



**APPLICATION FOR
FUTURE LAND USE MAP (FLUM)
AMENDMENT
(50 + ACRES)**

(OFFICIAL USE ONLY)

Application #: _____

Date Filed: _____

(1) Name and Address of the Owner:

Name: WRC Cook Yulee, LLC

Mailing address: 1878 Avondale Circle
Jacksonville, FL 32205

Telephone: 904-613-0282

Email: robertcook@greatsouth.net

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

Name: Gregory Matovina

Mailing address: 12443 San Jose Blvd #504
Jacksonville, FL 32223

Telephone: 904-993-2857

Email: gmatovina@matovina.com

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

(3) Location:

On the South side of Clyde Higginbotham Road
(north, south, east, west) (street)

between CSX Railroad and Wetlands
(street) (street)

(4) Parcel Identification Numbers:

42 _2N _27 _0000 _0003 _00000

_____-_____-_____-_____-_____-_____-

Please attach additional Parcel Identification numbers using 8½" x 11" size paper with the answers typed or printed legibly

(OFFICIAL USE ONLY)

Legal Advertisement deadline: / /

Newspaper for legal advertisement: Fernandina Beach News Leader Nassau County Record

PZB Hearing Date: / /

BOCC Hearing Date: / /

(5) Current Future Land Use Map Designation: Medium Density- Residential

(6) Proposed Future Land Use Map Designation: T1, T2.5

(7) Area (acres): T-1 5.19 acres T2.5 55.46 acres
60.65 total acres

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

Vacant

(9) Water Supply:

- ☒ Private Well
☐ Private treatment plant
☐ Public Water System _____ (name of provider)

(10) Wastewater Treatment:

- ☒ On-site Sewage Treatment System
☐ Private Sewer Treatment Plant
☐ Public Water System _____ (name of provider)

(11) Review Criteria for Future Land Use Map Amendments:

All amendments to the Future Land Use Map (FLUM) shall provide justification for the need for the proposed amendment. In evaluating proposed amendments, the County shall consider each of the following. Please attach a response to the following using 8½" x 11" size paper with the answers typed or printed legibly and identifying the question on the application.

(A) Demonstrate the extent to which the proposed amendment discourages urban sprawl per F.S. 163.3177(6)(a)(9), of which indicators are:

- i. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*
- ii. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*
- iii. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*
- iv. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

- v. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*
- vi. *Fails to maximize use of existing public facilities and services.*
- vii. *Fails to maximize use of future public facilities and services.*
- viii. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*
- ix. *Fails to provide a clear separation between rural and urban uses.*
- x. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*
- xi. *Fails to encourage a functional mix of uses.*
- xii. *Results in poor accessibility among linked or related land uses.*
- xiii. *Results in the loss of significant amounts of functional open space.*

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

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

- (D) Demonstrate the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County's Capital Improvement Plan, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;
- (E) Demonstrate the extent to which the amendment will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates a context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.
- (F) Demonstrate the extent to which the amendment results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:
1. Clustered population and/or employment centers;
 2. Medium to high densities appropriate to context;
 3. A mix of land uses;
 4. Interconnected street networks;
 5. Innovative and flexible approaches to parking;
 6. Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options;
 7. And proximity to transit.
- (G) Demonstrate the extent to which the amendment does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding, and stormwater issues.

(12) Required Attachments:

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

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

(13) Signatures:

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

Signature of Owner: _____

Bob P. Cook

Signature of Applicant/Agent: _____

Sign. E. Moton

(if different than Owner)

State of Florida

County of Nassau

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of September, 2024, by Robert P. Cook, who is personally known to me or has produced _____ as identification.

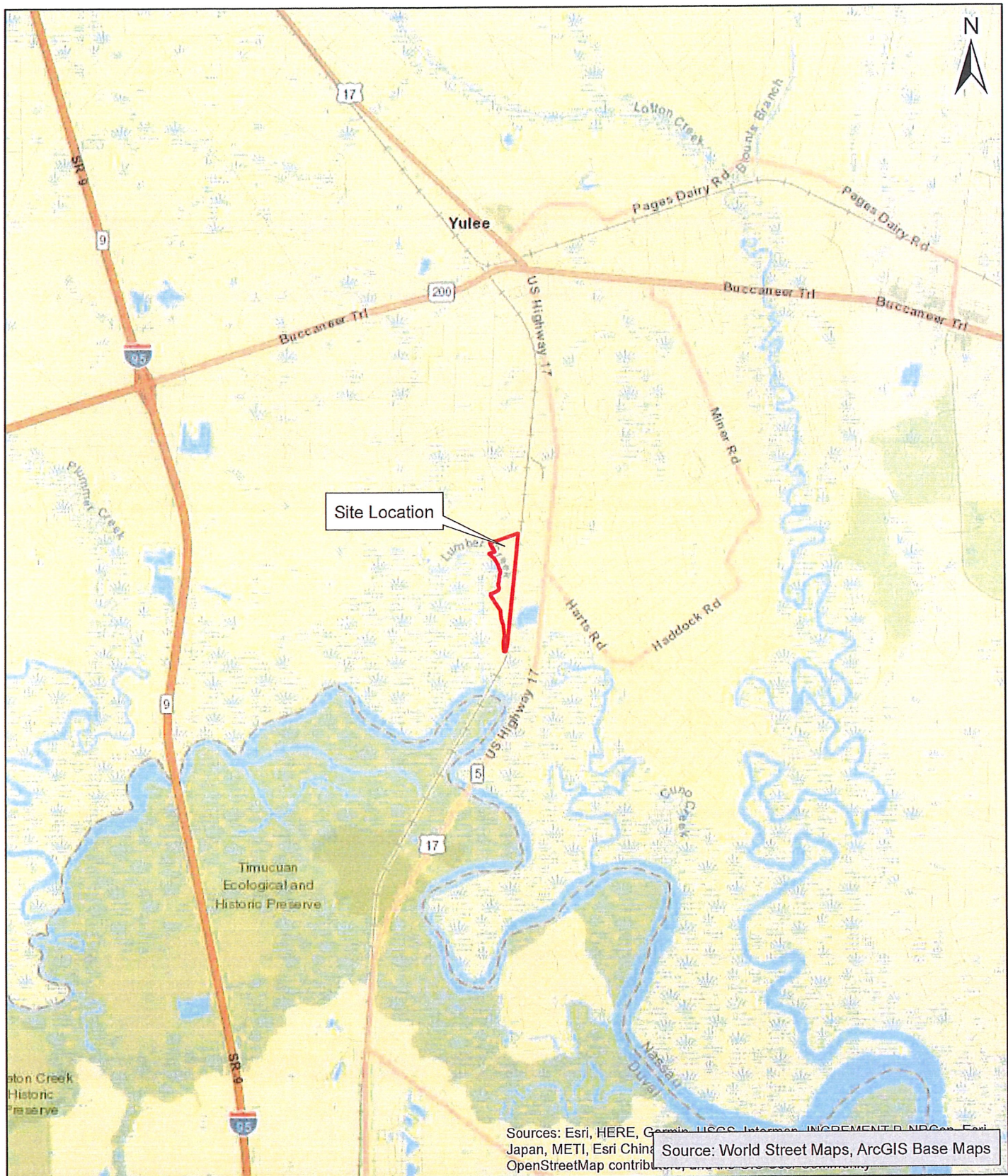
Notary Signature

Name (Typed or Printed)

Robin Johnson
Robin Johnson



ROBIN G. JOHNSON
Commission # HH 330157
Expires March 6, 2027



PEACOCK CONSULTING GROUP, LLC



Clyde Higginbotham Rd

Yulee, Florida

Vicinity Map

FIGURE 2

7/15/2024

Scale: 1 in = 5,000 ft

0 5,000
Ft



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

OWNER'S AUTHORIZATION FOR AGENT

Gregory E. Matovina is hereby authorized TO ACT ON BEHALF OF
Robert P. Cook, 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:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Rezoning/Modification | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Preliminary Binding Site Plan |
| <input type="checkbox"/> Plat | <input checked="" type="checkbox"/> Future Land Use Map Amendment |

BY: Robert P. Cook
Signature of Owner
Robert P. Cook
Print Name

Signature of Owner

Print Name
386-365-4596
Telephone Number

State of Florida
County of Nassau

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of
☒ physical presence or ☐ online notarization, this 5th day of September, 2021, by
Robert P. Cook, who is personally known to me or has produced _____ as

Identification: Robin Johnson
Notary Signature: Robin Johnson
Name (Typed or Printed)



ROBIN G. JOHNSON
Commission # HH 330157
Expires March 6, 2027

OWNER'S AUTHORIZATION FOR AGENT



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

CONSENT FOR INSPECTION

I, Robert P. Cook, the owner or authorized agent for the owner of the premises located at 42-2N-27-0000-0003-0000 do hereby consent to the inspection of said premises and the posting of public notice by an employee of the Department of Planning & Economic Opportunity, Nassau County, Florida, in conjunction for an application pursuant to a:

- ☒ Rezoning/Modification
☐ Variance
☐ Plat

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

without further notice.

