve  
LS-CPA and Rezoning Application**



```
Project: NAD_1983_StateTime
Floods: North_APR_0903_Feet
Region: North_Conformal_Conic
False_Easting: 1000000.000000
False_Northing: 0.000000
Central_Meridian: -84.500000
Standard_Parallel_2: 30.750000
Latitude_of_Origin: 29.000000
GCS_North_American_1983
Prepared by: Employee###
Date: 8/30/2017
```

PROFESSOR DR. G. SCHMIDT



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geo and the GIS User Community



**Mills Creek Preserve  
LS-CPA and Rezoning Application**

[illegible]

C



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community





# Mills Creek Preserve Ls-CPA and Rezoning Application



**CHW**  
Professional Consultants  
Date: 8/30/2017  
Prepared by: Employee #333  
Project: Ls-CPA and Rezoning Application  
Map Scale: 1" = 200 Feet  
Map Date: 8/30/2017  
Map Author: CHW  
Map Reviewer: CHW  
Map Checker: CHW  
Map Approver: CHW  
Map Status: Final  
Map Version: 1.0  
Map File: Ls-CPA and Rezoning Application  
Map Path: L:\2017\17-02\Planning\GIS\MapDocs\B.mxd





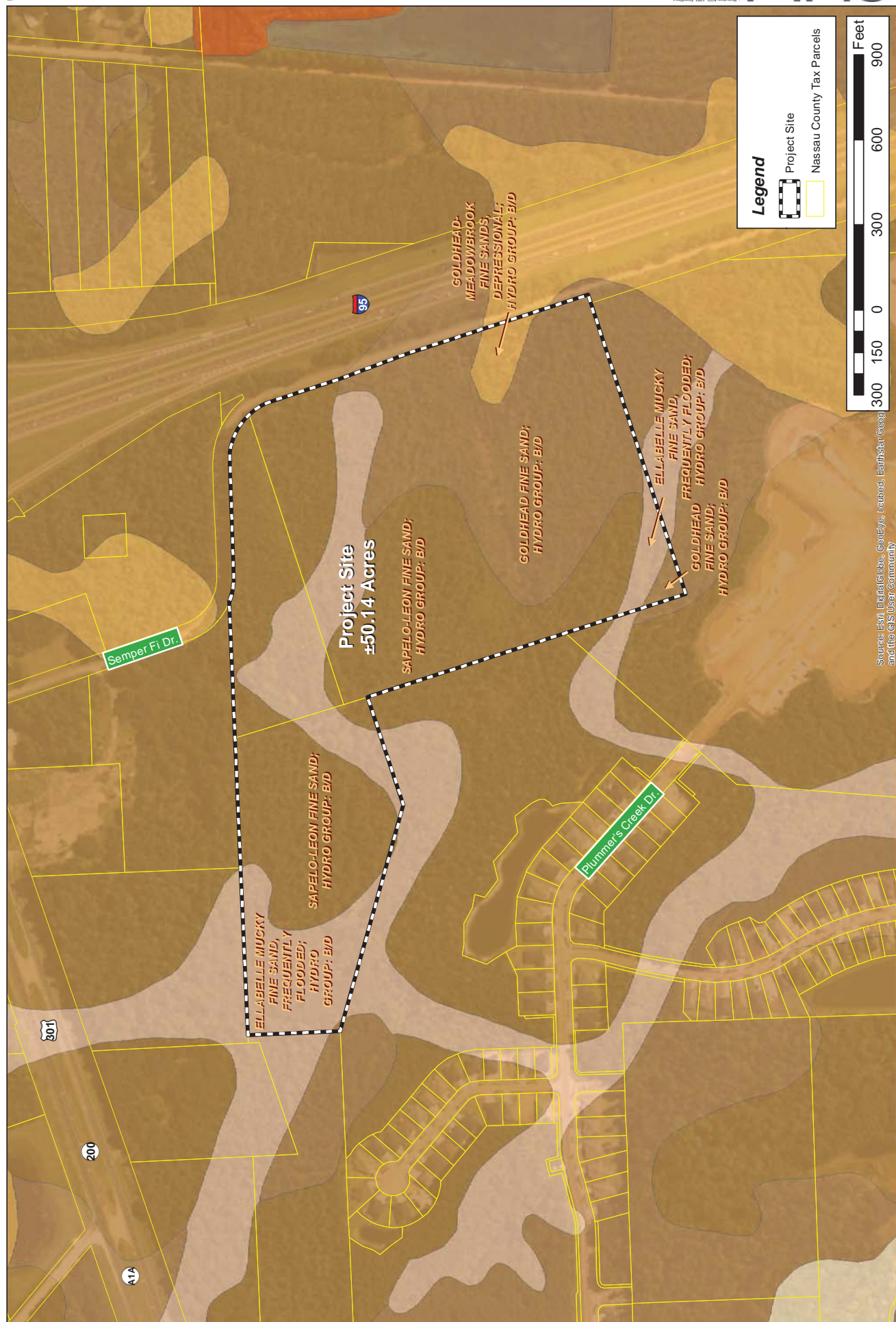














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## LEGAL DESCRIPTION

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OFFICIAL RECORDS BOOK 422, PAGES 559 THROUGH 563

PARCEL NO. 1

**DESCRIPTION:**

ALL OF THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION TWELVE (12), TOWNSHIP TWO (2) NORTH, RANGE TWENTY-SIX (26) EAST, NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 26 EAST; THENCE ALONG THE NORTH LINE OF SECTION 12, SOUTH 88°55'10" WEST 431.70 FEET TO A CONCRETE MONUMENT ON THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 95 WHICH IS THE POINT OF BEGINNING; THENCE SOUTH 24°24'03" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, 84.80 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 73°23'01" WEST 1145.68 FEET TO A CONCRETE MONUMENT; THENCE NORTH 16°36'59" WEST 399.02 FEET TO A CONCRETE MONUMENT IN THE NORTH LINE OF SECTION 12; THENCE ALONG THE NORTH LINE OF SECTION 12, 88°55'10" EAST 1177.10 FEET TO THE POINT OF BEGINNING; AND CONTAINING 6.2998 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE LAND LYING WITHIN THE SERVICE ROAD RIGHT-OF-WAY.

