



# Mills Creek Preserve

## Rezoning – Application Package

September 1, 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

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

- 1. Cover Letter**
- 2. Rezoning Application and Property Owner Affidavits**
- 3. Legal Description**
- 4. Property Appraiser Datasheets, Tax Records, and Deeds**
- 5. Survey**
- 6. Site Directions**
- 7. Attachments**
  - Exhibit A: Responses to Rezoning/Review Criteria (Justification Report)**
  - Exhibit B: Environmental Assessment**
  - Exhibit C: Preliminary Development Plan**
  - Exhibit D; Draft PUD Conditions**
  - Exhibit E: Draft PUD Ordinance**
  - Exhibit F: JEA Availability Letter**
  - Exhibit G: Map Set**

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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 REZONING

**Official Use Only**

Zoning District: \_\_\_\_\_  
FLUM Designation: \_\_\_\_\_  
Commission District: \_\_\_\_\_  
Application #: \_\_\_\_\_  
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 ±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.)

<b>4. Current Zoning District:</b>	<u>Commercial Highway Tourist &amp; Open Rural</u>
<b>5. Proposed Zoning District:</b>	<u>PUD</u>
<b>6. Future Land Use Map Designation:</b>	<u>Commercial &amp; Low Density Residential</u>
<b>7. Acreage:</b>	<u>±50.1</u>

**8. 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.

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**9. Rezoning Review Criteria:**

Please see attached Justification Report for responses.
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(Please attach a response to the following as Exhibit "A" [using 8½" x 11" size paper] with the answers typed or printed legibly and identifying the question on the application.)

- a. Explain how the proposed change relates to the established land use pattern.
- b. Identify isolated district(s) that would be created by the proposed change.
- c. Explain how the proposed change would impact public facilities such as schools, utilities, streets and traffic.
- d. Describe the existing and proposed conditions for the subject property and surrounding properties.
- e. Identify Comprehensive Plan policies that support the proposed change, especially long range land use plans.
- f. Explain how changed or changing conditions make the approval of this proposed rezoning desirable.
- g. Explain how the proposed change will not adversely affect living conditions in the adjacent neighborhoods.
- h. State that the proposed change will comply with all Federal, State and local drainage requirements.
- i. Explain how the proposed change will encourage the improvement or development of adjacent property in accordance with existing regulations.
- j. Explain why the property cannot be used with existing zoning.
- k. Describe the scale of the proposed project according to the needs of the neighborhood and the needs of Nassau County.
- l. Are there other sites in this general location with similar zoning?

**10. Supporting data to be considered by the Planning and Zoning Board:**

- Environmental Assessment including wetlands, threatened or endangered species, tree canopy and other significant environmental features. (Exhibit "B")
- Any additional data

**For Planned Unit Developments Only:**

- Preliminary Development Plan (Exhibit "C")
- Project Description (Exhibit "D") Please see Justification Report

**11. Has an application for Rezoning for any portion of the subject property been submitted to Nassau County within the last twelve months?** No

**12. Is the subject property subject to a recorded Declaration of Covenants and Restrictions? If yes, please provide the association name and O.R. book and page number.**

\_\_\_\_\_

*In filing this application for a Rezoning, the undersigned understands it becomes a part of the official records of the Planning and Zoning Board and does hereby certify that all information contained herein is true to the best of his/her knowledge.*

**Signature of Owner:** \_\_\_\_\_

**Signature of Applicant:** \_\_\_\_\_

(if different than Owner)

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

(if different than Owner)



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

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.

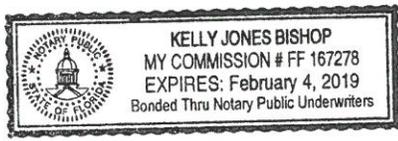
[Signature]  
Signature of Owner or Authorized Agent

352-331-1976  
Telephone Number

STATE OF FLORIDA:  
COUNTY OF NASSAU  
Alachua

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

Kelly Jones Bishop  
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

BY:

[Signature]  
Signature of Owner

JOHN R. PERREN  
Print Name

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Print Name

843525-5153  
Telephone Number



8-25-17  
State of ~~Florida~~ SOUTH CAROLINA  
County of ~~BENHURST~~ BENHURST

Signed and sworn before me on this 25TH day of AUGUST, 2017.  
By Robert Earl Askew II

Identification verified: SC DL

Oath sworn: Yes  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

BY:

Donald L. Plunkett  
Signature of Owner

Donald L. Plunkett  
Print Name

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Print Name

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

State of ~~Florida~~ Georgia  
County of Fulton

Signed and sworn before me on this 28 day of August, 2017.  
By: Diana Omerasevic

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

[Signature]  
Notary Signature

My Commission expires: 1/13/2018



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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.

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0012211  
35349.00

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.

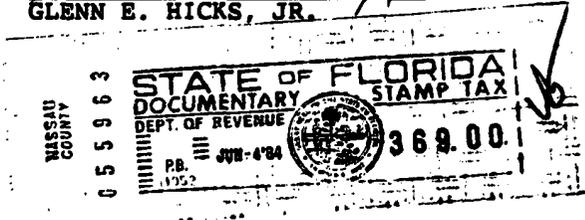
IN WITNESS WHEREOF, the said grantor has hereunto sets its hand under seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Curtis O. Hicks  
Witness

Heber J. Furano  
Witness

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



Signed, sealed and delivered in the presence of:

Curtis O. Hicks  
Witness

Heber J. Furano  
Witness

Curtis O. Hicks (SEAL)  
CURTIS O. HICKS

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

(Signatures continued on next page)

OFFICIAL RECORDS

BOOK 422 PAGE 560

Signed, sealed and delivered  
in the presence of:

*Victor J. ...*  
Witness

*Helena J. ...*  
Witness

*Donald L. Plunkett* (SEAL)  
DONALD L. PLUNKETT

OFFICIAL RECORDS

BOOK 422 PAGE 561

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 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 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 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 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"

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 COUNTY  
 J. GREEN

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

Meghann M. Allen  
Name: Meghann M. Allen

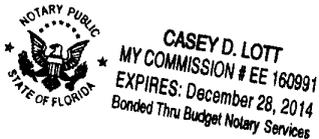
Wayne R. Chism  
By: Wayne R. Chism  
Its: Managing Member

Casey D. Lott  
Name: Casey D. Lott

Lorie L. Chism  
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.



Casey D Lott  
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°-09'-17" EAST, ALONG A SOUTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 311.01 FEET TO A POINT; RUN THENCE SOUTH 38°-37'-27" EAST, ALONG LAST MENTIONED SOUTHWESTERLY LINE, A DISTANCE OF 305.90 FEET TO A POINT; RUN THENCE SOUTH 76°-26'-14" WEST, ALONG A NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 627.55 FEET TO A POINT; RUN THENCE NORTH 01°-43'-08" WEST, ALONG AN EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 285.21 FEET TO A POINT; RUN THENCE SOUTH 69°-29'-42" WEST, ALONG A NORTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 269.44 FEET TO A POINT; RUN THENCE SOUTH 06°-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°-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°-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  $01^{\circ}-22'-25''$  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.

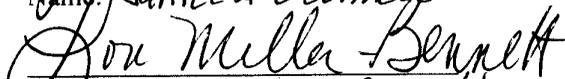
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto, and all the estate, right, title, interest, lien and equity and claim whatsoever of the said parties of the first part, either in law or in equity, to the only proper use, benefit and behoof of the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

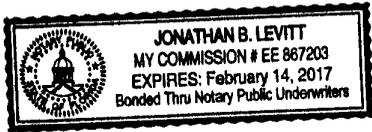


By: Wayne R. Chism

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.



*JBL*

\_\_\_\_\_  
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.

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	<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	\$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		

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	

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

RETURN WITH PAYMENT

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****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-26-0000-0001-0080	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
<b>TOTAL MILLAGE</b>	<b>15.3509</b>			<b>AD VALOREM TAXES</b>	<b>\$8,631.75</b>

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
<b>NON-AD VALOREM ASSESSMENTS</b>		<b>\$0.00</b>

<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$8,631.75</b>
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If Paid By	Nov 30, 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-26-0000-0001-0080	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

RETURN WITH  
PAYMENT

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****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-26-0000-0001-0150	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****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-26-0000-0001-0150	2016	REAL ESTATE	27979	004	

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

OFF SR 200  
IN OR 1848/109

RETURN WITH  
PAYMENT

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



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

1. Cover Letter
2. Rezoning Application and Property Owner Affidavits
3. Legal Description
4. Property Appraiser Datasheets, Tax Records, and Deeds
5. **Survey**
6. Site Directions
7. Attachments
  - Exhibit A: Responses to Rezoning/Review Criteria (Justification Report)
  - Exhibit B: Environmental Assessment
  - Exhibit C: Preliminary Development Plan
  - Exhibit D: Draft PUD Conditions
  - Exhibit E: Draft PUD Ordinance
  - Exhibit F: JEA Availability Letter
  - Exhibit G: Map Set

# BOUNDARY SURVEY

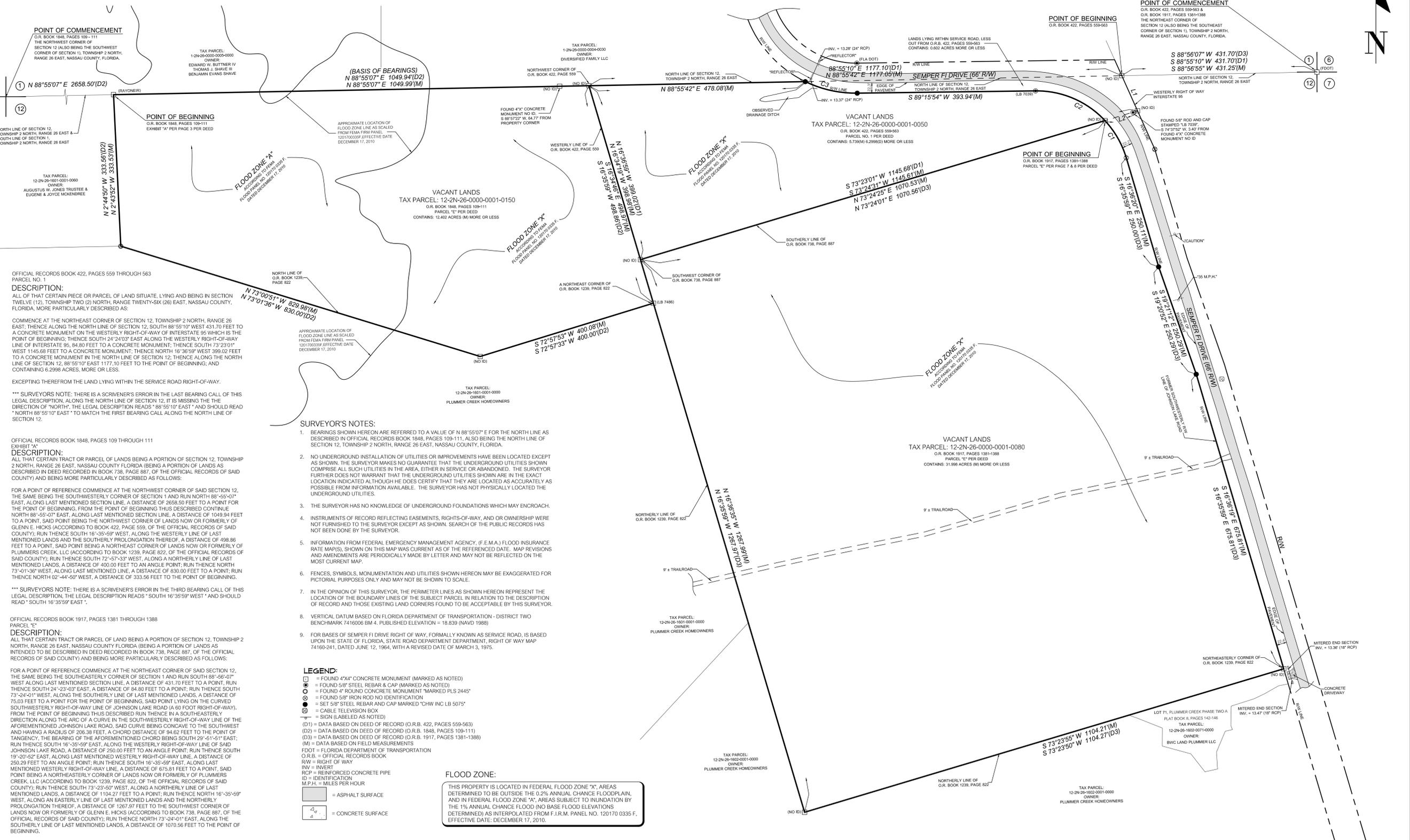
## LOCATED IN SECTION 12, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA

GRAPHIC SCALE



LINE	DIRECTION	LENGTH
L1 (M)	S 24°16'36" E	84.79'
L1 (D1)	S 24°24'03" E	84.80'
L1 (D3)	S 24°23'03" E	84.80'
L2 (M)	S 73°26'01" W	75.08'
L2 (D3)	S 73°24'01" W	75.03'

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1 (M)	95.30'	206.36'	26°27'36"	48.52'	94.46'	S 29°56'08" E
C1 (D3)	95.30'	206.36'	26°27'36"	48.52'	94.62'	S 29°51'51" E
C2 (M)	171.45'	206.36'	47°36'08"	91.02'	166.56'	N 66°55'41" W
C3 (M)	118.44'	256.23'	26°29'05"	60.30'	117.39'	S 77°29'55" E



**POINT OF COMMENCEMENT**  
O.R. BOOK 1848, PAGES 109-111  
THE NORTHWEST CORNER OF SECTION 12 ALSO BEING THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA.

**POINT OF BEGINNING**  
O.R. BOOK 1848, PAGES 109-111  
EXHIBIT "A" PER PAGE 3 PER DEED

**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 6.2988 ACRES, MORE OR LESS.

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

\*\*\* SURVEYOR'S 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 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.

**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 SOUTHWEST 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°36'59" WEST, ALONG THE WESTERLY RIGHT-OF-WAY 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'-38" 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.

\*\*\* SURVEYOR'S NOTE: THERE IS A SCRIVENER'S ERROR IN THE THIRD BEARING CALL OF THIS LEGAL DESCRIPTION, THE LEGAL DESCRIPTION READS "SOUTH 16°36'59" WEST" AND SHOULD READ "SOUTH 16°35'59" EAST".

**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 SOUTHEAST CORNER OF SECTION 1 AND RUN SOUTH 88°55'07" 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 206.36 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 250.20 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 16°-35'-59" EAST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 875.81 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 73°-23'-01" 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 1287.97 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.