Dated this 5th day of September, 2024

Robert P. Cook
Signature of Owner or Authorized Agent

386-365-4596
Telephone Number

State of Florida
County of Nassau

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 5th day of September, 2024,

by Robert P. Cook, who is

personally known to me or has produced _____ as identification.

Robin Johnson
Notary Signature
Robin Johnson
Name (Typed or Printed)



ROBIN G. JOHNSON
Commission # HH 330157
Expires March 6, 2027

CONSENT FOR INSPECTION



MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

AUGUST 13, 2024

WETLAND NO. 1

T-1

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING ALSO A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2023, PAGE 317 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE POINT WHERE THE DIVIDING LINE OF SECTIONS 9 & 16, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, INTERSECTS WITH THE WESTERLY LINE OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH $03^{\circ}19'57''$ WEST, ALONG THE WESTERLY LINE OF SAID SECTION 42, A DISTANCE OF 44.27 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINBOTHAM ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE NORTH $70^{\circ}40'08''$ EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGGINBOTHAM ROAD, A DISTANCE OF 1,497.89 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (A 200 FOOT RIGHT-OF-WAY); THENCE SOUTH $06^{\circ}06'24''$ WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4,130.16 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,764.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF $00^{\circ}15'44''$, AN ARC DISTANCE OF 12.65 FEET AND A CHORD BEARING SOUTH $06^{\circ}14'16''$ WEST A DISTANCE OF 12.65 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH $81^{\circ}27'14''$ WEST, A DISTANCE OF 28.88 FEET; THENCE NORTH $09^{\circ}07'43''$ WEST, A DISTANCE OF 59.04 FEET; THENCE SOUTH $84^{\circ}23'03''$ WEST, A DISTANCE OF 20.32 FEET; THENCE NORTH $02^{\circ}24'23''$ WEST, A DISTANCE OF 31.80 FEET; THENCE NORTH $05^{\circ}52'40''$ EAST, A DISTANCE OF 47.21 FEET; THENCE NORTH $00^{\circ}09'14''$ EAST, A DISTANCE OF 34.34 FEET; THENCE NORTH $00^{\circ}45'10''$ EAST, A DISTANCE OF 34.07 FEET; THENCE SOUTH $76^{\circ}07'09''$ WEST, A DISTANCE OF 30.41 FEET; THENCE SOUTH $06^{\circ}17'54''$ WEST, A DISTANCE OF 60.75 FEET; THENCE SOUTH $14^{\circ}07'46''$ WEST, A DISTANCE OF 41.12 FEET; THENCE SOUTH $14^{\circ}54'08''$ EAST, A DISTANCE OF 39.14 FEET; THENCE SOUTH $01^{\circ}58'08''$ WEST, A DISTANCE OF 63.20 FEET; THENCE SOUTH $11^{\circ}45'38''$ WEST, A DISTANCE OF 64.53 FEET; THENCE SOUTH $79^{\circ}23'29''$ WEST, A DISTANCE OF 9.68 FEET; THENCE SOUTH $21^{\circ}25'04''$ WEST, A DISTANCE OF 34.50 FEET; THENCE SOUTH $03^{\circ}35'39''$ WEST, A DISTANCE OF 45.86 FEET; THENCE SOUTH $57^{\circ}24'48''$ WEST, A DISTANCE OF 10.11 FEET; THENCE SOUTH $16^{\circ}47'40''$ WEST, A DISTANCE OF 50.02 FEET; THENCE SOUTH $03^{\circ}31'13''$ EAST, A DISTANCE OF 55.53 FEET; THENCE SOUTH $01^{\circ}38'43''$ EAST, A DISTANCE OF 61.44 FEET; THENCE SOUTH $01^{\circ}44'38''$ WEST, A DISTANCE OF 61.26 FEET; THENCE SOUTH $24^{\circ}52'42''$ EAST, A DISTANCE OF 27.26 FEET; THENCE NORTH $67^{\circ}15'43''$ EAST, A DISTANCE OF 13.19 FEET; THENCE NORTH $01^{\circ}13'14''$ EAST, A DISTANCE OF 22.35 FEET; THENCE NORTH $83^{\circ}21'58''$ EAST, A DISTANCE OF 10.21 FEET; THENCE SOUTH $09^{\circ}28'25''$ WEST, A DISTANCE OF 27.61 FEET; THENCE SOUTH $02^{\circ}31'58''$ WEST, A DISTANCE OF 38.33 FEET; THENCE SOUTH $58^{\circ}19'09''$ WEST, A DISTANCE OF 10.43

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

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FEET; THENCE SOUTH 28°39'50" EAST, A DISTANCE OF 33.89 FEET; THENCE SOUTH 85°19'09" EAST, A DISTANCE OF 19.60 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (A 200 FOOT RIGHT-OF-WAY) AND A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,764.93 FEET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 10°01'19", AN ARC DISTANCE OF 483.64 FEET AND A CHORD BEARING NORTH 11°22'47" EAST A DISTANCE OF 483.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.21 ACRES, MORE OR LESS.

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 22039 8/15/24



MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

AUGUST 13, 2024

WETLAND NO. 2

T-1

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING ALSO A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2023, PAGE 317 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE POINT WHERE THE DIVIDING LINE OF SECTIONS 9 & 16, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, INTERSECTS WITH THE WESTERLY LINE OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 03°19'57" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 42, A DISTANCE OF 44.27 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINBOTHAM ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE NORTH 70°40'08" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGGINBOTHAM ROAD, A DISTANCE OF 1,497.89 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (A 200 FOOT RIGHT-OF-WAY); THENCE SOUTH 06°06'24" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4,130.16 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,764.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 12°27'28", AN ARC DISTANCE OF 601.18 FEET AND A CHORD BEARING SOUTH 12°20'08" WEST A DISTANCE OF 600.00 FEET; THENCE NORTH 71°26'33" WEST A DISTANCE OF 33.87 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 24°38'41" WEST, A DISTANCE OF 14.61 FEET; THENCE NORTH 10°01'40" WEST, A DISTANCE OF 34.66 FEET; THENCE NORTH 03°43'30" WEST, A DISTANCE OF 28.45 FEET; THENCE NORTH 07°16'51" WEST, A DISTANCE OF 48.03 FEET; THENCE NORTH 01°14'56" EAST, A DISTANCE OF 28.02 FEET; THENCE NORTH 06°11'55" EAST, A DISTANCE OF 38.89 FEET; THENCE NORTH 03°45'48" EAST, A DISTANCE OF 54.15 FEET; THENCE NORTH 03°38'51" EAST, A DISTANCE OF 36.58 FEET; THENCE NORTH 09°21'49" EAST, A DISTANCE OF 22.95 FEET; THENCE NORTH 08°26'12" WEST, A DISTANCE OF 28.32 FEET; THENCE NORTH 11°09'10" WEST, A DISTANCE OF 15.33 FEET; THENCE NORTH 12°50'15" EAST, A DISTANCE OF 27.23 FEET; THENCE NORTH 23°23'33" WEST, A DISTANCE OF 18.40 FEET; THENCE NORTH 06°59'24" EAST, A DISTANCE OF 47.13 FEET; THENCE NORTH 30°44'21" EAST, A DISTANCE OF 15.14 FEET; THENCE NORTH 08°01'53" WEST, A DISTANCE OF 24.62 FEET; THENCE NORTH 07°18'44" EAST, A DISTANCE OF 31.10 FEET; THENCE NORTH 01°17'04" WEST, A DISTANCE OF 23.74 FEET; THENCE NORTH 16°29'03" EAST, A DISTANCE OF 24.86 FEET; THENCE NORTH 04°04'38" EAST, A DISTANCE OF 33.22 FEET; THENCE NORTH 00°31'38" WEST, A DISTANCE OF 39.78 FEET; THENCE NORTH 06°58'13" WEST, A DISTANCE OF 37.43 FEET; THENCE NORTH 05°16'33" EAST, A DISTANCE OF 30.92 FEET; THENCE NORTH 03°39'52" WEST, A DISTANCE OF 36.79 FEET; THENCE NORTH 02°54'09" WEST, A DISTANCE OF 17.32 FEET; THENCE NORTH 02°00'09" EAST, A DISTANCE OF 20.21 FEET; THENCE NORTH 21°12'20" WEST, A DISTANCE OF 26.69