\*\*\* SURVEYORS NOTE: THERE IS A SCRIVENER'S ERROR IN THE LAST BEARING CALL OF THIS LEGAL DESCRIPTION, ALONG THE NORTH LINE OF SECTION 12, IT IS MISSING THE DIRECTION OF "NORTH". THE LEGAL DESCRIPTION READS " 88°55'10" EAST " AND SHOULD READ " NORTH 88°55'10" EAST " TO MATCH THE FIRST BEARING CALL ALONG THE NORTH LINE OF SECTION 12.

OFFICIAL RECORDS BOOK 1848, PAGES 109 THROUGH 111

EXHIBIT "A"

**DESCRIPTION:**

ALL THAT CERTAIN TRACT OR PARCEL OF LANDS BEING A PORTION OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY FLORIDA (BEING A PORTION OF LANDS AS DESCRIBED IN DEED RECORDED IN BOOK 738, PAGE 887, OF THE OFFICIAL RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 12, THE SAME BEING THE SOUTHWESTERLY CORNER OF SECTION 1 AND RUN NORTH 88°55'-07" EAST, ALONG LAST MENTIONED SECTION LINE, A DISTANCE OF 2658.50 FEET TO A POINT FOR THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 88°55'-07" EAST, ALONG LAST MENTIONED SECTION LINE, A DISTANCE OF 1049.94 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF GLENN E. HICKS (ACCORDING TO BOOK 422, PAGE 559, OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 16°35'-59" WEST, ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 498.86 FEET TO A POINT, SAID POINT BEING A NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF PLUMMERS CREEK, LLC (ACCORDING TO BOOK 1239, PAGE 822, OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 72°57'-33" WEST, ALONG A NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 400.00 FEET TO AN ANGLE POINT; RUN THENCE NORTH 73°01'-36" WEST, ALONG LAST MENTIONED LINE, A DISTANCE OF 830.00 FEET TO A POINT; RUN THENCE NORTH 02°44'-50" WEST, A DISTANCE OF 333.56 FEET TO THE POINT OF BEGINNING.

\*\*\* SURVEYORS NOTE: THERE IS A SCRIVENER'S ERROR IN THE THIRD BEARING CALL OF THIS LEGAL DESCRIPTION, THE LEGAL DESCRIPTION READS " SOUTH 16°35'59" WEST " AND SHOULD READ " SOUTH 16°35'59" EAST ".