- SURVEYOR'S NOTES:**
- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF N 88°55'07" E FOR THE NORTH LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1848, PAGES 109-111, ALSO BEING THE NORTH LINE OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA.
  - NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
  - THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCRoACH.
  - INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
  - INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (IF E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
  - FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
  - IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
  - VERTICAL DATUM BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION - DISTRICT TWO BENCHMARK 7416006 BM 4, PUBLISHED ELEVATION = 18.839 (NAVD 1988)
  - FOR BASES OF SEMPER FI DRIVE RIGHT OF WAY, FORMALLY KNOWN AS SERVICE ROAD, IS BASED UPON THE STATE OF FLORIDA, STATE ROAD DEPARTMENT DEPARTMENT, RIGHT OF WAY MAP 74160-241, DATED JUNE 12, 1964, WITH A REVISED DATE OF MARCH 3, 1975.

- LEGEND:**
- = FOUND 4"x4" CONCRETE MONUMENT (MARKED AS NOTED)
  - = FOUND 5/8" STEEL REBAR & CAP (MARKED AS NOTED)
  - = FOUND 4" ROUND CONCRETE MONUMENT "MARKED PLS 2445"
  - = FOUND 5/8" IRON ROD NO IDENTIFICATION
  - = SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"
  - = CABLE TELEVISION BOX
  - = SIGN (LABELED AS NOTED)
  - (D1) = DATA BASED ON DEED OF RECORD (O.R.B. 422, PAGES 559-563)
  - (D2) = DATA BASED ON DEED OF RECORD (O.R.B. 1848, PAGES 109-111)
  - (D3) = DATA BASED ON DEED OF RECORD (O.R.B. 1917, PAGES 1381-1388)
  - (M) = DATA BASED ON FIELD MEASUREMENTS
  - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
  - O.R.B. = OFFICIAL RECORDS BOOK
  - R/W = RIGHT OF WAY
  - INV = INVERT
  - RCP = REINFORCED CONCRETE PIPE
  - ID = IDENTIFICATION
  - M.P.H. = MILES PER HOUR
  - = ASPHALT SURFACE
  - = CONCRETE SURFACE

**FLOOD ZONE:**

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 120170 0335 F, EFFECTIVE DATE: DECEMBER 17, 2010.

**CHW**  
Professional Consultants

8663 Argyle Business Loop, Ste. 3  
Jacksonville, Florida 32214  
www.chw-inc.com  
est. 1988 FLORIDA  
LS-075

MILLS CREEK PRESERVE, LLC

KEVIN W. HEWETT  
Professional Surveyor & Mapper Fla. License No. 6093

This map prepared by:  
Certificate of Authorization No. LB-5075  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO. 1 OF 1

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

1. Cover Letter
2. Rezoning Application and Property Owner Affidavits
3. Legal Description
4. Property Appraiser Datasheets, Tax Records, and Deeds
5. Survey
6. **Site Directions**
7. Attachments
  - Exhibit A: Responses to Rezoning/Review Criteria (Justification Report)
  - Exhibit B: Environmental Assessment
  - Exhibit C: Preliminary Development Plan
  - Exhibit D: Draft PUD Conditions
  - Exhibit E: Draft PUD Ordinance
  - Exhibit F: JEA Availability Letter
  - Exhibit G: Map Set

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## SITE DIRECTIONS

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The following directions are given for ±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 ±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 PLANNED UNIT DEVELOPMENT (PUD) Rezoning – 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**  
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## Table of Contents

1. Executive Summary .....	1
2. Statement of Proposed Change .....	3
3. Impact Analysis .....	8
4. Consistency with the Nassau County Development Review Criteria .....	13
5. Consistency with the Nassau County Comprehensive Plan .....	16
6. Consistency with the Nassau County Land Development Code.....	22

## List of Tables

Table 1: Surrounding Future Land Use and Zoning Designations .....	4
Table 2: Projected Net Trip Generation .....	9
Table 3: Projected Potable Water Demand.....	10
Table 4: Projected Sanitary Sewer Demand .....	11
Table 5: Projected Solid Waste Demand .....	11
Table 6: Projected Public School Demand.....	12

## List of Illustrations

Figure 1: Aerial Map.....	3
Figure 2: Existing Future Land Use Map.....	4
Figure 3: Proposed Future Land Use Map.....	5
Figure 4: Existing Zoning Map .....	5
Figure 5: Proposed Zoning Map.....	6
Figure 6: Adjacent Single-Family Neighborhood: Plummet Creek .....	6
Figure 7: Nearby Commercial Activity along SR 200 at I-95 Interchange. ....	7
Figure 8: Existing Water & Wastewater Infrastructure .....	10

# 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)—Rezoning Application

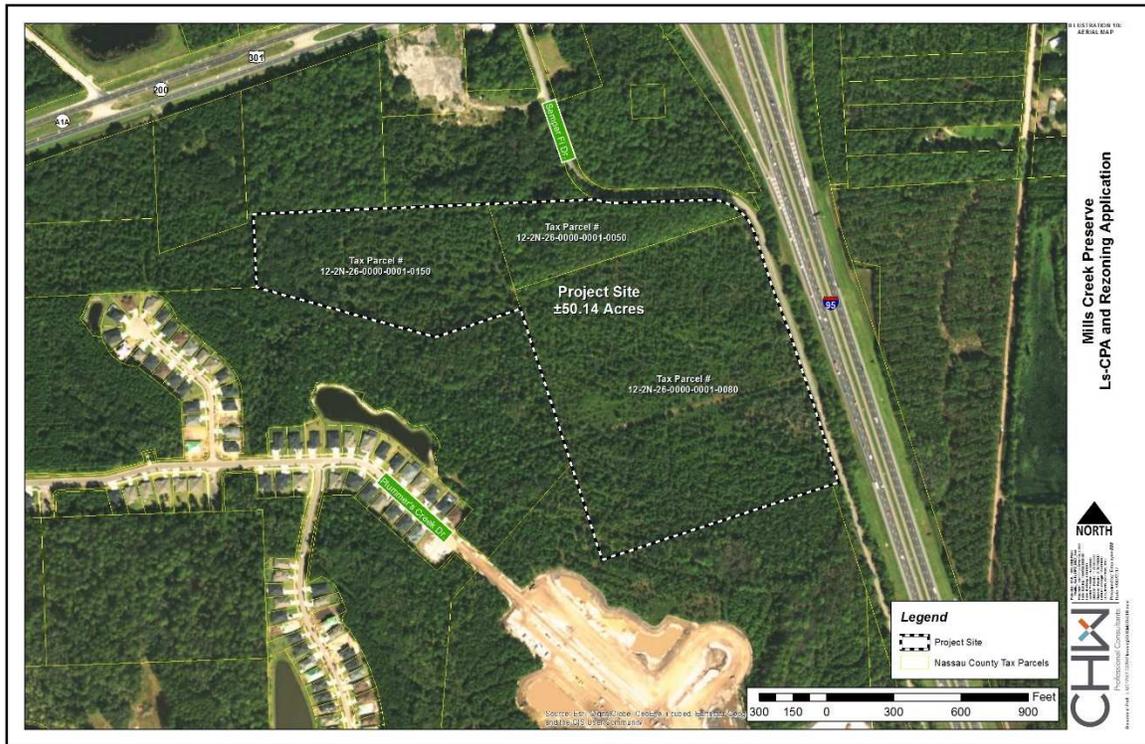
<p><b><u>Jurisdiction:</u></b> Unincorporated Nassau County</p>	<p><b><u>Intent of Development:</u></b> Maximum 350-Unit Multifamily Apartment Complex and Community Park</p>
<p><b><u>Project Site Address:</u></b> 1501 Logan Road</p>	
<p><b><u>Parcel Numbers:</u></b> 12-2N-26-0000-0001-0050, 12-2N-26-0000-0001-0080, &amp; 12-2N-26-0000-0001-0150.</p>	<p><b><u>Acres:</u></b> ±50.14 acres (Source: CHW Boundary Survey)</p>
<p><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.</p> <p><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.</p>	<p><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.</p> <p><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.</p>

# 1. Executive Summary

<p><b>Existing Zoning District</b>  <i>CHT: Commercial Highway Tourist</i>          (±32.00 ac.)</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>          (±18.14 ac)</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>Proposed Zoning District:</b>  <i>PUD: Planned Unit Development</i>          (±50.14 ac.)</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>Existing Maximum Density / Intensity:</b></p> <p><i>Density (OR):</i>          ±18.14 ac. x 2 du/ac          = 36 dwelling units total</p> <p><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>Proposed Density/Intensity</b></p> <p><i>Density (HDR):</i>          ±43.14 ac. x 10 du per ac.          = 431 dwelling units total</p> <p><i>Density (PUD):</i>          350 dwelling units (maximum)</p>
<p><b>Net Change</b>          Approval of this Rezoning and companion Ls-CPA 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 uses</i></b> permitted within the project area.</p>	

## 2. STATEMENT OF PROPOSED CHANGE

This Rezoning application requests to change the existing zoning districts from Commercial Highway Tourist (CHT) and Open Rural (OR) to Planned Unit Development (PUD) on Nassau County Tax Parcel(s) 12-2N-26-0000-0001-0050, 12-2N-26-0000-0001-0080, & 12-2N-26-0000-0001-0150. The site is  $\pm 50.14$  acres in size and 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.



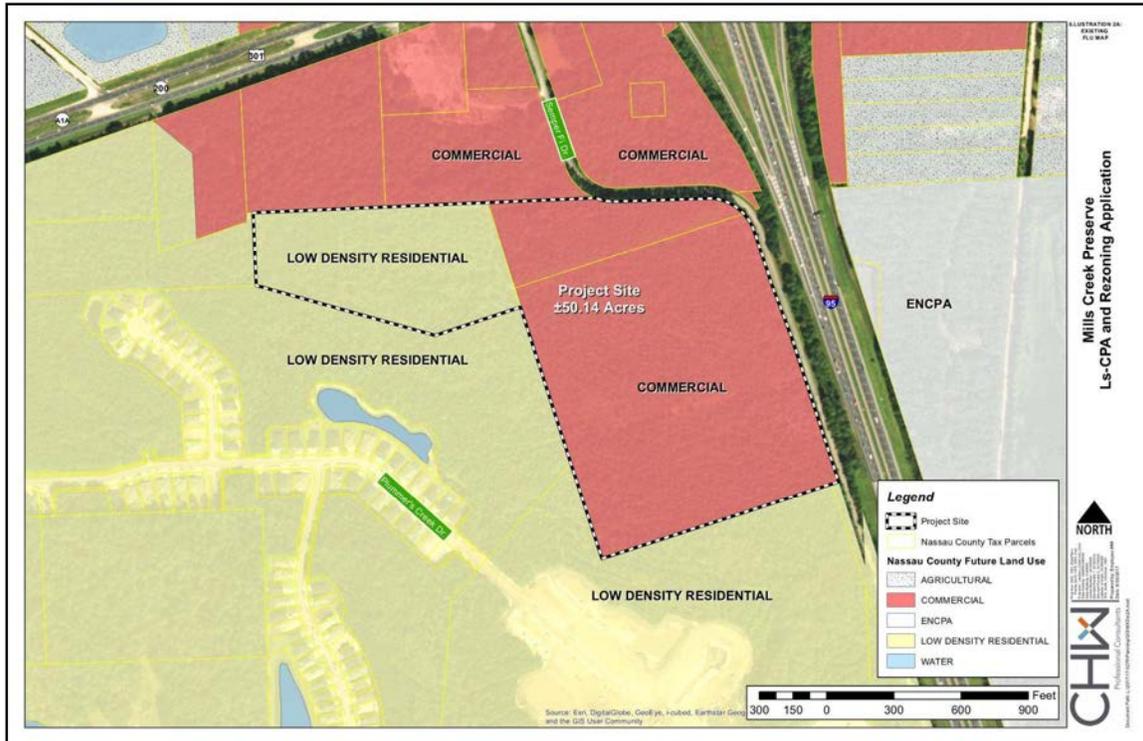
**Figure 1: Aerial Map**

The requested Rezoning is companion to a Large-scale Comprehensive Plan Amendment (Ls-CPA) that requests a High Density Residential (HDR) Future Land Use (FLU) designation for  $\pm 43.14$  acres of the  $\pm 50.14$ -acre site. The Ls-CPA also requests that the remaining  $\pm 7$  acres be designated as Conservation I (CSV I) on the County's Future Land Use Map (FLUM) in order to protect the onsite, natural wetland features to the maximum extent practicable.