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FEET; THENCE NORTH 02°28'29" EAST, A DISTANCE OF 34.95 FEET; THENCE NORTH 06°46'08" WEST, A DISTANCE OF 36.86 FEET; THENCE NORTH 05°56'44" WEST, A DISTANCE OF 52.35 FEET; THENCE NORTH 04°43'13" WEST, A DISTANCE OF 49.31 FEET; THENCE NORTH 16°00'49" WEST, A DISTANCE OF 59.87 FEET; THENCE NORTH 13°39'54" WEST, A DISTANCE OF 30.63 FEET; THENCE NORTH 11°49'15" WEST, A DISTANCE OF 41.91 FEET; THENCE NORTH 16°42'01" WEST, A DISTANCE OF 37.58 FEET; THENCE NORTH 18°33'27" WEST, A DISTANCE OF 35.32 FEET; THENCE NORTH 13°44'03" WEST, A DISTANCE OF 22.66 FEET; THENCE NORTH 09°59'59" WEST, A DISTANCE OF 47.85 FEET; THENCE NORTH 08°44'30" WEST, A DISTANCE OF 40.20 FEET; THENCE NORTH 20°33'17" EAST, A DISTANCE OF 10.93 FEET; THENCE NORTH 44°21'11" WEST, A DISTANCE OF 23.23 FEET; THENCE NORTH 12°22'49" WEST, A DISTANCE OF 34.69 FEET; THENCE NORTH 17°25'52" WEST, A DISTANCE OF 34.50 FEET; THENCE NORTH 08°15'37" WEST, A DISTANCE OF 30.45 FEET; THENCE NORTH 08°35'27" WEST, A DISTANCE OF 46.88 FEET; THENCE NORTH 04°33'09" WEST, A DISTANCE OF 27.08 FEET; THENCE NORTH 10°42'19" WEST, A DISTANCE OF 36.97 FEET; THENCE NORTH 00°22'27" EAST, A DISTANCE OF 46.66 FEET; THENCE NORTH 05°56'43" WEST, A DISTANCE OF 41.15 FEET; THENCE NORTH 43°02'17" EAST, A DISTANCE OF 13.91 FEET; THENCE NORTH 66°29'56" EAST, A DISTANCE OF 41.31 FEET; THENCE NORTH 44°57'17" EAST, A DISTANCE OF 30.26 FEET; THENCE NORTH 48°51'40" EAST, A DISTANCE OF 25.04 FEET; THENCE NORTH 70°46'30" WEST, A DISTANCE OF 10.92 FEET; THENCE SOUTH 59°41'39" WEST, A DISTANCE OF 50.98 FEET; THENCE SOUTH 53°27'05" WEST, A DISTANCE OF 35.39 FEET; THENCE NORTH 61°00'25" WEST, A DISTANCE OF 22.16 FEET; THENCE NORTH 29°29'41" WEST, A DISTANCE OF 11.41 FEET; THENCE NORTH 34°12'17" WEST, A DISTANCE OF 50.67 FEET; THENCE NORTH 32°54'05" WEST, A DISTANCE OF 34.48 FEET; THENCE NORTH 27°39'15" WEST, A DISTANCE OF 34.70 FEET; THENCE NORTH 37°00'10" WEST, A DISTANCE OF 37.40 FEET; THENCE NORTH 29°11'32" WEST, A DISTANCE OF 42.18 FEET; THENCE NORTH 26°07'24" WEST, A DISTANCE OF 46.92 FEET; THENCE NORTH 41°08'52" WEST, A DISTANCE OF 17.74 FEET; THENCE NORTH 15°56'39" WEST, A DISTANCE OF 38.61 FEET; THENCE NORTH 34°49'02" WEST, A DISTANCE OF 55.86 FEET; THENCE NORTH 22°59'01" WEST, A DISTANCE OF 30.95 FEET; THENCE NORTH 38°37'01" WEST, A DISTANCE OF 41.97 FEET; THENCE NORTH 45°46'40" WEST, A DISTANCE OF 59.73 FEET; THENCE NORTH 32°12'01" WEST, A DISTANCE OF 55.40 FEET; THENCE NORTH 28°59'02" WEST, A DISTANCE OF 70.28 FEET; THENCE NORTH 29°16'57" WEST, A DISTANCE OF 27.05 FEET; THENCE NORTH 10°11'04" WEST, A DISTANCE OF 32.48 FEET; THENCE NORTH 00°48'02" EAST, A DISTANCE OF 25.55 FEET; THENCE NORTH 00°14'13" EAST, A DISTANCE OF 33.14 FEET; THENCE NORTH 51°21'00" EAST, A DISTANCE OF 9.22 FEET; THENCE NORTH 66°47'23" EAST, A DISTANCE OF 28.37 FEET; THENCE NORTH 57°34'25" EAST, A DISTANCE OF 56.17 FEET; THENCE NORTH 67°27'39" EAST, A DISTANCE OF 35.90 FEET; THENCE NORTH 74°58'49" EAST, A DISTANCE OF 50.99 FEET; THENCE NORTH 68°36'22" EAST, A DISTANCE OF 39.86 FEET; THENCE NORTH 58°14'56" EAST, A DISTANCE OF 55.22 FEET; THENCE NORTH 50°39'17" EAST, A DISTANCE OF 64.15 FEET; THENCE NORTH 31°29'22" EAST, A DISTANCE OF 41.23 FEET; THENCE NORTH 13°21'56" WEST, A DISTANCE OF 31.49 FEET; THENCE NORTH 02°12'09" EAST, A DISTANCE OF 15.11 FEET; THENCE NORTH 08°40'15" EAST, A DISTANCE OF 31.23 FEET; THENCE NORTH