OFFICIAL RECORDS BOOK 1917, PAGES 1381 THROUGH 1388  
PARCEL "E"

DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY FLORIDA (BEING A PORTION OF LANDS AS INTENDED TO BE DESCRIBED IN DEED RECORDED IN BOOK 738, PAGE 887, OF THE OFFICIAL RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12, THE SAME BEING THE SOUTHEASTERLY CORNER OF SECTION 1 AND RUN SOUTH 88°56'-07" WEST ALONG LAST MENTIONED SECTION LINE, A DISTANCE OF 431.70 FEET TO A POINT, RUN THENCE SOUTH 24°23'-03" EAST, A DISTANCE OF 84.80 FEET TO A POINT; RUN THENCE SOUTH 73°24'-01" WEST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 75.03 FEET TO A POINT FOR THE POINT OF BEGINNING, SAID POINT LYING ON THE CURVED SOUTHWESTERLY RIGHT-OF-WAY LINE OF JOHNSON LAKE ROAD (A 60 FOOT RIGHT-OF-WAY).

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED JOHNSON LAKE ROAD, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 206.38 FEET, A CHORD DISTANCE OF 94.62 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 29°51'-51" EAST; RUN THENCE SOUTH 16°35'-59" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID JOHNSON LAKE ROAD, A DISTANCE OF 250.00 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 19°20'-52" EAST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.29 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 16°35'-59" EAST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 675.81 FEET TO A POINT, SAID POINT BEING A NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF PLUMMERS CREEK, LLC (ACCORDING TO BOOK 1239, PAGE 822, OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 73°23'-50" WEST, ALONG A NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1104.27 FEET TO A POINT; RUN THENCE NORTH 16°35'-59" WEST, ALONG AN EASTERLY LINE OF LAST MENTIONED LANDS AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 1267.97 FEET TO THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF GLENN E. HICKS (ACCORDING TO BOOK 738, PAGE 887, OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 73°24'-01" EAST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1070.56 FEET TO THE POINT OF BEGINNING.

**Application Package**  
**Table of Contents**

1. Cover Letter
2. CPA Application and Property Owner Affidavits
3. Property Appraiser Datasheets, Tax Records, and Deeds
4. Justification Report
5. Site Directions
6. **Attachments:**
  - Exhibit A: Map
  - Exhibit B: Legal Description
  - Exhibit C: Survey**
  - Exhibit D: JEA Availability Letter





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ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street  
Jacksonville, Florida 32202-3139

Robert Walpole  
CHW  
132 NW 76th Drive  
Gainesville, Florida, 32607

August 08, 2017

Project Name: Yulee Apartments  
Availability#: 2017-1473

Dear Mr/Mrs Robert Walpole,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

**Point of Connection:**

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

**Offsite Improvements:**

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on [jea.com](http://jea.com).

**Reservation of Capacity:**

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at [JEA.com](http://JEA.com). This document along with other important forms and submittal processes can be found at the subsequent link, [JEA Stages of a Project](#) or by following the steps below:

- ⇒ Visit [www.jea.com](http://www.jea.com)
- ⇒ Select Working with JEA
- ⇒ Select Stages of a Project

Sincerely,

Mollie Price  
Water/Wastewater System Planning  
(904) 904-665-7710



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street  
Jacksonville, Florida 32202-3139

Availability#: 2017-1473  
Request Received On: 7/27/2017  
Availability Response: 8/8/2017  
Prepared by: Mollie Price

**Project Information**

Name: Yulee Apartments  
Type: Multi-Family  
Requested Flow: 75,000 gpd  
Location: SW corner of SR 200 & I -95 along Semper Fi Drive  
Parcel ID No.: 12-2N-26-0000-0001-0080, 12-2N-26-0000-0001-0150, 12-2N-26-0000-0001-0050  
Description: The project involves the construction of a 300-unit market rate apartment complex.

**Potable Water Connection**

Water Treatment Grid: LOFTON OAKS  
Connection Point #1: Existing 12-in water line at the southwest corner of SR 200 and Semper Fi Dr (see Special Conditions)  
Connection Point #2: NA  
Special Conditions: Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. JEA must approve construction and accept the lines prior to meter issue.

**Sewer Connection**

Sewer Treatment Plant: NASSAU  
Connection Point #1: Existing 12-in forcemain at the southeast corner of SR 200 and Semper Fi Dr (see Special Conditions)  
Connection Point #2: NA  
Special Conditions: For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

**Reclaimed Water Connection**

Sewer Region/Plant: NASSAU  
Connection Point #1: Reclaim will be available in the future (see Special Conditions)  
Connection Point #2: NA



Special Conditions:

Reclaimed water will be available in the near future for your development. In the interim a temporary connection to the potable water system will be required. Coordinate the temporary connection with the JEA Development group so the configuration is designed to simplify the transition to reclaimed water when it becomes available.

**General Comments:**