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**

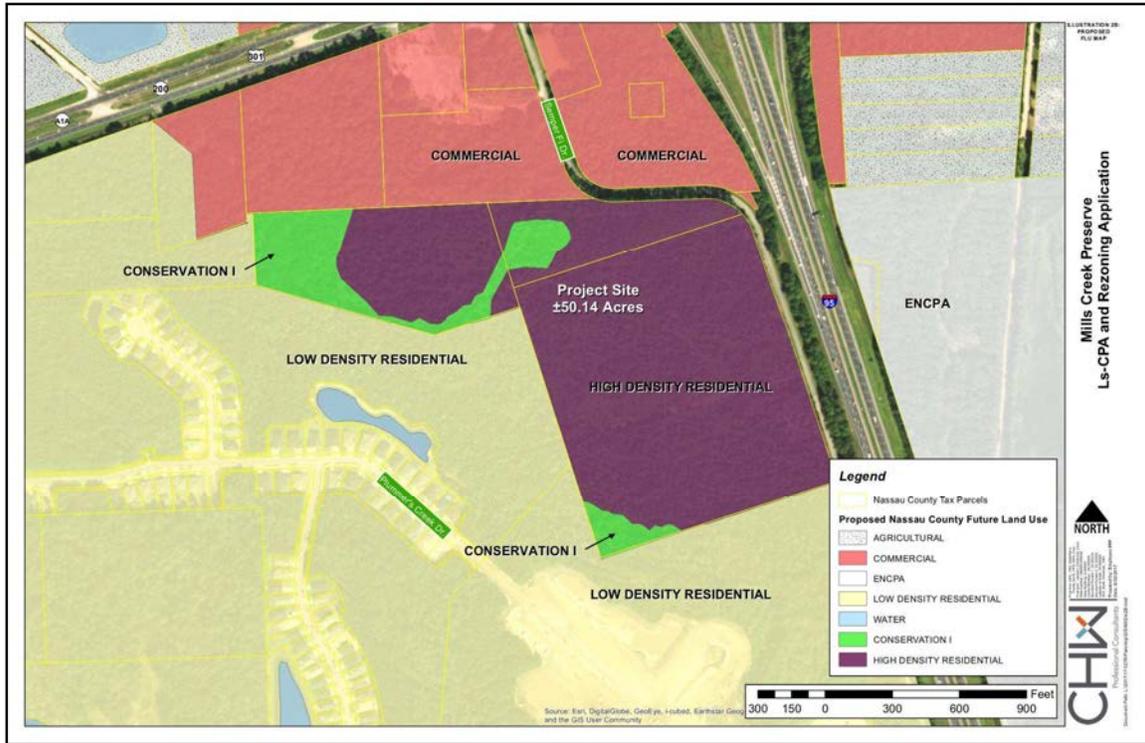


Figure 3: Proposed Future Land Use Map

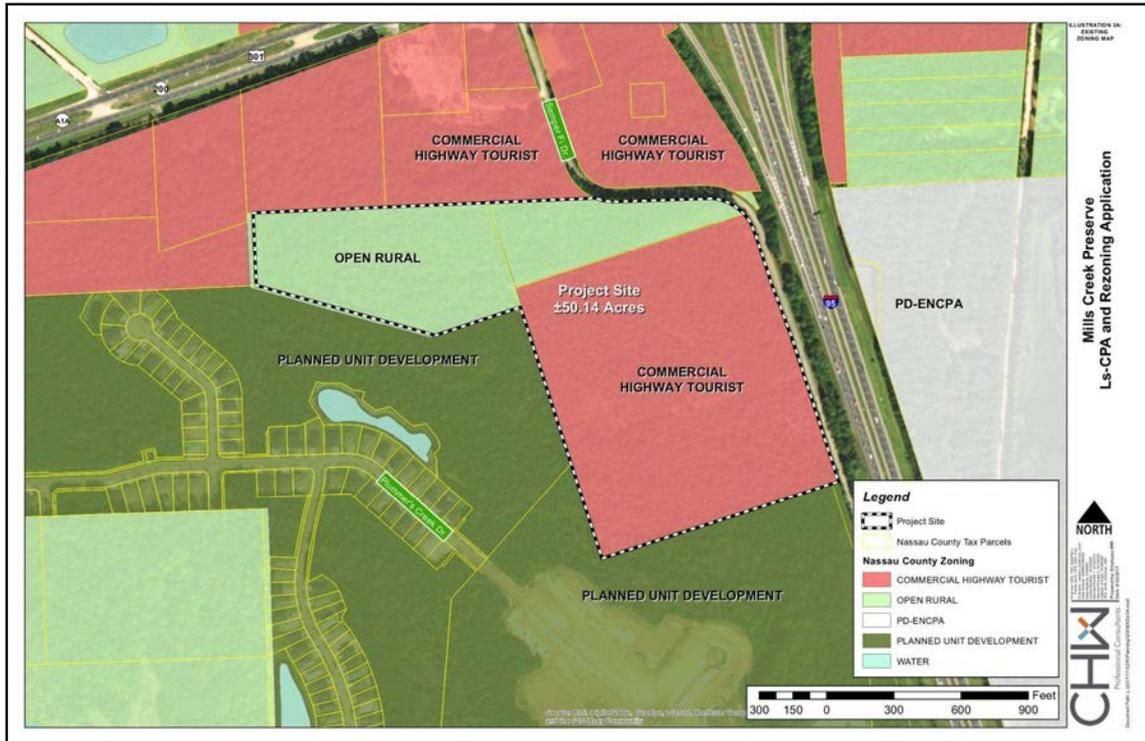
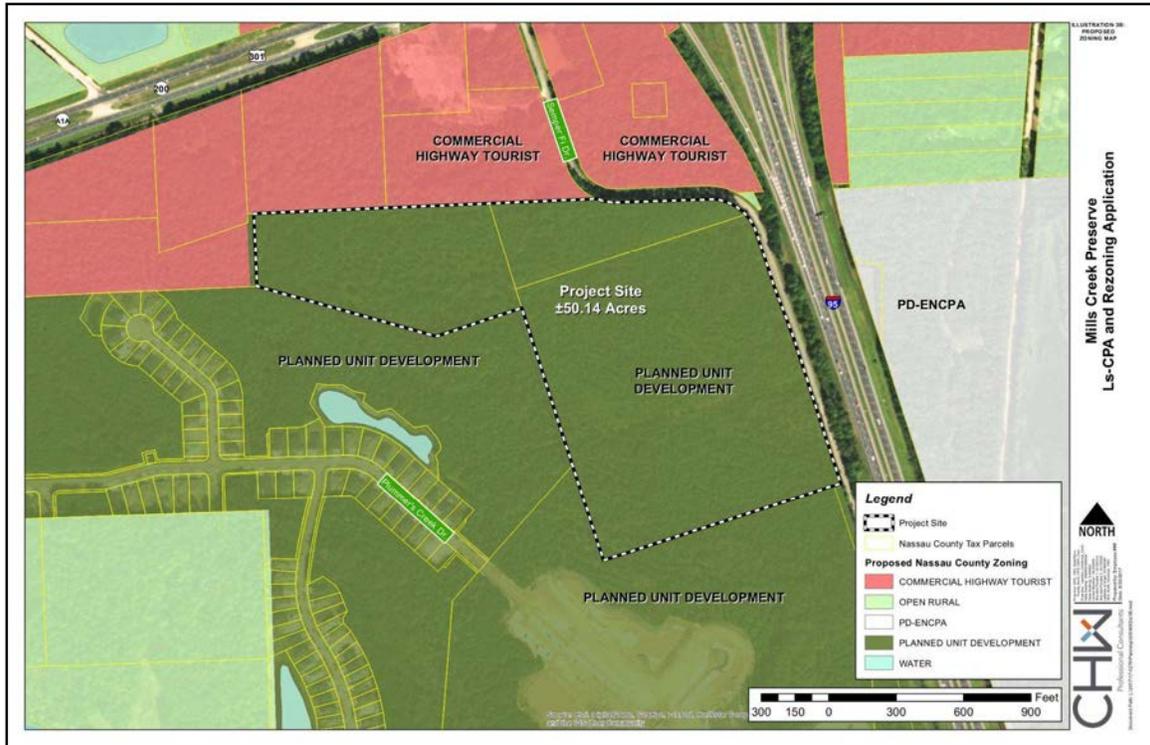


Figure 4: Existing Zoning Map



**Figure 5: Proposed Zoning Map**

The following photos demonstrate the existing development pattern located around the project site. The proposed PUD Zoning district 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 an Ls-CPA that requests the High Density Residential (HDR) FLU on ±43.14 acres and Conservation I (CSV I) on the remaining ±7.00 acres. In order to permit the use of more flexible land use regulations and to facilitate use of the most advantageous techniques of land development, this application requests to rezone the entire project site to the PUD zoning district. The PDP submitted with this application requests to limit onsite development to a maximum 350-unit multifamily apartment complex—consistent with the requested HDR FLU. As calculated in the Executive Summary of this report, approval of these applications will *increase* the maximum permitted onsite density by **314** units and *decrease* the maximum permitted intensity by **2,090,880 ft<sup>2</sup>**. The calculations for determining these values are found below:

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

*Density by Right (OR):*

$$\pm 18.14 \text{ ac.} \times 2 \text{ du/ac} = 36 \text{ dwelling units}$$

*Intensity by Right (CHT):*

$$\begin{aligned} &\pm 32.00 \text{ ac.} \times 50\% \text{ lot coverage} \times 40 \text{ ft. maximum building height (3 stories)} \\ &= 2,090,880 \text{ ft}^2 \text{ of nonresidential uses} \end{aligned}$$

#### **Potential Maximum Density**

*Density by Right (HDR):*

$$\pm 43.14 \text{ ac.} \times 10 \text{ du per ac.} = 431 \text{ dwelling units}$$

*Density Proposed (PUD):*

$$350 \text{ dwelling units (maximum)}$$

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 density permitted by the requested by this application will allow the site to 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.

Roadways / Transportation

**Table 2: Projected Net Trip Generation**

Land Use <sup>1</sup> (ITE)	Units	Daily <sup>1</sup>		AM Peak <sup>1</sup>		PM Peak <sup>1</sup>	
		Rate	Trips	Rate	Trips	Rate	Trips
<b>Proposed</b>							
Apartment (ITE 220)	350	6.65	2,328	.55	193	.67	235
<b>Existing Development Potential<sup>2</sup></b>							
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
<b>Net Trip Generation</b>	-	-	<b>- 90,688</b>	-	<b>- 14,137</b>	-	<b>- 10,299</b>

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 Rezoning 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)	350	x 250 gallon per unit	87,500
<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>- 238,732</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 Rezoning application will not increase potential demands on the JEA potable 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)	350	x 250 gal. per unit	87,500
<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>- 238,732</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 Rezoning 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 <sup>1</sup>	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>2</sup>	Total
<b>Proposed</b>			
Apartment (ITE 220)	350	<i>Elementary Schools:</i> 0.25128489 per unit	88
		<i>Middle Schools:</i> 0.147154 per unit	52
		<i>High Schools:</i> 0.169998 per unit	60

1. ITE Trip Generation Manual, 9th Edition
2. Nassau County School District, Amendment Interlocal Agreement

Due to the residential use proposed within this Rezoning and companion Ls-CPA, 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 Rezoning and companion Ls-CPA 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. CONSISTENCY WITH NASSAU COUNTY REZONING REVIEW CRITERIA**

The following identifies how this application is consistent with the Nassau County Rezoning Review Criteria found in the County's Application and Instructions for Rezoning. The original language from the subject application is provided in normal font, and the consistency statements are provided in **bold** font.

a. Explain how the proposed change relates to the established land use pattern.

**The intent of this application is to permit the use of a maximum 350-unit multifamily apartment complex within unincorporated Nassau County. The County's existing housing supply is primarily single family homes. Additionally, there is a considerable quantity of approved low density subdivisions that have yet to be built, adding to the one-dimension housing market. As a result, this application seeks to enhance local housing options by permitting the development of a multifamily residential apartment complex.**

**The proposed use is compatible with adjacent uses, which consist of highway retail along SR 200 to the north and single-family residential to the south. Multifamily residential serves as an appropriate buffer between the two adjacent uses.**

**The site will connect to Simper Fi Drive, which will be enhanced with pedestrian facilities. Utilities will be extended approximately 1,000 feet from SR 200 to the north and serve the site. Included in this application is a JEA Availability Letter stating that the utility systems have capacity to serve the intended use.**

b. Identify isolated district(s) that would be created by the proposed change.

**Approval of this application would not result in the isolation of any district. The site is urban infill, as all surrounding properties are either developed or are adjacent to SR 200 and will be developed consistent with highway commercial in the future.**

c. Explain how the proposed change would impact public facilities such as schools, utilities, streets and traffic.

**As demonstrated within the Impact Analysis section of this report, the proposed PUD rezoning would not increase demands on existing Nassau County and JEA infrastructure. Due to the site's close proximity to existing utilities and highway commercial activities, local facilities to serve the subject development are already in place at the time of this application—therefore there is anticipated to be a minimal amount of impact to existing, local Nassau County and JEA infrastructure.**

d. Describe the existing and proposed conditions for the subject property and surrounding properties.

**The project site consists of three (3) undeveloped parcels encompassing ±50.14 acres within unincorporated Nassau County. Currently, the site is undeveloped and consists of what appears to be naturally occurring tree growth. Adjacent properties to the north are highway-oriented commercial uses or designated Commercial Highway Tourist Zoning. The adjacent property to the south is a Planned Unit Development (PUD) consisting of single-family residential.**

**This application is proposing High Density Residential Zoning, which serves as an appropriate transition between the existing subdivision and highway uses. Also included in the proposed development is a 7-acre portion that will be dedicated conservation area, a linear park, and a publicly dedicated park. The Preliminary Development Plan (PDP) submitted within this application details the apartment complex, associated parking and stormwater facilities, onsite amenities, dedicated conservation area, trail system, and public park.**

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

**Section five (5) of this Justification Report identifies specific Nassau County Comprehensive Plan policies, and how this rezoning application is supported by each.**

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

**This area of Nassau County currently possesses a disproportionate amount of single-family homes compared to other housing types. As a result, this application seeks to rectify this housing imbalance by proposing a FLU and zoning designation that permits the development of high-density residential dwelling units. Approval of these applications will provide several benefits to the greater Nassau County area, including: increasing the diversity of local housing choices, providing public parks with paved pedestrian trails, permitting the project site to protect existing environmental features, and allowing the development to act as a transition zone from the adjacent single-family neighborhood to the west/south to the intense, nonresidential activity to the east/south.**

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

**Nassau County requires that new projects developed adjacent to existing neighborhoods provide adequate onsite setbacks and perimeter buffering to minimize the proposed site's estimated impact on adjacent housing. These onsite buffers and setbacks are illustrated in the PDP submitted with this application and are consistent with Nassau County LDC §13-06. and §37-06.**

**The PDP shows considerable buffer area where the project site approaches proximity to the adjacent single-family residential. Apartment buildings are no closer than ±400 feet to the nearest single family residence.**

h. State that the proposed change will comply with all Federal, State and local drainage requirements.

**Development that may result from this site's PUD Rezoning will be consistent and comply with all Federal, State, and local requirements.**

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

**This application proposes the development of a maximum 350-unit multifamily apartment complex and a community park that features walking trails, bathrooms, recreation fields, and open spaces available for residents to enjoy within the Mills Creek Preserve and Plummer Creek neighborhoods.**

**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.**

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

**The Nassau County housing market is currently oversaturated with single-family subdivisions, both developed and permit but not yet built. This application seeks to permit multifamily apartments that both enhance housing choice, but also offers a concentration of housing at a regional node, SR 200/I-95 interchange.**

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

**This application proposes a maximum 350-unit high-density multifamily apartment complex that can assist the County in expanding housing options for existing and prospective constituents. Currently, there is a severe lack of this housing type, as most all residential housing is single-family detached products. Approval of this application would also allow the development to act as a transition zone from the adjacent single-family neighborhood to west/south and the intense commercial activity surrounding the I-95 and SR-200 interchange to the northeast.**

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

**Yes, the property adjacent to the site currently has PUD Zoning District designation. However, the permitted use within the adjacent PUD is single-family residential, as opposed to the requested multi-family residential. The requested zoning district meets a need for housing options within Nassau County, protects onsite environmental features to the maximum extent practicable, and serves as a transitional use between the existing low density residential and highway commercial uses.**

## 5. CONSISTENCY WITH NASSAU COUNTY COMPREHENSIVE PLAN

This section identifies specific Nassau County Comprehensive Plan Goals, Objectives, and Policies and explains how this Rezoning and companion Ls-CPA 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 Rezoning 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 PUD Rezoning and accompanying FLU 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 ±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 PUD development standards permit the use of a dense, multifamily apartment complex within a ±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 Rezoning and companion Ls-CPA request FLU and zoning designations that allow a high-density apartment complex on ±50.14-acres. The site is within walking distance of SR 200. As shown on the Preliminary Development Plan submitted with this Rezoning 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 Rezoning and companion Ls-CPA 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 this 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. This PUD Rezoning 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 350-unit maximum multifamily apartment complex 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 transition zone from the adjacent single-family neighborhood to the west/south and the intense commercial activity surrounding the SR 200 and I-95 interchange to the northeast. 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.**

## 6. CONSISTENCY WITH THE LAND DEVELOPMENT CODE

The following identifies how this application is consistent with the Nassau County Land Development Code (ULDC). Language from the ULDC is provided in normal font, and the consistency statements are provided in **bold** font.