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03°03'57" WEST, A DISTANCE OF 28.59 FEET; THENCE NORTH 13°26'40" WEST, A DISTANCE OF 44.40 FEET; THENCE NORTH 10°51'29" WEST, A DISTANCE OF 50.39 FEET; THENCE NORTH 26°27'26" EAST, A DISTANCE OF 12.54 FEET; THENCE NORTH 14°34'28" EAST, A DISTANCE OF 35.62 FEET; THENCE NORTH 25°06'52" EAST, A DISTANCE OF 35.43 FEET; THENCE NORTH 15°37'03" EAST, A DISTANCE OF 39.15 FEET; THENCE NORTH 17°55'14" EAST, A DISTANCE OF 41.17 FEET; THENCE NORTH 15°40'26" EAST, A DISTANCE OF 43.51 FEET; THENCE NORTH 04°30'59" WEST, A DISTANCE OF 34.84 FEET; THENCE NORTH 26°33'31" WEST, A DISTANCE OF 10.18 FEET; THENCE NORTH 07°12'22" EAST, A DISTANCE OF 52.48 FEET; THENCE NORTH 09°19'16" EAST, A DISTANCE OF 46.04 FEET; THENCE NORTH 02°35'13" WEST, A DISTANCE OF 22.56 FEET; THENCE NORTH 03°06'49" WEST, A DISTANCE OF 35.33 FEET; THENCE NORTH 03°01'09" WEST, A DISTANCE OF 24.29 FEET; THENCE NORTH 52°46'31" EAST, A DISTANCE OF 11.42 FEET; THENCE NORTH 05°25'25" WEST, A DISTANCE OF 15.64 FEET; THENCE NORTH 21°35'14" EAST, A DISTANCE OF 30.27 FEET; THENCE NORTH 01°10'40" EAST, A DISTANCE OF 26.64 FEET; THENCE NORTH 06°32'48" WEST, A DISTANCE OF 26.07 FEET; THENCE NORTH 09°07'34" WEST, A DISTANCE OF 28.66 FEET; THENCE NORTH 16°09'54" WEST, A DISTANCE OF 21.02 FEET; THENCE NORTH 18°00'06" WEST, A DISTANCE OF 33.56 FEET; THENCE NORTH 17°42'27" WEST, A DISTANCE OF 35.34 FEET; THENCE NORTH 15°39'09" WEST, A DISTANCE OF 25.77 FEET; THENCE NORTH 15°37'25" WEST, A DISTANCE OF 21.54 FEET; THENCE NORTH 23°44'03" WEST, A DISTANCE OF 44.43 FEET; THENCE NORTH 19°11'14" WEST, A DISTANCE OF 26.17 FEET; THENCE NORTH 14°05'24" WEST, A DISTANCE OF 25.67 FEET; THENCE NORTH 30°42'05" WEST, A DISTANCE OF 40.48 FEET; THENCE NORTH 07°35'29" WEST, A DISTANCE OF 20.43 FEET; THENCE NORTH 16°10'05" WEST, A DISTANCE OF 29.24 FEET; THENCE NORTH 45°20'14" WEST, A DISTANCE OF 36.49 FEET; THENCE NORTH 05°40'39" WEST, A DISTANCE OF 27.32 FEET; THENCE NORTH 52°46'42" WEST, A DISTANCE OF 13.03 FEET; THENCE NORTH 39°53'59" WEST, A DISTANCE OF 33.03 FEET; THENCE NORTH 41°07'38" WEST, A DISTANCE OF 41.32 FEET; THENCE NORTH 01°32'40" EAST, A DISTANCE OF 16.94 FEET; THENCE NORTH 30°04'45" WEST, A DISTANCE OF 19.23 FEET; THENCE NORTH 41°48'35" WEST, A DISTANCE OF 25.31 FEET; THENCE NORTH 40°30'17" WEST, A DISTANCE OF 42.71 FEET; THENCE NORTH 12°18'24" WEST, A DISTANCE OF 9.41 FEET; THENCE NORTH 31°59'16" WEST, A DISTANCE OF 28.04 FEET; THENCE NORTH 33°20'30" WEST, A DISTANCE OF 38.85 FEET; THENCE NORTH 53°28'17" WEST, A DISTANCE OF 33.52 FEET; THENCE NORTH 42°38'28" WEST, A DISTANCE OF 20.59 FEET; THENCE NORTH 29°59'12" WEST, A DISTANCE OF 19.38 FEET; THENCE NORTH 55°09'04" WEST, A DISTANCE OF 21.17 FEET; THENCE NORTH 57°40'06" WEST, A DISTANCE OF 35.74 FEET; THENCE NORTH 69°10'30" WEST, A DISTANCE OF 16.82 FEET; THENCE NORTH 34°14'55" WEST, A DISTANCE OF 17.41 FEET; THENCE SOUTH 70°52'59" WEST, A DISTANCE OF 3.85 FEET TO THE MEAN HIGHWATER LINE OF THE MARSHLANDS OF NASSAU RIVER / LOCKLARS CREEK; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING 23 COURSES: (1) THENCE SOUTH 38°42'10" EAST, A DISTANCE OF 451.64 FEET; (2) THENCE SOUTH 20°27'54" EAST, A DISTANCE OF 301.60 FEET; (3) THENCE SOUTH 10°21'14" EAST, A DISTANCE OF 122.47 FEET; (4) THENCE SOUTH 19°03'58" WEST, A DISTANCE OF 240.99 FEET; (5) THENCE SOUTH 17°37'34" EAST, A DISTANCE OF 104.01 FEET; (6) THENCE SOUTH 20°31'51" WEST, A

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DISTANCE OF 103.61 FEET; (7) THENCE SOUTH 03°21'41" EAST, A DISTANCE OF 245.46 FEET; (8) THENCE SOUTH 45°12'08" WEST, A DISTANCE OF 114.47 FEET; (9) THENCE SOUTH 65°47'01" WEST, A DISTANCE OF 247.96 FEET; (10) THENCE SOUTH 17°19'21" WEST, A DISTANCE OF 81.42 FEET; (11) THENCE SOUTH 17°44'06" EAST, A DISTANCE OF 115.58 FEET; (12) THENCE SOUTH 27°46'54" EAST, A DISTANCE OF 107.76 FEET; (13) THENCE SOUTH 53°54'44" EAST, A DISTANCE OF 121.06 FEET; (14) THENCE SOUTH 26°51'54" EAST, A DISTANCE OF 200.53 FEET; (15) THENCE SOUTH 18°48'04" EAST, A DISTANCE OF 114.82 FEET; (16) THENCE SOUTH 13°58'55" EAST, A DISTANCE OF 309.42 FEET; (17) THENCE SOUTH 00°39'17" WEST, A DISTANCE OF 125.66 FEET; (18) THENCE SOUTH 25°03'48" EAST, A DISTANCE OF 143.87 FEET; (19) THENCE SOUTH 11°03'05" EAST, A DISTANCE OF 351.39 FEET; (20) THENCE SOUTH 34°04'48" WEST, A DISTANCE OF 205.10 FEET; (21) THENCE SOUTH 21°08'45" EAST, A DISTANCE OF 262.24 FEET; (22) THENCE SOUTH 28°01'27" WEST, A DISTANCE OF 259.03 FEET; (23) THENCE SOUTH 34°29'49" EAST, A DISTANCE OF 54.72 FEET; THENCE SOUTH 71°26'31" EAST, A DISTANCE OF 144.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.98 ACRES, MORE OR LESS.

A handwritten signature in cursive script, reading "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 22039 8/15/24



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LEGAL DESCRIPTION

AUGUST 13, 2024

UPLAND PORTION

T-2.5

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING ALSO A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2023, PAGE 317 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE POINT WHERE THE DIVIDING LINE OF SECTIONS 9 & 16, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, INTERSECTS WITH THE WESTERLY LINE OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 03°19'57" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 42, A DISTANCE OF 44.27 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINBOTHAM ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE NORTH 70°40'08" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGGINBOTHAM ROAD, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 70°40'08" EAST, A DISTANCE OF 1,197.89 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (A 200 FOOT RIGHT-OF-WAY); THENCE SOUTH 06°06'24" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4,130.16 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,764.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 00°15'44", AN ARC DISTANCE OF 12.65 FEET AND A CHORD BEARING SOUTH 06°14'16" WEST A DISTANCE OF 12.65 FEET; THENCE NORTH 81°27'14" WEST, A DISTANCE OF 28.88 FEET; THENCE NORTH 09°07'43" WEST, A DISTANCE OF 59.04 FEET; THENCE SOUTH 84°23'03" WEST, A DISTANCE OF 20.32 FEET; THENCE NORTH 02°24'23" WEST, A DISTANCE OF 31.80 FEET; THENCE NORTH 05°52'40" EAST, A DISTANCE OF 47.21 FEET; THENCE NORTH 00°09'14" EAST, A DISTANCE OF 34.34 FEET; THENCE NORTH 00°45'10" EAST, A DISTANCE OF 34.07 FEET; THENCE SOUTH 76°07'09" WEST, A DISTANCE OF 30.41 FEET; THENCE SOUTH 06°17'54" WEST, A DISTANCE OF 60.75 FEET; THENCE SOUTH 14°07'46" WEST, A DISTANCE OF 41.12 FEET; THENCE SOUTH 14°54'08" EAST, A DISTANCE OF 39.14 FEET; THENCE SOUTH 01°58'08" WEST, A DISTANCE OF 63.20 FEET; THENCE SOUTH 11°45'38" WEST, A DISTANCE OF 64.53 FEET; THENCE SOUTH 79°23'29" WEST, A DISTANCE OF 9.68 FEET; THENCE SOUTH 21°25'04" WEST, A DISTANCE OF 34.50 FEET; THENCE SOUTH 03°35'39" WEST, A DISTANCE OF 45.86 FEET; THENCE SOUTH 57°24'48" WEST, A DISTANCE OF 10.11 FEET; THENCE SOUTH 16°47'40" WEST, A DISTANCE OF 50.02 FEET; THENCE SOUTH 03°31'13" EAST, A DISTANCE OF 55.53 FEET; THENCE SOUTH 01°38'43" EAST, A DISTANCE OF 61.44 FEET; THENCE SOUTH 01°44'38" WEST, A DISTANCE OF 61.26 FEET; THENCE SOUTH 24°52'42" EAST, A DISTANCE OF 27.26 FEET; THENCE NORTH 67°15'43" EAST, A DISTANCE OF 13.19 FEET; THENCE NORTH 01°13'14" EAST, A DISTANCE OF 22.35 FEET; THENCE NORTH 83°21'58" EAST, A DISTANCE OF 10.21 FEET; THENCE SOUTH 09°28'25" WEST, A DISTANCE OF 27.61 FEET; THENCE SOUTH 02°31'58" WEST, A DISTANCE OF 38.33 FEET; THENCE SOUTH

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58°19'09" WEST, A DISTANCE OF 10.43 FEET; THENCE SOUTH 28°39'50" EAST, A DISTANCE OF 33.89 FEET; THENCE SOUTH 84°58'56" EAST, A DISTANCE OF 19.58 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,764.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 02°10'17", AN ARC DISTANCE OF 104.78 FEET AND A CHORD BEARING SOUTH 17°28'44" WEST A DISTANCE OF 104.77 FEET; THENCE SOUTH 85°17'45" WEST, A DISTANCE OF 0.00 FEET; THENCE NORTH 71°26'31" WEST, A DISTANCE OF 33.87 FEET; THENCE NORTH 24°38'41" WEST, A DISTANCE OF 14.61 FEET; THENCE NORTH 10°01'40" WEST, A DISTANCE OF 34.66 FEET; THENCE NORTH 03°43'30" WEST, A DISTANCE OF 28.45 FEET; THENCE NORTH 07°16'51" WEST, A DISTANCE OF 48.03 FEET; THENCE NORTH 01°14'56" EAST, A DISTANCE OF 28.02 FEET; THENCE NORTH 06°11'55" EAST, A DISTANCE OF 38.89 FEET; THENCE NORTH 03°45'48" EAST, A DISTANCE OF 54.15 FEET; THENCE NORTH 03°38'51" EAST, A DISTANCE OF 36.58 FEET; THENCE NORTH 09°21'49" EAST, A DISTANCE OF 22.95 FEET; THENCE NORTH 08°26'12" WEST, A DISTANCE OF 28.32 FEET; THENCE NORTH 11°09'10" WEST, A DISTANCE OF 15.33 FEET; THENCE NORTH 12°50'15" EAST, A DISTANCE OF 27.23 FEET; THENCE NORTH 23°23'33" WEST, A DISTANCE OF 18.40 FEET; THENCE NORTH 06°59'24" EAST, A DISTANCE OF 47.13 FEET; THENCE NORTH 30°44'21" EAST, A DISTANCE OF 15.14 FEET; THENCE NORTH 08°01'53" WEST, A DISTANCE OF 24.62 FEET; THENCE NORTH 07°18'44" EAST, A DISTANCE OF 31.10 FEET; THENCE NORTH 01°17'04" WEST, A DISTANCE OF 23.74 FEET; THENCE NORTH 16°29'03" EAST, A DISTANCE OF 24.86 FEET; THENCE NORTH 04°04'38" EAST, A DISTANCE OF 33.22 FEET; THENCE NORTH 00°31'38" WEST, A DISTANCE OF 39.78 FEET; THENCE NORTH 06°58'13" WEST, A DISTANCE OF 37.43 FEET; THENCE NORTH 05°16'33" EAST, A DISTANCE OF 30.92 FEET; THENCE NORTH 03°39'52" WEST, A DISTANCE OF 36.79 FEET; THENCE NORTH 02°54'09" WEST, A DISTANCE OF 17.32 FEET; THENCE NORTH 02°00'09" EAST, A DISTANCE OF 20.21 FEET; THENCE NORTH 21°12'20" WEST, A DISTANCE OF 26.69 FEET; THENCE NORTH 02°28'29" EAST, A DISTANCE OF 34.95 FEET; THENCE NORTH 06°46'08" WEST, A DISTANCE OF 36.86 FEET; THENCE NORTH 05°56'44" WEST, A DISTANCE OF 52.35 FEET; THENCE NORTH 04°43'13" WEST, A DISTANCE OF 49.31 FEET; THENCE NORTH 16°00'49" WEST, A DISTANCE OF 59.87 FEET; THENCE NORTH 13°39'54" WEST, A DISTANCE OF 30.63 FEET; THENCE NORTH 11°49'15" WEST, A DISTANCE OF 41.91 FEET; THENCE NORTH 16°42'01" WEST, A DISTANCE OF 37.58 FEET; THENCE NORTH 18°33'27" WEST, A DISTANCE OF 35.32 FEET; THENCE NORTH 13°44'03" WEST, A DISTANCE OF 22.66 FEET; THENCE NORTH 09°59'59" WEST, A DISTANCE OF 47.85 FEET; THENCE NORTH 08°44'30" WEST, A DISTANCE OF 40.20 FEET; THENCE NORTH 20°33'17" EAST, A DISTANCE OF 10.93 FEET; THENCE NORTH 44°21'11" WEST, A DISTANCE OF 23.23 FEET; THENCE NORTH 12°22'49" WEST, A DISTANCE OF 34.69 FEET; THENCE NORTH 17°25'52" WEST, A DISTANCE OF 34.50 FEET; THENCE NORTH 08°15'37" WEST, A DISTANCE OF 30.45 FEET; THENCE NORTH 08°35'27" WEST, A DISTANCE OF 46.88 FEET; THENCE NORTH 04°33'09" WEST, A DISTANCE OF 27.08 FEET; THENCE NORTH 10°42'19" WEST, A DISTANCE OF 36.97 FEET; THENCE NORTH 00°22'27" EAST, A DISTANCE OF 46.66 FEET; THENCE NORTH 05°56'43" WEST, A DISTANCE OF 41.15 FEET; THENCE NORTH 43°02'17" EAST, A DISTANCE OF 13.91 FEET; THENCE NORTH 66°29'56" EAST, A DISTANCE OF 41.31 FEET; THENCE NORTH 44°57'17" EAST, A