Article 25. – Planned Unit Development: PUD

*Intent.* The intent of this district is to permit such flexibility and provide performance criteria for planned unit development which:

- (A) Permits a creative approach to the development of land;

**Due to the site’s environmental characteristics the PUD is an appropriate land use mechanism to ensure that the site is able to develop while protecting onsite features to the maximum extent practicable. Coordination with staff and consistency with a previously submitted development plan and associated wetland mitigation plan, the site will provide high density residential development to a community underserved by housing options.**

- (B) Accomplishes a more desirable environment than would be possible through the strict application of minimum requirements of this ordinance;

**THE PUD allows the site to develop in harmony with existing onsite features that don’t particularly lend themselves to conventional development standards. The PDP submitted with this application demonstrates that the site will have a considerable amount of preserved onsite wetlands, particularly those that contribute to the offsite ecosystem. Additionally, the site will include a publicly dedicated park, and a linear trail system.**

- (C) Provides for an efficient use of land, resulting in lower development costs;

**Approval of this Rezoning application will permit the use of a high-density, multifamily apartment complex. This density will be utilized by locating onsite residential developments away from existing environmental features. This compact site design will allow for the efficient use of onsite land while simultaneously protecting existing wetland areas located within the project boundary.**

- (D) Enhances the appearance of the area through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space more efficiently than existing zoning and subdivision requirements;

**This project site will be consistent with this LDC regulation by implementing a variety of improvements to the subject property. These improvements include: designating natural wetland features as conservation areas where no development shall occur, ensuring that JEA potable water and sanitary sewer infrastructure be located underground, providing a public park that highlights existing environmental features, and designing a site with aesthetically pleasing, yet functional, design.**

- (F) Provides an environment of stable character compatible with surrounding areas;

**This proposed site is located adjacent to a single family residential neighborhood to the west and south and near an active commercial corridor to the north. This proposed high-density residential PUD district is not only consistent with the residential use neighboring the site, but also serves a transitional use between the low-density development and intense commercial activity.**

- (G) Retains property values over the long term.

**The ±50.14-acre site is currently undeveloped and permits low-density residential, which already saturates the current housing market. Approval of this Rezoning and companion Ls-CPA application enhances housing opportunities for the community. It serves as an appropriate transitional use between low density residential and highway-oriented commercial activity. It allows the site to provide a considerable amount of housing while protecting onsite environmental features to the maximum extent practicable. Also, the site's development increases density at a regional commercial node, SR 200/I-95 interchange, which could inspire future development that seeks to serve this concentration of residents.**

#### Section 25.02. – Permitted Uses

- (A) Any use which is permitted or permissible as a conditional use in the underlying future land use designation may be included in a PUD. PUDs on land located within an approved sector plan or development of regional impact (DRI) are subject to the requirements of a detailed specific area plan (DSAP) or DRI development order, and may be subject to additional provisions within the Nassau County Comprehensive Plan.

**This Rezoning application is companion to a Ls-CPA that requests the HDR FLU designation, which permits multifamily residential by-right and is consistent with the PDP submitted with this application. A seven (7) acre portion is requesting Conservation I to ensure that the onsite wetland features are preserved and not developed. Proposed uses are consistent with the Nassau County Comprehensive Plan's list of permitted uses. The proposed PUD is not located within an approved sector plan or development of regional impact (DRI).**

#### Section 25.03. – Site requirement.

All PUDs should have a minimum site area of ten (10) upland acres.

**The ±50.14-acre site does include portions within wetlands. As shown on the PDP submitted with this application, the site features significantly more than ten (10) upland acres.**

- (E) *Open Space:*
- (1) Open spaces and recreation areas provided within a proposed planned unit development shall be evaluated based on conformance with the policies of the comprehensive plan and the ability of such

areas to provide recreational opportunities, protect sensitive environmental areas, protect areas of archaeological or historical significance, contribute to community design, and encourage compatible and cooperative relationships between adjoining land uses.

**In order to protect existing, onsite environmental features while simultaneously meeting Nassau County open space requirements, Ls-CPA submitted with this Rezoning application requests seven (7) acres to be designated as Conservation I FLU, which will not be developed. In addition, an onsite public park with walking trails will be provided to not only preserve existing environmental features, but serve as open space.**

- (2) Parking areas, road rights-of-way or minimum yards and spacings between dwelling units may not be included in determining usable open space.

**The open space calculation on the PDP consists of the publicly dedicated park, the 7-acre conservation area, and the linear trail system surrounding the apartment complex. Parking areas, road rights-of-way or minimum yards and spaces between dwelling units were not included.**

- (4) All common open space and recreational facilities shall be included in the preliminary and final development plans. Such common open space and recreational facilities shall be constructed and fully improved according to the development schedule established for each development phase of the PUD.

**Onsite common open space is delineated on the required PDP submitted with this application, and will be constructed in accordance with the approved development schedule.**

Section 25.04. – Special requirements.

- (A) General:
  - (1) To develop a planned unit development (PUD) in Nassau County, the property must be rezoned to PUD. Rezoning shall be subject to approval of the preliminary development plan by the board of county commissioners. Within one (1) year after approval of the preliminary development plan, the developer must submit a final development plan to the planning and zoning board for review and to the board of county commissioners for approval. The board of county commissioners, upon request from the developer and for good cause shown, may extend the one (1) year time period for submitting the final development plan. Such extension shall not exceed one (1) year.

**This Rezoning application requests to change the site's existing zoning districts from CHT and OR to PUD. Pending approval of this Rezoning**

**and companion Ls-CPA application, future submittals will be submitted in accordance with the approved PUD Conditions.**

- (C) Preliminary development plan review criteria: The planning and zoning board and the board of county commissioners shall consider the following criteria when reviewing the preliminary development plan for a PUD.
- (1) Degree of consistency of the proposed PUD with the surrounding area in terms of character and density.

**This proposed site is located adjacent to a single family residential neighborhood to the west/south and near highway commercial developments to the north and I-95 to the east. Development of onsite multi-family residential serves as an appropriate transition between the two dissimilar uses. Additionally, it is appropriate to concentrate high density or intensity uses where existing utilities and roadway infrastructure can support such development, which applies to this site.**

- (2) Provision for and adequacy of future public education and recreation facilities, transportation, water supply, sewage disposal, surface drainage, flood control and soil conservation.

**As seen on the Impact Analysis section of this report, approval of this application will not cause Nassau County to fall below the jurisdiction's adopted LOS for any of the facilities discussed within LDC §25.04(C)(2).**

- (3) The nature, intent and compatibility of common open space, including the proposed method for the maintenance and conservation of open space.

**As illustrated on the PDP submitted with this Rezoning application, this development shall meet or exceed Nassau County open space requirements. The site's most significant environmental features (±7-acres) shall be assigned Conservation I via the accompanying Ls-CPA application. Ownership and maintenance will be conducted in accordance with the adopted PUD Conditions.**

- (5) The benefits inherent in a PUD classification to the general public that justify the requested departure from standard land use requirements.

**The site has wetland features that contribute to a larger ecosystem that should be preserved. However, the site is also within a major node that supports substantial residential and nonresidential development due to the availability of JEA utilities and the SR 200/I-95 interchange. The PUD Zoning District allows the site to be developed in a manner that respects both considerations, providing a high concentration of residential units while protecting onsite natural features.**

- (6) The conformity and compatibility of the proposed PUD with the Nassau County Comprehensive Plan.

**As explained in detail in the Consistency with the Nassau County Comprehensive Plan section of this report, the proposed development is consistent with all relevant goals, objectives, and policies discussed within all elements of the County Comprehensive Plan.**

Section 37.03.—Wetland and Upland Buffers

- A. A minimum undisturbed natural vegetative upland buffer of twenty-five (25) feet shall be required and maintained between developed areas and contiguous (i.e., non-isolated) wetlands to protect the water quality of the wetlands. The twenty-five (25) feet shall be measured from the St. Johns River Water Management District or Florida Department of Environmental Protection wetland jurisdictional line. It is the objective of this requirement that a minimum twenty-five (25) foot upland buffer be established in all areas except for those circumstances where an averaging of the buffer width, because of an unavoidable buffer reduction, achieves a greater overall upland buffer width. In no instance shall the upland buffer be less than fifteen (15) feet, except for those areas adjacent to unavoidable wetland impacts such as road crossings.

**The accompanying PDP is consistent with buffer requirements outlined in St. Johns River Water Management District (SJRWMD) and US Army Corp. of Engineers (ACoE) permits previously obtained for offsite wetland mitigation.**

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

1. Cover Letter
2. Rezoning Application and Property Owner Affidavits
3. Legal Description
4. Property Appraiser Datasheets, Tax Records, and Deeds
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7. **Attachments**
  - Exhibit A: Responses to Rezoning/Review Criteria (Justification Report)
  - Exhibit B: Environmental Assessment**
  - Exhibit C: Preliminary Development Plan
  - Exhibit D: Draft PUD Conditions
  - Exhibit E: Draft PUD Ordinance
  - Exhibit F: JEA Availability Letter
  - Exhibit G: Map Set

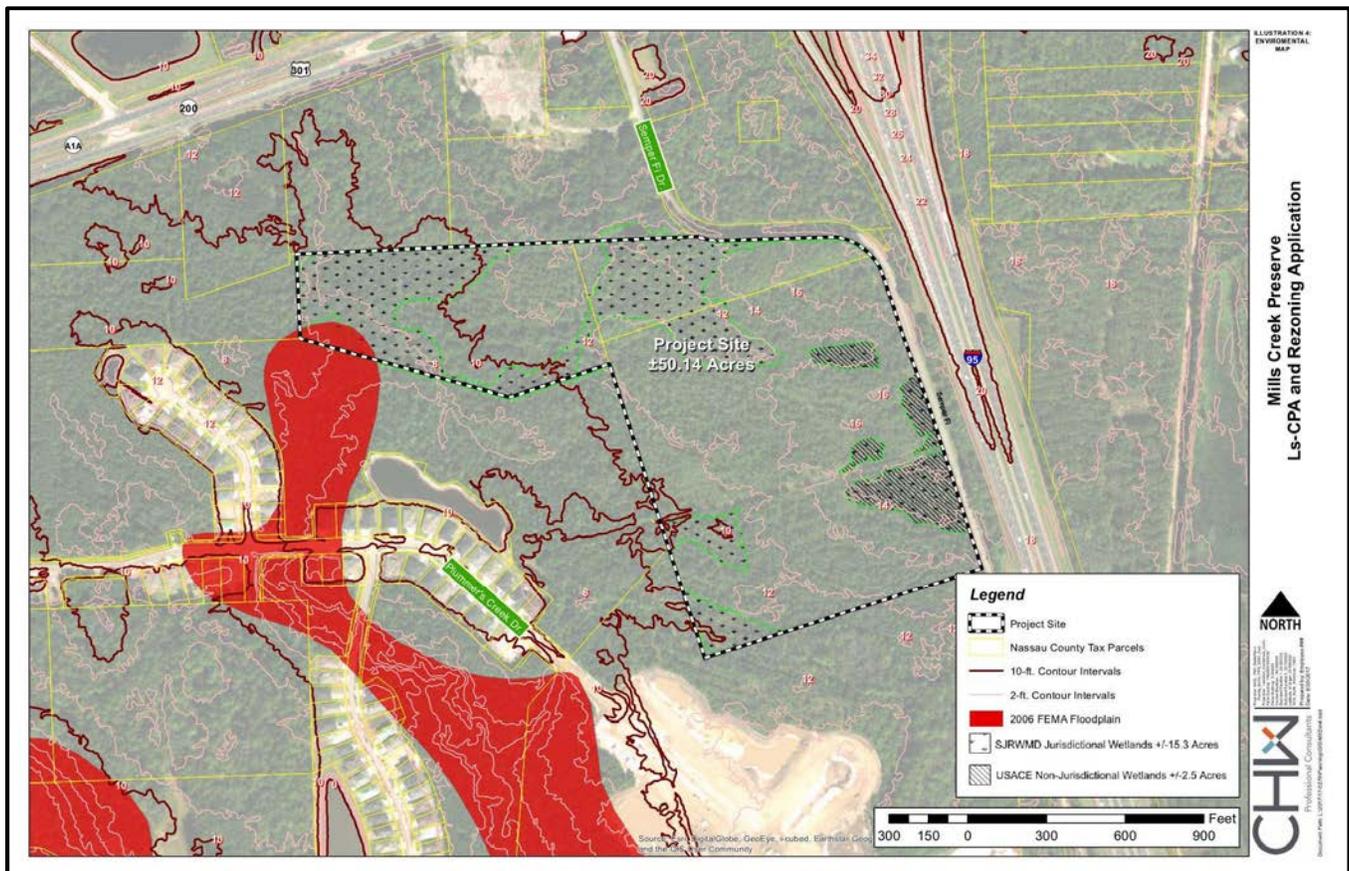


## Wetland, Floodplain, & Topography

Figure 2 illustrates the site's environmental features, which was derived from the St. Johns River Water Management District (SJRWMD), United States Army Corp. of Engineers (USACE), Federal Emergency Management Agency (FEMA), and LiDAR data. The site contains wetlands and a small portion of FEMA floodplains. Wetlands were delineated by both the SJRWMD and USACE, 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.

Unimpacted wetlands shall be designated as preservation areas, which include  $\pm 7$ -acres within the project site. 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.

The site's topography ranges from 8 to 16 feet across the project site, from west to east, respectively. Onsite slopes are between 0 to 5% as indicated on the Soils Map included in Figure 3.



**Figure 2: Topography, Wetlands, & Flood Zones**

## Soils

Onsite soils were identified using Natural Resource Conservation Service (NRCS) data. The project site's soil composition is composed of four (4) distinct soil types: Sapelo-Leon Fine Sand (Hydro Group: B/D); Goldhead Fine Sand (Hydro Group: B/D); Ellabelle Mucky Fine Sand, Frequently Flooded (Hydro Group: B/D); and Goldhead-Meadowbrook Fine Sands, Depressional (Hydro Group: B/D), as shown in *Figure 3*. Development will primarily occur on the Sapelo-Leon Fine Sand, Goldhead Fine Sand, and Goldhead-Meadowbrook Fine Sands, which are suitable for multi-family buildings, amenity center, and parking area construction. The Ellabelle Mucky Fine Sand, Frequently Flooded will primarily be assigned Conservation 1 Future Land Use (FLU).