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DISTANCE OF 30.26 FEET; THENCE NORTH 48°51'40" EAST, A DISTANCE OF 25.04 FEET; THENCE NORTH 70°46'30" WEST, A DISTANCE OF 10.92 FEET; THENCE SOUTH 59°41'39" WEST, A DISTANCE OF 50.98 FEET; THENCE SOUTH 53°27'05" WEST, A DISTANCE OF 35.39 FEET; THENCE NORTH 61°00'25" WEST, A DISTANCE OF 22.16 FEET; THENCE NORTH 29°29'41" WEST, A DISTANCE OF 11.41 FEET; THENCE NORTH 34°12'17" WEST, A DISTANCE OF 50.67 FEET; THENCE NORTH 32°54'05" WEST, A DISTANCE OF 34.48 FEET; THENCE NORTH 27°39'15" WEST, A DISTANCE OF 34.70 FEET; THENCE NORTH 37°00'10" WEST, A DISTANCE OF 37.40 FEET; THENCE NORTH 29°11'32" WEST, A DISTANCE OF 42.18 FEET; THENCE NORTH 26°07'24" WEST, A DISTANCE OF 46.92 FEET; THENCE NORTH 41°08'52" WEST, A DISTANCE OF 17.74 FEET; THENCE NORTH 15°56'39" WEST, A DISTANCE OF 38.61 FEET; THENCE NORTH 34°49'02" WEST, A DISTANCE OF 55.86 FEET; THENCE NORTH 22°59'01" WEST, A DISTANCE OF 30.95 FEET; THENCE NORTH 38°37'01" WEST, A DISTANCE OF 41.97 FEET; THENCE NORTH 45°46'40" WEST, A DISTANCE OF 59.73 FEET; THENCE NORTH 32°12'01" WEST, A DISTANCE OF 55.40 FEET; THENCE NORTH 28°59'02" WEST, A DISTANCE OF 70.28 FEET; THENCE NORTH 29°16'57" WEST, A DISTANCE OF 27.05 FEET; THENCE NORTH 10°11'04" WEST, A DISTANCE OF 32.48 FEET; THENCE NORTH 00°48'02" EAST, A DISTANCE OF 25.55 FEET; THENCE NORTH 00°14'13" EAST, A DISTANCE OF 33.14 FEET; THENCE NORTH 51°21'00" EAST, A DISTANCE OF 9.22 FEET; THENCE NORTH 66°47'23" EAST, A DISTANCE OF 28.37 FEET; THENCE NORTH 57°34'25" EAST, A DISTANCE OF 56.17 FEET; THENCE NORTH 67°27'39" EAST, A DISTANCE OF 35.90 FEET; THENCE NORTH 74°58'49" EAST, A DISTANCE OF 50.99 FEET; THENCE NORTH 68°36'22" EAST, A DISTANCE OF 39.86 FEET; THENCE NORTH 58°14'56" EAST, A DISTANCE OF 55.22 FEET; THENCE NORTH 50°39'17" EAST, A DISTANCE OF 64.15 FEET; THENCE NORTH 31°29'22" EAST, A DISTANCE OF 41.23 FEET; THENCE NORTH 13°21'56" WEST, A DISTANCE OF 31.49 FEET; THENCE NORTH 02°12'09" EAST, A DISTANCE OF 15.11 FEET; THENCE NORTH 08°40'15" EAST, A DISTANCE OF 31.23 FEET; THENCE NORTH 03°03'57" WEST, A DISTANCE OF 28.59 FEET; THENCE NORTH 13°26'40" WEST, A DISTANCE OF 44.40 FEET; THENCE NORTH 10°51'29" WEST, A DISTANCE OF 50.39 FEET; THENCE NORTH 26°27'26" EAST, A DISTANCE OF 12.54 FEET; THENCE NORTH 14°34'28" EAST, A DISTANCE OF 35.62 FEET; THENCE NORTH 25°06'52" EAST, A DISTANCE OF 35.43 FEET; THENCE NORTH 15°37'03" EAST, A DISTANCE OF 39.15 FEET; THENCE NORTH 17°55'14" EAST, A DISTANCE OF 41.17 FEET; THENCE NORTH 15°40'26" EAST, A DISTANCE OF 43.51 FEET; THENCE NORTH 04°30'59" WEST, A DISTANCE OF 34.84 FEET; THENCE NORTH 26°33'31" WEST, A DISTANCE OF 10.18 FEET; THENCE NORTH 07°12'22" EAST, A DISTANCE OF 52.48 FEET; THENCE NORTH 09°19'16" EAST, A DISTANCE OF 46.04 FEET; THENCE NORTH 02°35'13" WEST, A DISTANCE OF 22.56 FEET; THENCE NORTH 03°06'49" WEST, A DISTANCE OF 35.33 FEET; THENCE NORTH 03°01'09" WEST, A DISTANCE OF 24.29 FEET; THENCE NORTH 52°46'31" EAST, A DISTANCE OF 11.42 FEET; THENCE NORTH 05°25'25" WEST, A DISTANCE OF 15.64 FEET; THENCE NORTH 21°35'14" EAST, A DISTANCE OF 30.27 FEET; THENCE NORTH 01°10'40" EAST, A DISTANCE OF 26.64 FEET; THENCE NORTH 06°32'48" WEST, A DISTANCE OF 26.07 FEET; THENCE NORTH 09°07'34" WEST, A DISTANCE OF 28.66 FEET; THENCE NORTH 16°09'54" WEST, A DISTANCE OF 21.02 FEET; THENCE NORTH 18°00'06" WEST, A DISTANCE OF 33.56 FEET; THENCE NORTH 17°42'27" WEST, A DISTANCE OF 35.34

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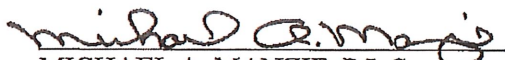


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FEET; THENCE NORTH 15°39'09" WEST, A DISTANCE OF 25.77 FEET; THENCE NORTH 15°37'25" WEST, A DISTANCE OF 21.54 FEET; THENCE NORTH 23°44'03" WEST, A DISTANCE OF 44.43 FEET; THENCE NORTH 19°11'14" WEST, A DISTANCE OF 26.17 FEET; THENCE NORTH 14°05'24" WEST, A DISTANCE OF 25.67 FEET; THENCE NORTH 30°42'05" WEST, A DISTANCE OF 40.48 FEET; THENCE NORTH 07°35'29" WEST, A DISTANCE OF 20.43 FEET; THENCE NORTH 16°10'05" WEST, A DISTANCE OF 29.24 FEET; THENCE NORTH 45°20'14" WEST, A DISTANCE OF 36.49 FEET; THENCE NORTH 05°40'39" WEST, A DISTANCE OF 27.32 FEET; THENCE NORTH 52°46'42" WEST, A DISTANCE OF 13.03 FEET; THENCE NORTH 39°53'59" WEST, A DISTANCE OF 33.03 FEET; THENCE NORTH 41°07'38" WEST, A DISTANCE OF 41.32 FEET; THENCE NORTH 01°32'40" EAST, A DISTANCE OF 16.94 FEET; THENCE NORTH 30°04'45" WEST, A DISTANCE OF 19.23 FEET; THENCE NORTH 41°48'35" WEST, A DISTANCE OF 25.31 FEET; THENCE NORTH 40°30'17" WEST, A DISTANCE OF 42.71 FEET; THENCE NORTH 12°18'24" WEST, A DISTANCE OF 9.41 FEET; THENCE NORTH 31°59'16" WEST, A DISTANCE OF 28.04 FEET; THENCE NORTH 33°20'30" WEST, A DISTANCE OF 38.85 FEET; THENCE NORTH 53°28'17" WEST, A DISTANCE OF 33.52 FEET; THENCE NORTH 42°38'28" WEST, A DISTANCE OF 20.59 FEET; THENCE NORTH 29°59'12" WEST, A DISTANCE OF 19.38 FEET; THENCE NORTH 55°09'04" WEST, A DISTANCE OF 21.17 FEET; THENCE NORTH 57°40'06" WEST, A DISTANCE OF 35.74 FEET; THENCE NORTH 69°10'30" WEST, A DISTANCE OF 16.82 FEET; THENCE NORTH 34°14'55" WEST, A DISTANCE OF 17.42 FEET; THENCE NORTH 70°40'08" EAST, A DISTANCE OF 203.54 FEET; THENCE NORTH 28°14'12" WEST, A DISTANCE OF 377.59 FEET TO THE POINT OF BEGINNING.