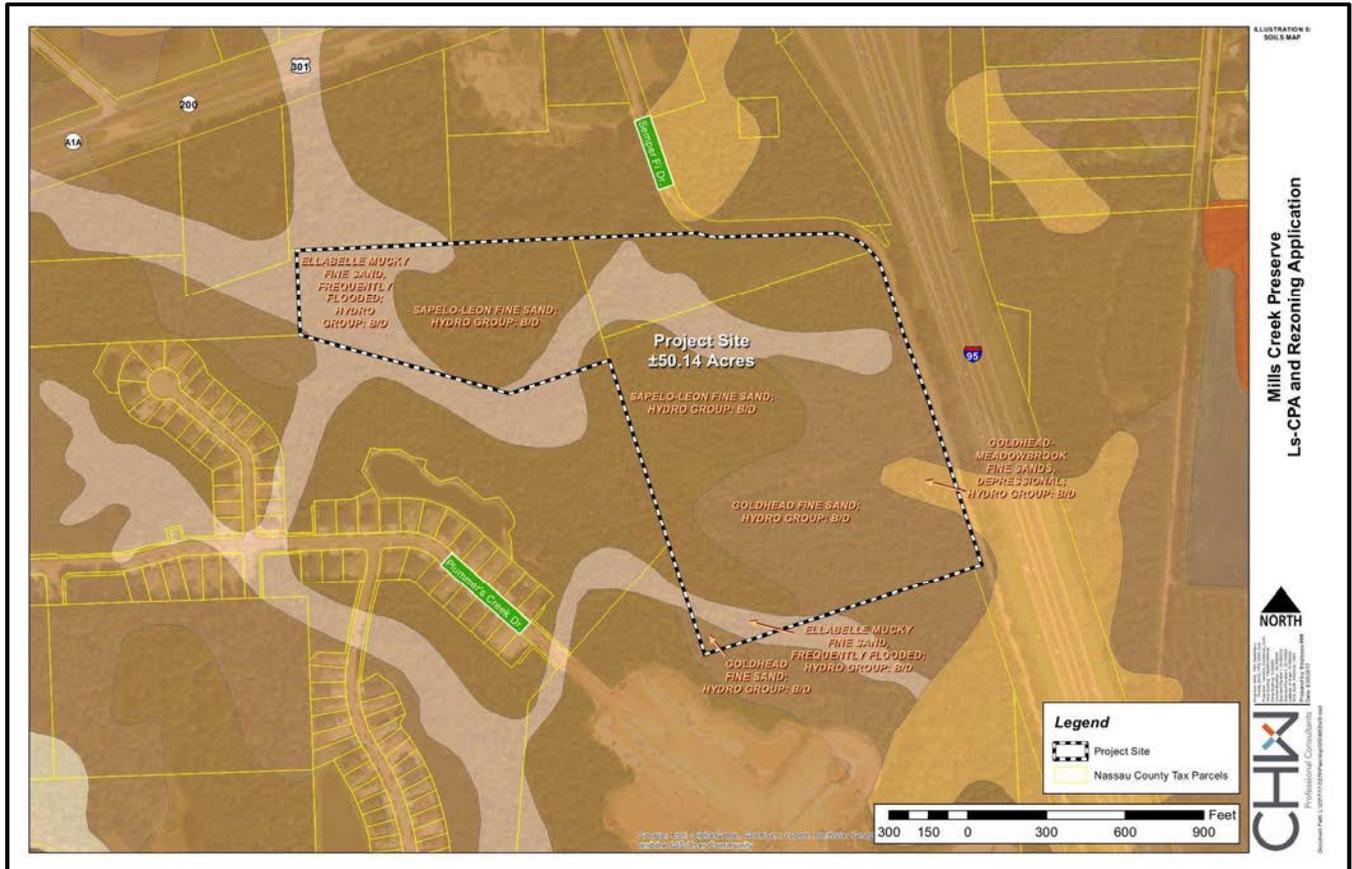


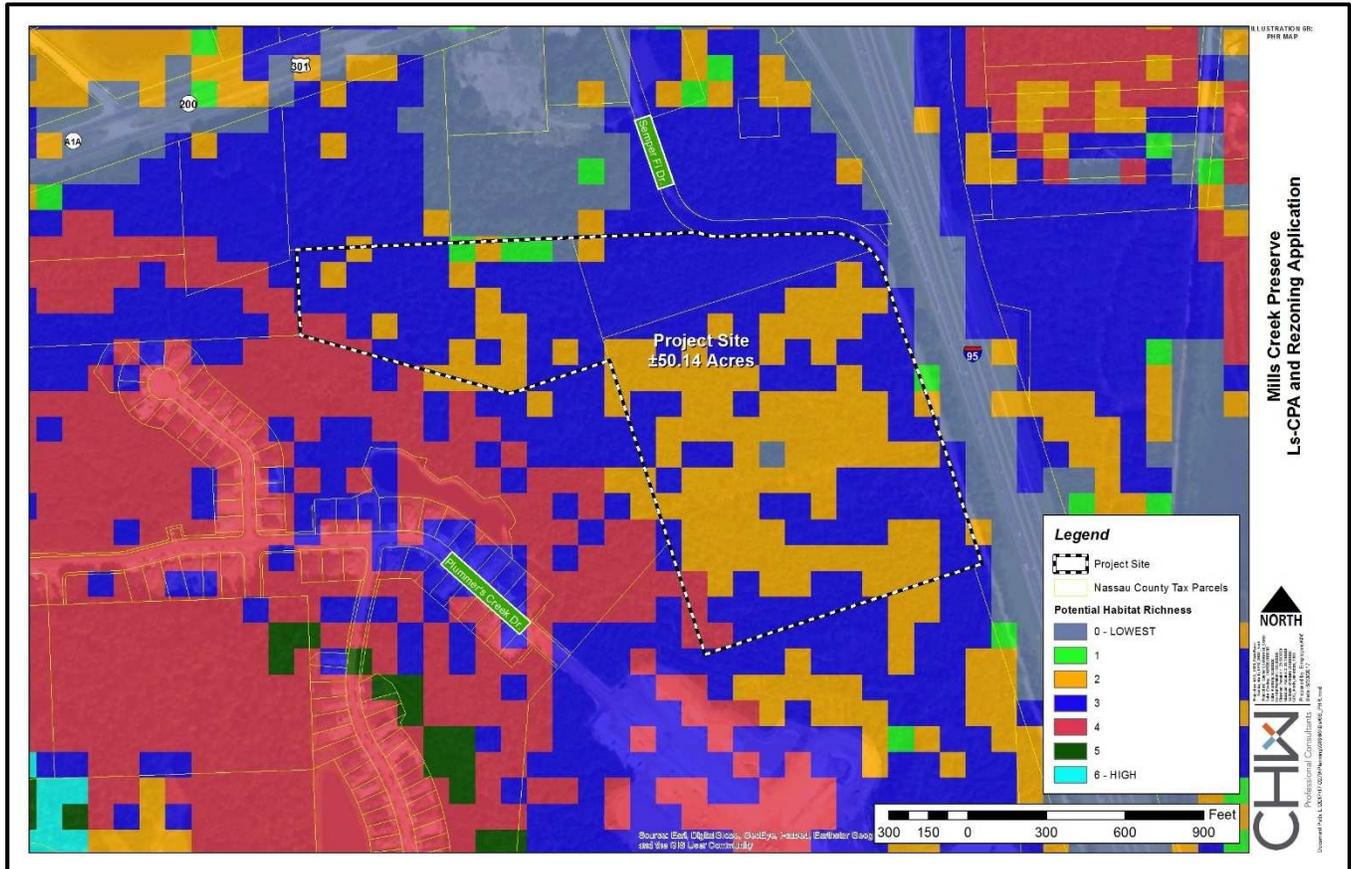
Figure 3: Natural Resource Conservation Service Soils Map



## Potential Habitat Richness

The site's potential habitat richness is depicted on *Figure 5*. The Florida Fish & Wildlife Conservation Commission identified species potential habitat in their 2009 Wildlife Habitat Conservation Needs in Florida report. Potential habitat richness is measured on a scale of zero to thirteen (0 to 13) with richer habitat potential having a higher ranking.

The site's majority is identified as two or three (2 or 3), which are very low on the potential habitat richness scale. Small portion along the west boundary line and in the southwest corner are considered level four (4). And, one cell is identified as level zero (0) habitat richness potential.

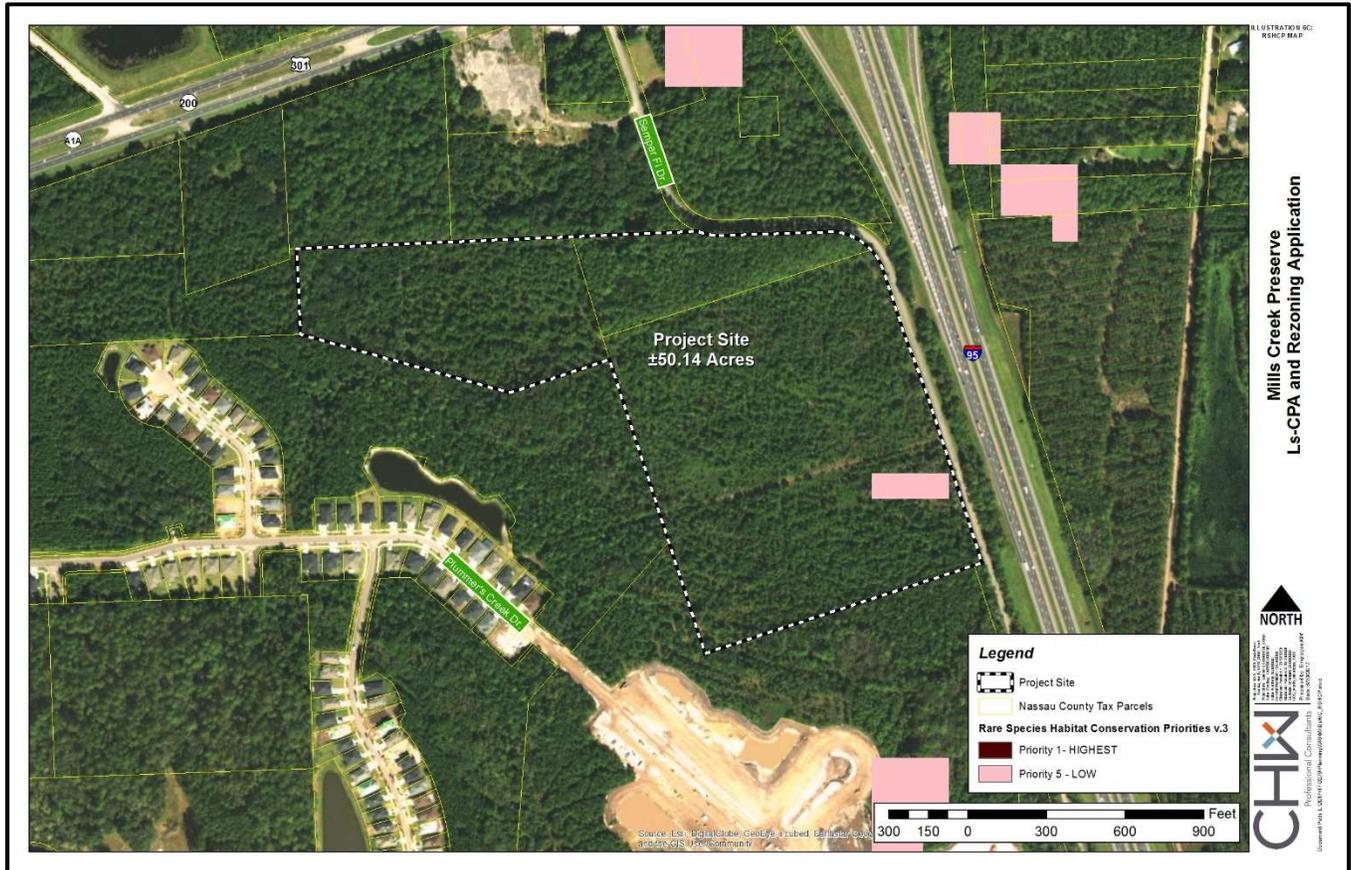


**Figure 5: Potential Habitat Richness Map**

Listed Species/Listed Species Habitat

Figure 6 depicts the Florida Natural Areas Inventory's Rare Species Habitat Conservation Priorities (RSHCP) scale. Individual species maps are weighted according to conservation need and overlaid to reflect values for both rarity and richness. Additional Environmental and Listed Species Analysis will be provided with Development Plans if/when new development is proposed. The scale ranges from a Low Priority of six (6) to a High Priority of one (1).

A small, ±0.6-acre portion of the site are identified as Priority 5, which is a low ranking. The remainder of the site does not feature additional priority areas.