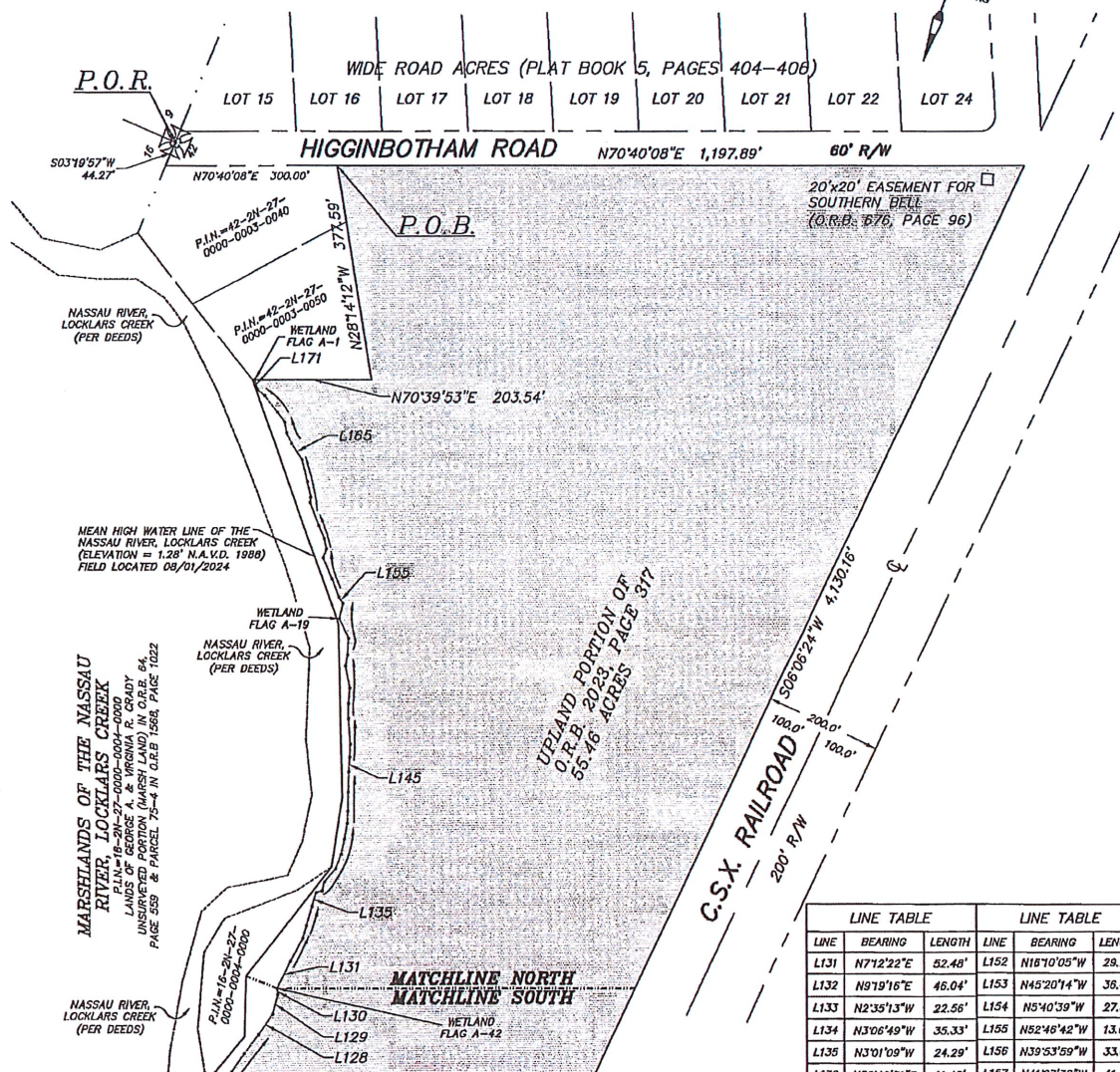
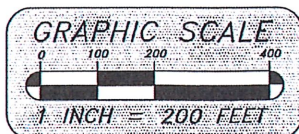
CONTAINING 55.46 ACRES, MORE OR LESS.


MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 22039 8/15/24

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED) (THIS IS NOT A BOUNDARY SURVEY)



LEGEND

■ = WETLAND FLAG
● = SECTION CORNER
⊙ = CENTERLINE
Δ = CENTRAL ANGLE
C.B. = CHORD BEARING
C.D. = CHORD DISTANCE
CH = CHORD
L = LENGTH
NAVD = NORTH AMERICAN VERTICAL DATUM
O.R.B. = OFFICIAL RECORDS BOOK
P.C. = POINT OF CURVATURE
P.O.B. = POINT OF BEGINNING
P.O.R. = POINT OF REFERENCE
R = RADIUS
R/W = RIGHT-OF-WAY
P.L.N. = PARCEL IDENTIFICATION NUMBER

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L131	N71°22'22"E	52.48'	L152	N16°10'05"W	29.24'
L132	N9°19'16"E	46.04'	L153	N45°20'14"W	38.49'
L133	N2°35'13"W	22.56'	L154	N5°40'39"W	27.32'
L134	N3°06'49"W	35.33'	L155	N52°46'42"W	13.03'
L135	N3°01'09"W	24.29'	L156	N39°53'59"W	33.03'
L136	N52°46'31"E	11.42'	L157	N41°07'38"W	41.32'
L137	N5°25'25"W	15.64'	L158	N1°32'40"E	16.94'
L138	N21°35'14"E	30.27'	L159	N30°04'45"W	19.23'
L139	N1°10'40"E	26.64'	L160	N41°48'35"W	25.31'
L140	N6°32'48"W	26.07'	L161	N40°30'17"W	42.71'
L141	N9°07'34"W	28.66'	L162	N12°18'24"W	8.41'
L142	N16°08'54"W	21.02'	L163	N31°59'16"W	28.04'
L143	N18°00'06"W	33.56'	L164	N35°20'30"W	38.85'
L144	N17°42'22"W	35.34'	L165	N53°28'17"W	33.52'
L145	N15°39'09"W	25.77'	L166	N42°30'28"W	20.59'
L146	N15°37'25"W	21.54'	L167	N29°59'12"W	19.38'
L147	N23°44'03"W	44.43'	L168	N55°09'04"W	21.17'
L148	N19°11'14"W	26.17'	L169	N57°40'06"W	35.74'
L149	N14°05'24"W	25.67'	L170	N69°10'30"W	16.82'
L150	N30°42'05"W	40.48'	L171	N34°14'55"W	17.41'
L151	N7°35'29"W	20.43'			

JOB NO. 22039 UPLAND (MAP SHEET 1 OF 2)