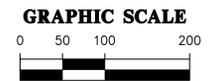
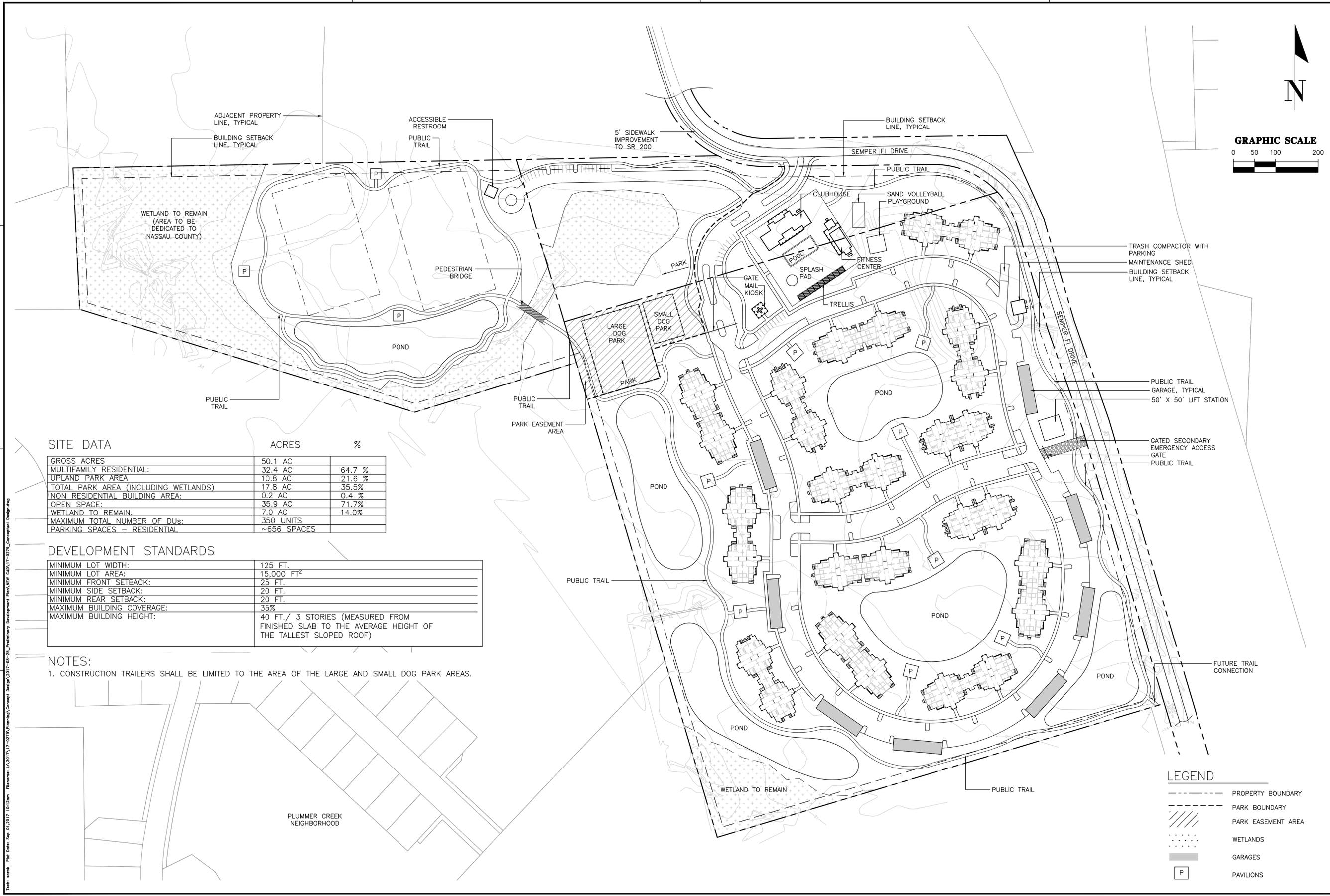


**Figure 6: Rare Species Habitat Conservation Priorities Map**

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**Table of Contents**

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**SITE DATA**

	ACRES	%
GROSS ACRES	50.1 AC	
MULTIFAMILY RESIDENTIAL:	32.4 AC	64.7 %
UPLAND PARK AREA	10.8 AC	21.6 %
TOTAL PARK AREA (INCLUDING WETLANDS)	17.8 AC	35.5 %
NON RESIDENTIAL BUILDING AREA:	0.2 AC	0.4 %
OPEN SPACE:	35.9 AC	71.7 %
WETLAND TO REMAIN:	7.0 AC	14.0 %
MAXIMUM TOTAL NUMBER OF DUs:	350 UNITS	
PARKING SPACES - RESIDENTIAL	~656 SPACES	

**DEVELOPMENT STANDARDS**

MINIMUM LOT WIDTH:	125 FT.
MINIMUM LOT AREA:	15,000 FT <sup>2</sup>
MINIMUM FRONT SETBACK:	25 FT.
MINIMUM SIDE SETBACK:	20 FT.
MINIMUM REAR SETBACK:	20 FT.
MAXIMUM BUILDING COVERAGE:	35%
MAXIMUM BUILDING HEIGHT:	40 FT./ 3 STORIES (MEASURED FROM FINISHED SLAB TO THE AVERAGE HEIGHT OF THE TALLEST SLOPED ROOF)

**NOTES:**

1. CONSTRUCTION TRAILERS SHALL BE LIMITED TO THE AREA OF THE LARGE AND SMALL DOG PARK AREAS.

**LEGEND**

- PROPERTY BOUNDARY
- PARK BOUNDARY
- /// PARK EASEMENT AREA
- ... WETLANDS
- GARAGES
- P PAVILIONS

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SCALE: 1"=100'  
 REFER TO SHEET 17-0278 FOR  
 BASE SCALE ON  
 ORIGINAL DRAWING  
 0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10"  
 ALL DIMENSIONS SHOWN ON  
 THIS SHEET, ADJUST  
 SCALES ACCORDINGLY.

CONSTRUCTION/REV. REVISIONS  
 08-01-2017 NASSAU COUNTY

CLIENT: STEFAN DAVIS, DAVIS & SONS  
 PROJECT: MILLS CREEK PRESERVE  
 SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN  
 PROJECT NUMBER: 17-0279

SHEET NUMBER: 17-0279  
 SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN

SHEET NO: 1

Title: work Plot Date: Sep 01, 2017 10:12am Filename: L:\2017\17-0279\Planning\Concept Design\2017-09-01-25\_Preliminary Development Plan\NEW CAD\17-0279\_Conceptual Design.dwg

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

1. Cover Letter
2. Rezoning Application and Property Owner Affidavits
3. Legal Description
4. Property Appraiser Datasheets, Tax Records, and Deeds
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  - Exhibit E: Draft PUD Ordinance
  - Exhibit F: JEA Availability Letter
  - Exhibit G: Map Set

## **PLANNED UNIT DEVELOPMENT (PUD) CONDITIONS**

The design and development of the Mills Creek Preserve PUD will be subject to these Development conditions which are hereby made a part of the development approval for the property.

### **1. General Conditions**

The project will be developed as a multi-family residential community with a maximum of 350 units. The development will also include parking, a leasing office, amenities center / clubhouse, pool, pedestrian path / trail, stormwater management facilities (SMF), and utility infrastructure. A public park will be constructed and dedicated to Nassau County as part of the project. The public park will be a minimum 2.5 acres per 100 residential units developed. The Preliminary Development Plan identifies the conceptual location and layout for the multi-family apartment buildings, amenities, parking, SMF, and public park area. Development shall be generally consistent with the layout shown on the Preliminary Development Plan. However, some shifting of the buildings and facilities shown shall be permitted to address site conditions and unforeseen circumstances during the preparation of Final Development Plans and Site Engineering Plans.

The multi-family residential development and the public park are intended to be developed in one (1) phase. Within two (2) years after approval of the Preliminary Development Plan, the Developer shall submit a Final Development Plan for the project. The Final Development Plan shall conform to all requirements of these PUD Conditions and the codes of Nassau County. The County Commission, upon request from the Developer and for good cause shown, may extend the two (2) year time period for submitting the Final Development Plan. Such extension shall not exceed one (1) year.

The project's primary access point will be located at the north end of the site along Semper Fi Drive. The primary access point will serve the apartment complex and the public park. A secondary, gated, emergency access point will be provided on the east side of the project, also along Semper Fi Drive. A sidewalk will be constructed from the project's primary access point to the north within the Semper Fi Drive right-of-way to SR 200.

If there is any inconsistency between these PUD Conditions and any County Ordinance or requirements, these PUD Conditions shall govern.

### **2. Specific Conditions**

#### **A. Ownership and Maintenance**

The project and related facilities will be owned, maintained, and operated as follows:

- 1) Common Areas and Project Amenities within the Apartment Complex  
All common areas, amenities, landscaping, parking, pathways / trails, and stormwater management facilities within the multi-family apartment complex shall be managed and maintained by the Developer or designated property management company.

2) Public Park

The area identified on the Preliminary Development Plan for the public park will be dedicated to Nassau County with the exception of the dog park areas. An easement will be recorded between the City and the Developer allowing public use of the dog parks, but these facilities will not be dedicated to Nassau County. Nassau County will own, maintain, and operate the dedicated park as a public facility. Upon completion of development, the park will be conveyed by deed to Nassau County. The deed will contain covenants and restrictions which require the County to establish rules for the operation of the park. Rules shall include, but not be limited to, access during daylight hours only, protection of natural resources, deportment, noise, parking, and litter. No lighting shall be provided within the public park area.

While Nassau County will own and operate the public park, the Developer will enter into an agreement with the County for shared maintenance of the facility. The Developer shall assist with regular mowing of the park area, and trash pick-up.. Maintenance of the parking area, security for the park, and cleaning of the restroom facility shall be the sole responsibility of Nassau County. Maintenance of the utility infrastructure serving the public restroom shall be the sole responsibility of the respective entity(ies) serving the site. The maintenance agreement for the public park between the Developer and Nassau County shall be finalized prior to the conveyance of the public park area to Nassau County.

3) Utilities

Ownership, maintenance, and operation of the water, sewer, electrical, telephone, and other service utilities will be the responsibility of the respective entities serving the project. Appropriate easements will be granted as needed to support the provision of such services.

**B. Permitted Uses**

The following uses are permitted as illustrated on the Preliminary Development Plan:

- 1) A maximum of 350 multi-family residential units.
- 2) Accessory uses including an amenities center / club house, pool, playground, fitness center, dog park, multi-use trail / path, common areas, stormwater management facilities, and single-story garages.
- 3) Preservation and open space areas.
- 4) A minimum 2.5 acres of Public Park per 100 residential units developed.

**C. Temporary Uses**

The following temporary uses are permitted:

- 1) Temporary construction trailers, as needed, to support the construction process. The Developer shall indicate the temporary construction trailer locations on any Final Development Plan submitted to the County for approval. Temporary construction

trailers shall be permitted through build-out of the project. The trailers shall be removed within 30 days after build-out of the project.

- 2) These temporary uses may utilize temporary pump-out sewage storage tanks as approved by the Nassau County Health Department and temporary overhead electrical service. All such facilities will be removed upon removal of the temporary uses.

#### **D. Access, Circulation, and Traffic**

The following standards apply:

- 1) **Primary Access:** Access to the site will be provided by a two-way access drive connected to Semper Fi Drive and located on the northern boundary of the site. This access point will provide access to the multi-family residential development as well as the public park. Access into the multi-family residential portion of the development may be gated. Access into the public park shall not be gated.
- 2) **Secondary Access:** A secondary emergency access point will be located along the eastern boundary of the site and connect to Semper Fi Drive. This access point may be gated. The Developer shall coordinate with Nassau County Fire Rescue to install the appropriate mechanism that will allow access during an emergency.
- 3) The primary and secondary access points will be maintained by the Developer or designated property management company. There are no streets within the project area. All drive aisles and parking areas within the multi-family residential area will be maintained by the Developer or designated property management company. The parking area within the public park will be owned and maintained by Nassau County.
- 4) **Pedestrian Access:** The general public shall have access to the multi-use trail / path that runs along the northern and eastern portions of the site, as well as the multi-use trails / paths in the public park. A sidewalk shall be constructed within the existing Semper Fi Drive right-of-way from the project's primary access point north to SR 200.

#### **E. Development Standards**

The following development standards shall apply to the multi-family residential development within the PUD:

- 1) Minimum Lot Width: 125 ft.
- 2) Minimum Lot Area: 15,000 sq. ft.
- 3) Minimum Front Setback: 25 ft.
- 4) Minimum Side Setback: 20 ft.
- 5) Minimum Rear Setback: 20 ft.
- 6) Maximum Building Height: 40 ft. / 3 stories (measured from the finished slab to the average height of the tallest sloped roof)
- 7) Maximum Building Coverage: 35%

## **F. Open Space, Preservation, and Buffer Areas**

- 1) Open space throughout the PUD shall be provided generally consistent with the areas shown on the Preliminary Development Plan.
- 2) Preservation Areas: Unimpacted wetlands shall be designated as preservation areas. Approximately 7 acres of unimpacted wetlands will remain within the project area. 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 Army Corps of Engineers (ACoE), St. Johns River Water Management District (SJRWMD), 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.
- 3) Wetland Preservation Area Buffers: Buffers for impacted wetland areas shall be provided, if required, in accordance with St. Johns River Water Management District and/or Army Corps of Engineers permit(s). Unimpacted wetlands shall have an average 25 ft. wide buffer with a minimum width of 15 ft.

## **G. Signage**

- 1) The PUD may have the following permanent signs:
  - a) An entry feature and related project identification signage at the primary access point. The identification sign at the primary access point shall be located within the project boundaries and shall not exceed 150 square feet on each face, exclusive of any portion of a decorative wall to which the sign might be affixed.
  - b) An identification sign for the public park not to exceed 50 square feet on each face. An additional sign conveying park operating hours and rules may be provided and shall not exceed ten (10) square feet in size on each face.
  - c) General information and directional signs may be provided throughout the project site. Each sign shall not exceed five (5) sq. ft.
  - d) All project signs may either be designed as ground-mounted signs or integrated into or mounted on landscape features such as walls and fences. Directional signs may be mounted on individual posts not to exceed eight feet in height. All lighting of signs may be sign mounted or ground mounted light units projecting onto the sign. The identification sign(s) at the primary access point may be single- or double-faced and may include two (2) separate signs, one on each side of the entrance. All signage features shall have a maximum height of 13 feet above existing grade. The design of the permanent signage shall be submitted with the Engineered Site Plans.
- 2) Temporary Signage: Temporary Marketing and/or promotional signage shall be allowed within the project site for up to six (6) months following the completion of construction. The temporary marketing signage may consist of up to two (2) marketing signs at the primary access point, a marketing sign at the leasing office, and signs at each individual multi-family residential building. The temporary marketing signs located at the primary access point and at the leasing office shall not

exceed a maximum cumulative signage area of 100 square feet. The signs at each multi-family residential building shall not exceed ten (10) square feet.

- 3) Temporary Construction Signage shall be allowed along Semper Fi Drive in order to improve the circulation of construction vehicles and minimize traffic impacts. Such signage shall be maintained in a clear and legible condition throughout the time needed to support the construction process, and shall be removed upon completion of construction or when no longer required.

#### **H. Landscaping and Tree Removal**

Landscaping and tree removal shall be in accordance with the adopted Nassau County Land Development Regulations in place at the time Engineering Site Plans are submitted.

#### **I. Parking**

- 1) A minimum of 1 parking space per unit shall be provided in the multi-family residential portion of the development.
- 2) A maximum of 2.5 parking spaces per unit shall be provided in the multifamily residential portion of the development.
- 3) A minimum of 15 parking spaces shall be provided for the leasing office.
- 4) A minimum of 10 parking spaces shall be provided for the public park.

#### **J. Utilities**

All sewer, water, electrical, telephone, cable, and other available utility distribution and/or collection lines shall be constructed underground where possible, unless stated otherwise or as required by the respective franchise companies. Above ground utility elements such as transformers and switching boxes will be screened and/or landscaped. All utilities shall be provided in accordance with the rules and regulations established by the appropriate governmental agency. Ownership, maintenance, and operation of the utilities will be the responsibility of the respective franchise companies serving the area. Temporary overhead power and telephone lines, as well as construction “drop” poles at each structure may be used during construction until such time as underground service is available.

#### **K. Stormwater Management Facilities**

All stormwater management facilities shall be permitted by and constructed to the standard of the SJRWMD and conveyed to the Property Owners’ Association for maintenance. The Developer shall secure all required ACoE, SJRWMD, and/or Nassau County permits for stormwater management facilities prior to approval of the Engineered Site Plans.

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ORDINANCE 2017 - \_\_\_\_\_

**AN ORDINANCE REZONING AND RECLASSIFYING PROPERTY TO A ZONING CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD); THE ±50 ACRE SITE IS SPECIFICALLY IDENTIFIED AND DEFINED IN EXHIBIT “A”, SURVEY AND LEGAL DESCRIPTION; THE PROPOSED DEVELOPMENT IS IDENTIFIED ON EXHIBIT “B”, PRELIMINARY DEVELOPMENT PLAN; SPECIFIC CONDITIONS ARE OUTLINED IN EXHIBIT “C”, PUD CONDITIONS; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, CBC National Bank and Donald L. Plunkett have authorized CHW to file (Application #) to rezone property to Planned Unit Development (PUD), establish a Preliminary Development Plan, and establish PUD Conditions; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on \_\_\_\_\_, 2017 and voted to recommend approval of (Application #) to the Commission; and

**WHEREAS**, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County; and

**WHEREAS**, the Board of County Commissioners held a public hearing on \_\_\_\_\_, 2017; and

**WHEREAS**, public notice of all hearings has been provided in accordance with Chapter 125 Florida Statutes and the Nassau County Land Development Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AS FOLLOWS:**

**SECTION 1. FINDINGS:** That the proposed rezoning to PUD is generally consistent with the goals, objectives, and policies of the 2030 Comprehensive Plan in particular Objective FL.01, Policies FL.08.03 and FL.08.04, Future Land Use Element; Objectives T.01, T.04, and T.05, Policy T.05.01, Transportation Element; Policies CS.02.08, CS.02.10, CS.02.11, Conservation Element; and Objective H.08, Policy H.09.01, Housing Element.

**SECTION 2. PUD REZONING:** The real property described in Section 3 is amended as follows:

- A) The property is rezoned to PUD.
- B) The Preliminary Development Plan for the PUD is attached as Exhibit “B.”

C) The PUD Conditions are attached as Exhibit "C."

**SECTION 3. OWNER AND DESCRIPTION:** The land reclassified by this Ordinance is owned by (Property Owner #1) and (Property Owner #2) and is identified by the survey and legal description attached as Exhibit "A", and the Preliminary Development Plan (PDP) attached as Exhibit "B."

**SECTION 4. EFFECTIVE DATE:** This Ordinance shall become effective after filing with the Secretary of State.

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.**

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

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*ATTEST as to Chairman's Signature:*

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Approved as to form and legality by the  
Nassau County Attorney

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**ATTACHMENT A**  
**SURVEY AND LEGAL DESCRIPTION**

**ATTACHMENT B**  
**PRELIMINARY DEVELOPMENT PLAN**

**ATTACHMENT C**  
**PLANNED UNIT DEVELOPMENT (PUD) CONDITIONS**

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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



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

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](mailto: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:**

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Project Site

200

95

**Legend**

 Project Site



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

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



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Prepared by: Employee ##  
Date: 8/30/2017





Tax Parcel #  
12-2N-26-0000-0001-0050

Tax Parcel #  
12-2N-26-0000-0001-0150

**Project Site**  
**±50.14 Acres**

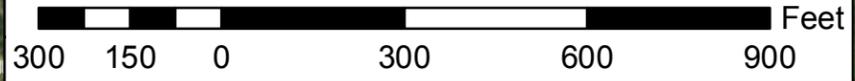
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12-2N-26-0000-0001-0080

Plummer's Creek Dr.

Senner F.I. Dr.

**Legend**

-  Project Site
-  Nassau County Tax Parcels



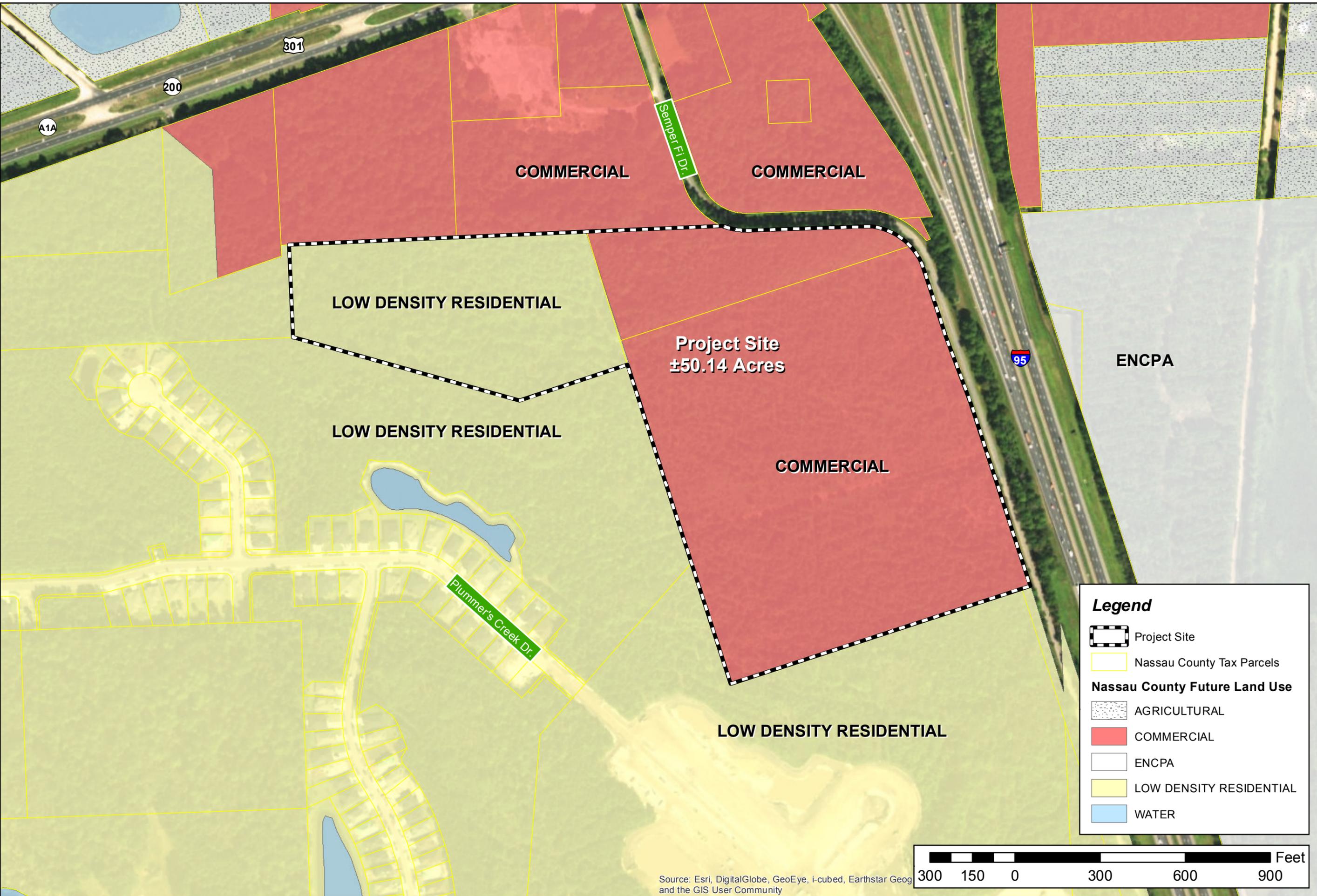
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**Mills Creek Preserve**  
**Ls-CPA and Rezoning Application**



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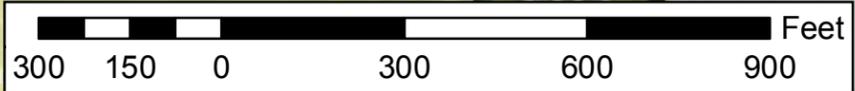




**Mills Creek Preserve  
Ls-CPA and Rezoning Application**

**Legend**

- Project Site
- Nassau County Tax Parcels
- Nassau County Future Land Use**
- AGRICULTURAL
- COMMERCIAL
- ENCPA
- LOW DENSITY RESIDENTIAL
- WATER

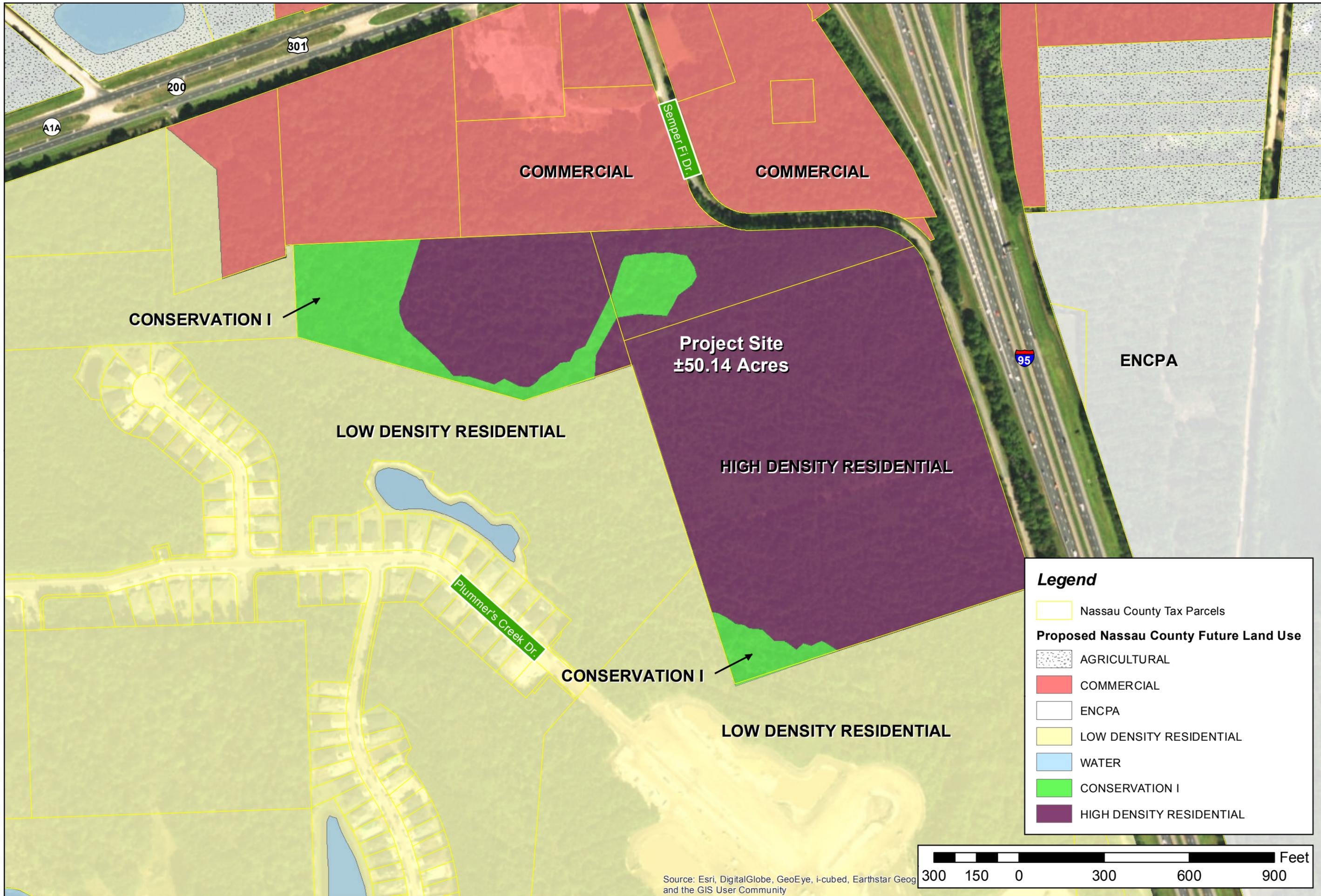


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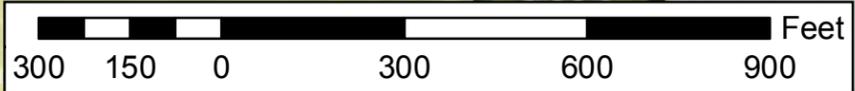




**Mills Creek Preserve  
Ls-CPA and Rezoning Application**

**Legend**

- Nassau County Tax Parcels
- Proposed Nassau County Future Land Use**
- AGRICULTURAL
- COMMERCIAL
- ENCPA
- LOW DENSITY RESIDENTIAL
- WATER
- CONSERVATION I
- HIGH DENSITY RESIDENTIAL

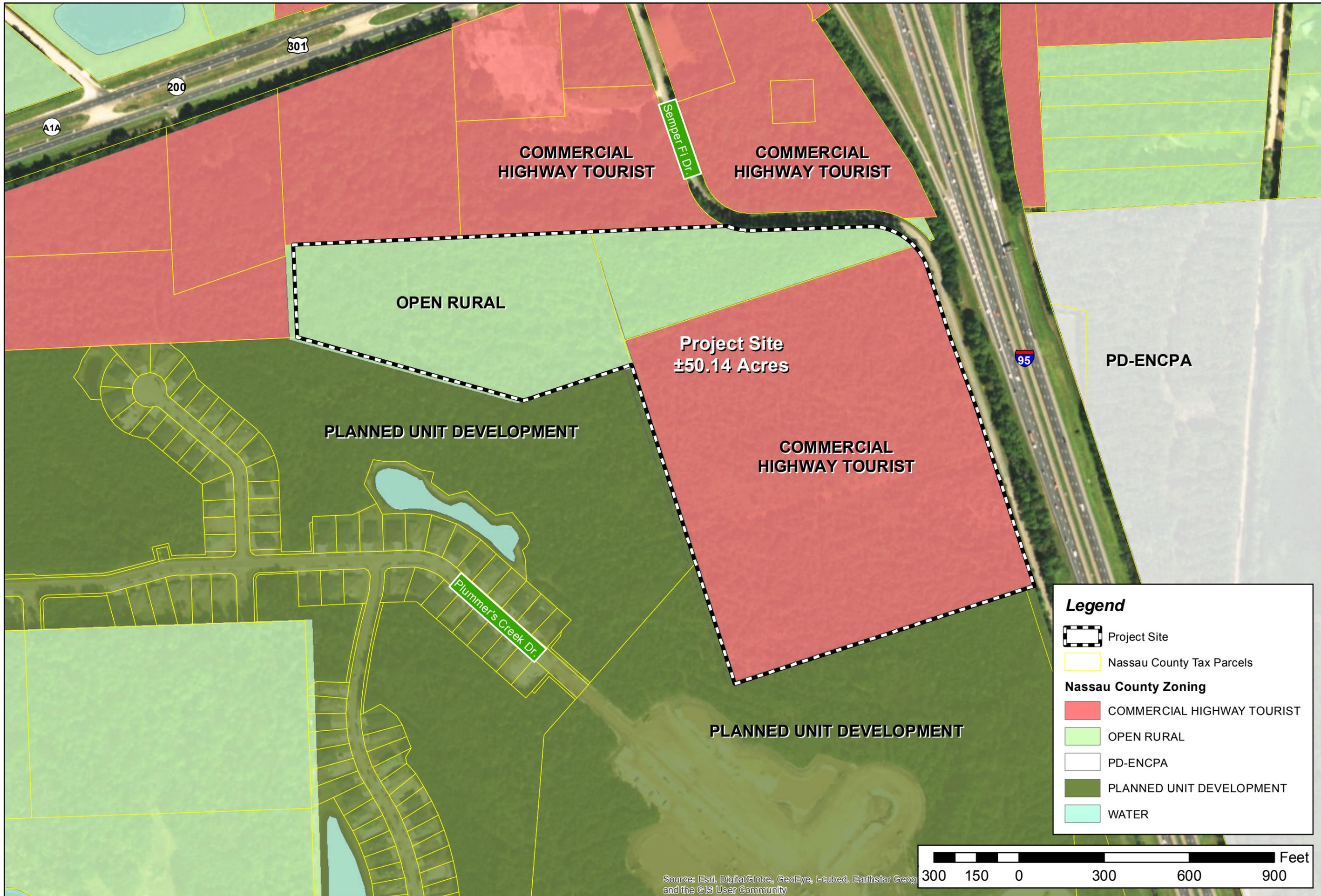


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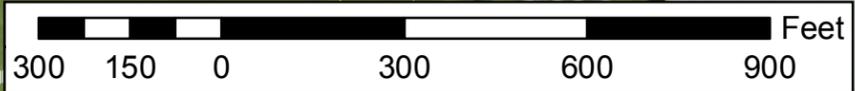
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Professional Consultants  
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**Mills Creek Preserve  
Ls-CPA and Rezoning Application**

**Legend**

-  Project Site
-  Nassau County Tax Parcels
- Nassau County Zoning**
-  COMMERCIAL HIGHWAY TOURIST
-  OPEN RURAL
-  PD-ENCPA
-  PLANNED UNIT DEVELOPMENT
-  WATER

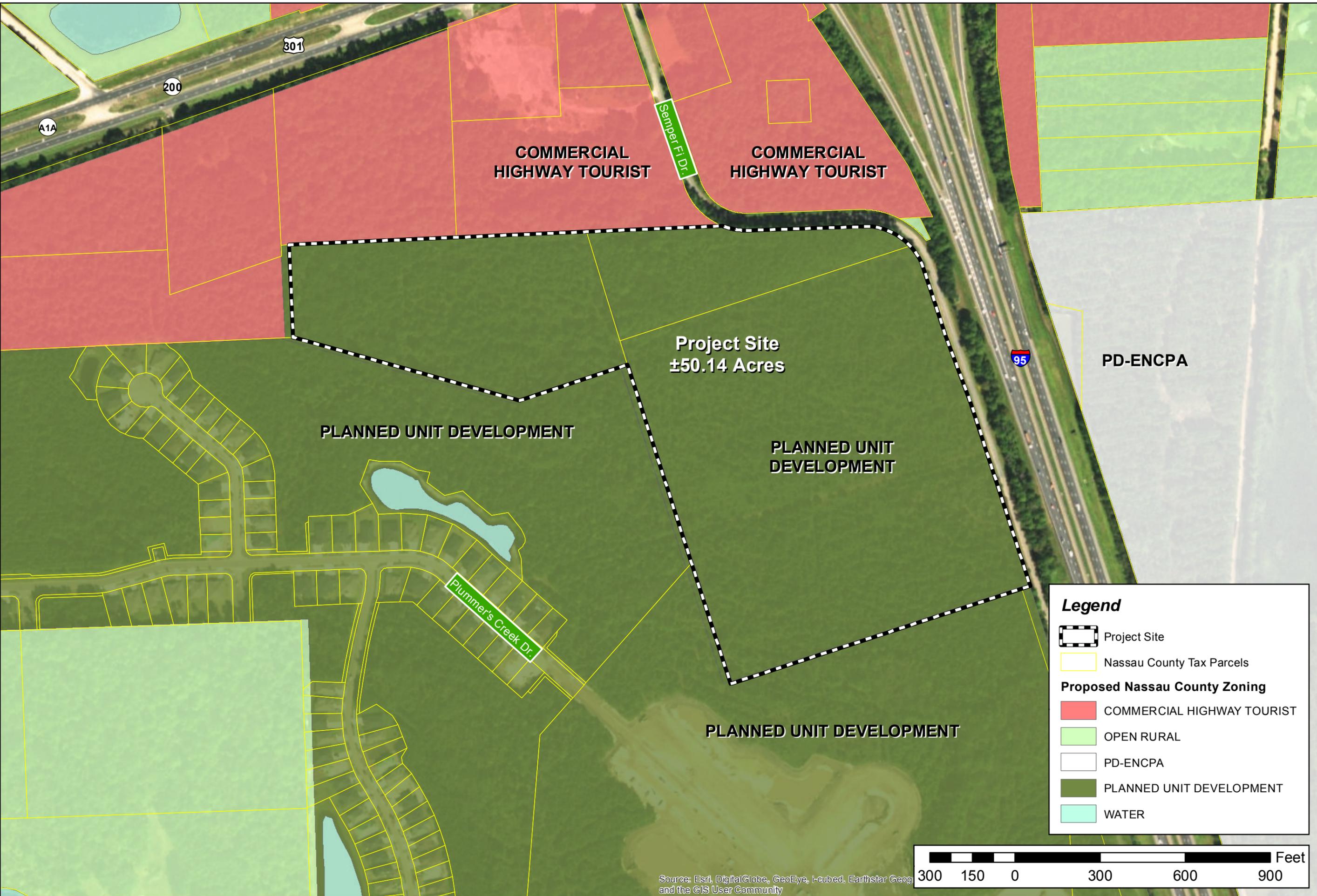


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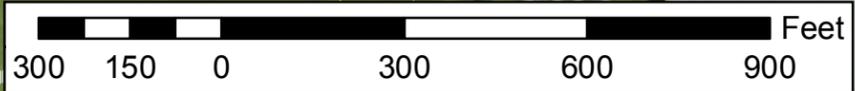
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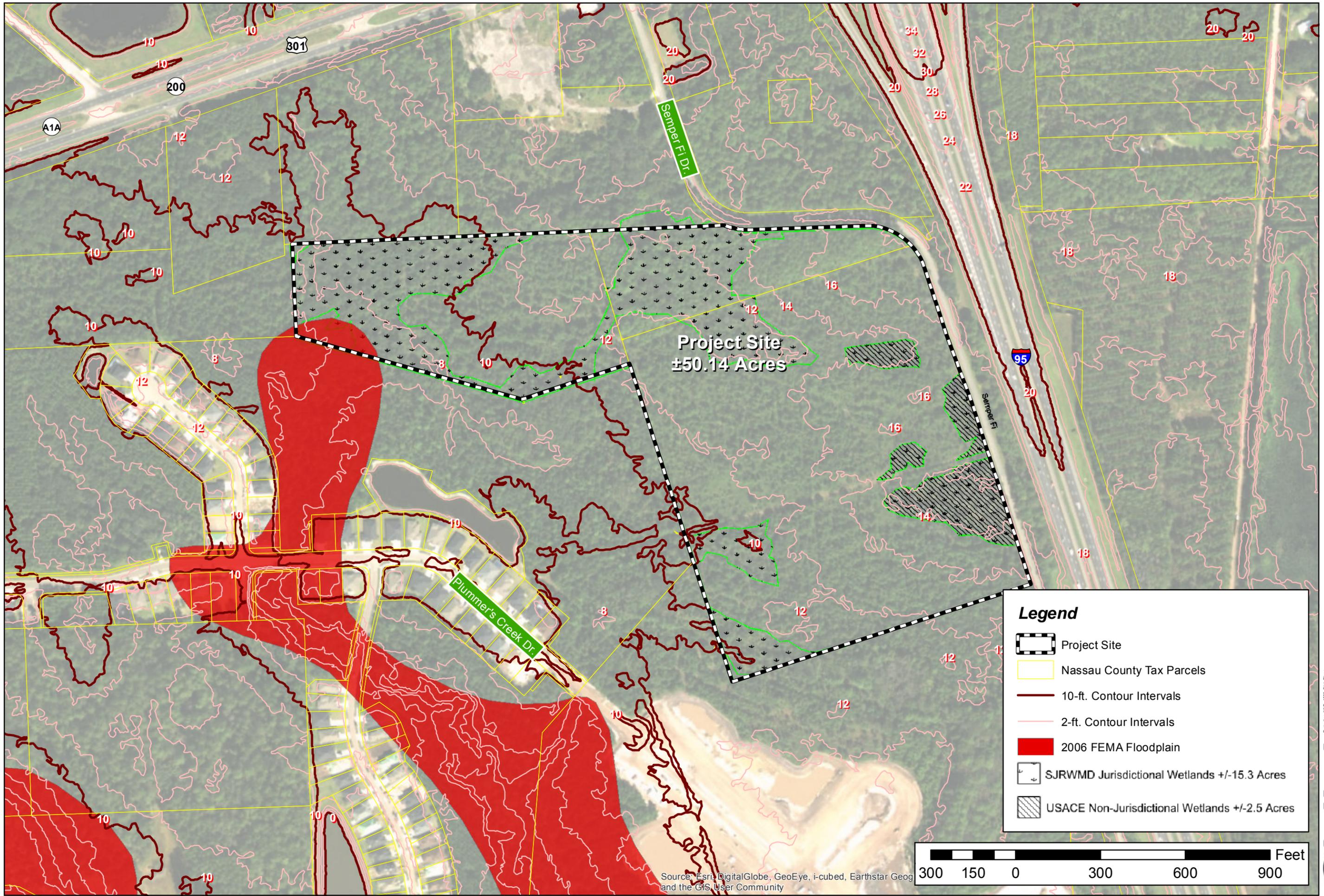
**Legend**

- Project Site
- Nassau County Tax Parcels
- Proposed Nassau County Zoning**
- COMMERCIAL HIGHWAY TOURIST
- OPEN RURAL
- PD-ENCPA
- PLANNED UNIT DEVELOPMENT
- WATER



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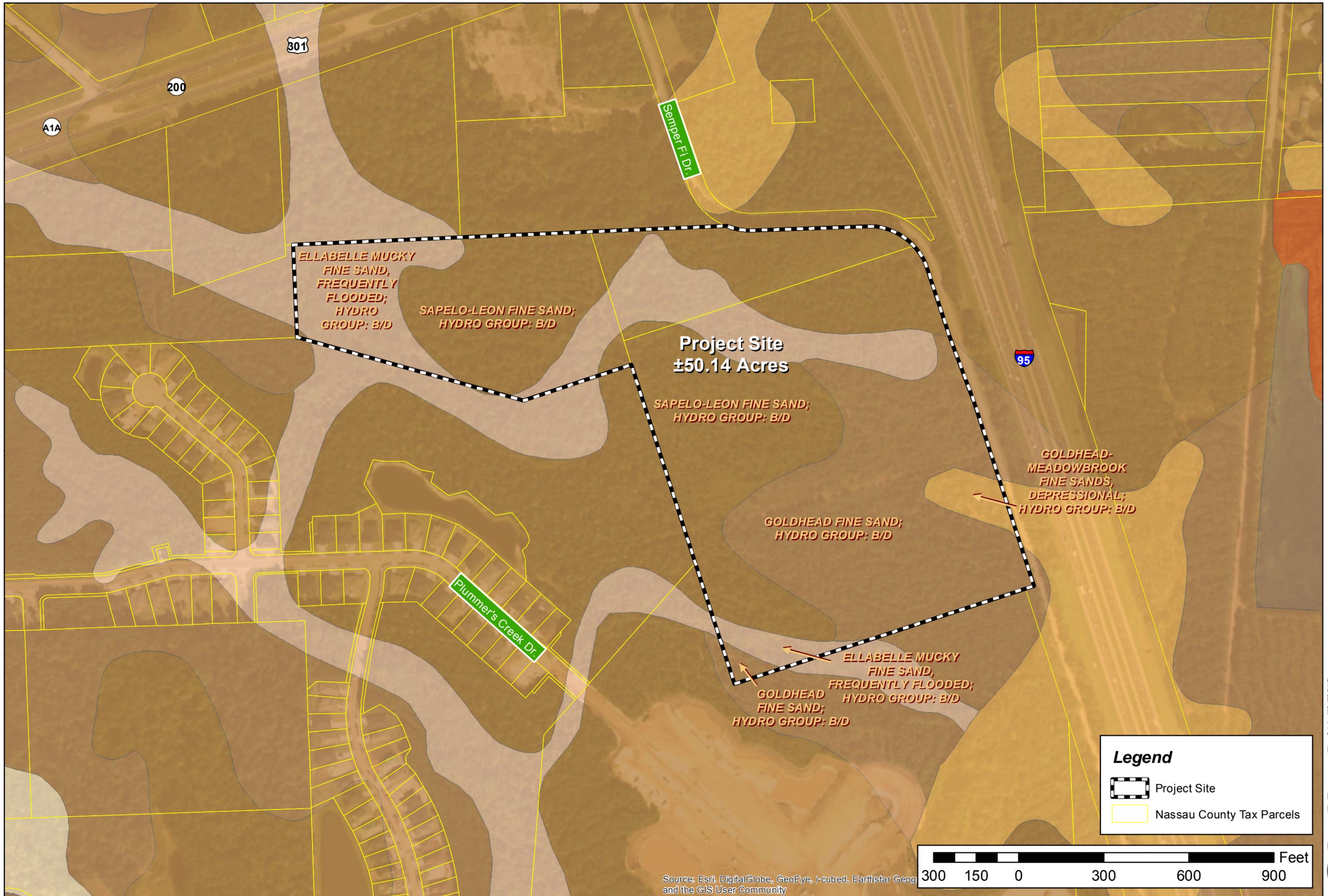
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 Standard Parallel 1: 29.5683333  
 Latitude of Origin: 28.0000000  
 GCS: NAD\_1983\_Americas\_1983  
 Prepared by: Employee ##  
 Date: 8/30/2017



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



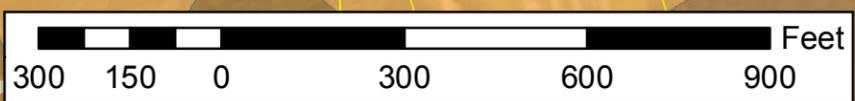
**Mills Creek Preserve  
Ls-CPA and Rezoning Application**



Projection: NAD\_1983\_StatePlane\_Florida\_Easting\_1168300\_000000  
 Projections: Lambert Conformal Conic  
 Central Meridian: -84.500000  
 Standard Parallel 1: 29.563333  
 Standard Parallel 2: 29.000000  
 Latitude of Origin: 29.000000  
 GCS\_North\_America\_1983  
 Prepared by: Employee ##  
 Date: 8/30/2017

**Legend**

- Project Site
- Nassau County Tax Parcels



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