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904)491-5700

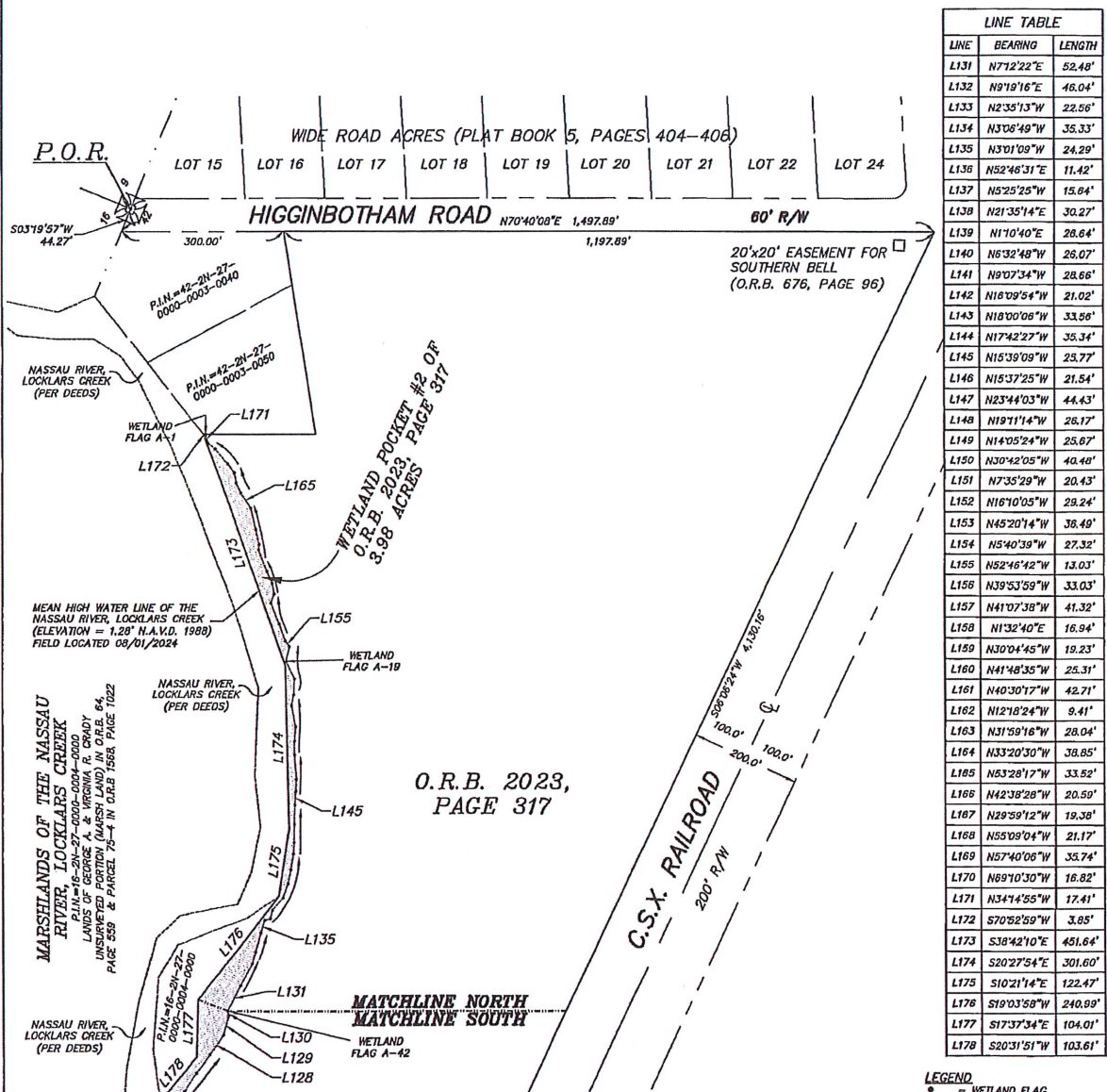
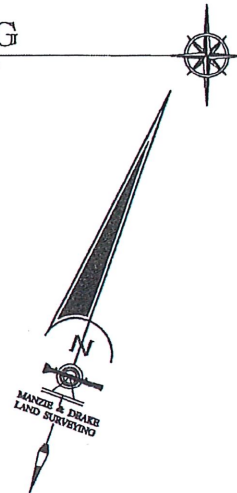
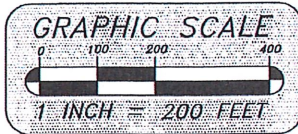
WWW.MANZIEANDRAKE.COM

(LEGAL DESCRIPTION ATTACHED) (THIS IS NOT A BOUNDARY SURVEY)

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED) (THIS IS NOT A BOUNDARY SURVEY)



LINE TABLE		
LINE	BEARING	LENGTH
L131	N712°22'E	52.48'
L132	N919°16'E	48.04'
L133	N235°13'W	22.56'
L134	N336°49'W	35.33'
L135	N301°09'W	24.29'
L136	N52°46'31'E	11.42'
L137	N525°25'W	15.64'
L138	N2135°14'E	30.27'
L139	N110°40'E	28.64'
L140	N632°48'W	26.07'
L141	N907°34'W	28.66'
L142	N1609°34'W	21.02'
L143	N1800°06'W	33.58'
L144	N1742°27'W	35.34'
L145	N1539°09'W	23.77'
L146	N1537°25'W	21.54'
L147	N2344°03'W	44.43'
L148	N1911°14'W	26.17'
L149	N1405°24'W	25.67'
L150	N30°42'05'W	40.40'
L151	N735°29'W	20.43'
L152	N1610°05'W	28.24'
L153	N4520°14'W	38.49'
L154	N540°39'W	27.32'
L155	N52°46'42'W	13.03'
L156	N3953°59'W	33.03'
L157	N4107°38'W	41.32'
L158	N132°40'E	16.94'
L159	N3014°45'W	19.23'
L160	N41°48'35'W	25.31'
L161	N4030°17'W	42.71'
L162	N1218°24'W	9.41'
L163	N3159°16'W	28.04'
L164	N3320°30'W	38.85'
L165	N5328°17'W	33.52'
L166	N4238°28'W	20.59'
L167	N2959°12'W	19.38'
L168	N5509°04'W	21.17'
L169	N5740°06'W	35.74'
L170	N6910°30'W	16.82'
L171	N3414°55'W	17.41'
L172	S7052°59'W	3.85'
L173	S38°42'10'E	451.64'
L174	S2027°54'E	301.60'
L175	S1021°14'E	122.47'
L176	S1903°59'W	240.89'
L177	S1737°34'E	104.01'
L178	S2031°51'W	103.61'

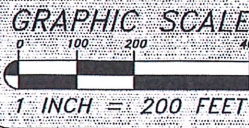
MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED) (THIS IS NOT A BOUNDARY SURVEY)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	C.B.	C.D.
C1	12.65'	2,764.93'	0°15'44"	N6°14'16"E	12.65'
C2	483.64'	2,764.93'	10°01'19"	N11°22'47"E	483.02'
C3	104.90'	2,764.93'	2°10'25"	N17°28'40"E	104.89'

P.I.N. = 16-2N-27-0000-0004-0000
LANDS OF GEORGE A. & VIRGINIA R. CRADY
UNSURVEYED PORTION (MARSH LAND)
IN O.R.B. 64, PAGE 559 & PARCEL 75-4 IN O.R.B. 1568, PAGE 1022



LINE TABLE		
LINE	BEARING	LENGTH
L73	N122°49'W	34.69'
L74	N172°52'W	34.50'
L75	N81°37'W	30.45'
L76	N83°52'W	46.88'
L77	N43°09'W	27.08'
L78	N104°21'W	36.97'
L79	N022°27'E	46.68'
L80	N55°43'W	41.15'
L81	N43°02'W	13.91'
L82	N66°29'56"E	41.31'
L83	N44°37'17"E	30.26'
L84	N48°51'40"E	25.04'
L85	N70°46'30'W	10.92'
L86	S59°41'39'W	50.98'
L87	S53°27'05'W	35.39'
L88	N61°00'25'W	22.18'
L89	N29°29'41'W	11.41'
L90	N34°12'17'W	50.67'
L91	N32°54'05'W	34.48'
L92	N27°39'15'W	34.70'
L93	N37°00'10'W	37.40'
L94	N29°11'32'W	42.18'
L95	N26°07'24'W	46.92'

LINE TABLE		
LINE	BEARING	LENGTH
L96	N41°08'52'W	17.74'
L97	N15°58'39'W	38.61'
L98	N34°49'02'W	55.86'
L99	N22°39'01'W	30.95'
L100	N38°37'01'W	41.97'
L101	N45°46'40'W	59.73'
L102	N32°12'01'W	55.40'
L103	N28°59'02'W	70.28'
L104	N29°16'57'W	27.05'
L105	N10°11'04'W	32.48'
L106	N0°48'02'E	25.55'
L107	N07°41'13'E	33.14'
L108	N51°21'00'E	9.22'
L109	N66°47'23'E	28.37'
L110	N57°34'25'E	56.17'
L111	N67°27'39'E	35.90'
L112	N74°58'49'E	50.99'
L113	N68°36'22'E	39.86'
L114	N58°14'56'E	55.22'
L115	N50°39'17'E	64.15'
L116	N31°29'22'E	41.23'
L117	N13°21'56'W	31.49'
L118	N2°12'09'E	15.11'
L119	N8°40'15'E	31.23'
L120	N3°03'57'W	28.59'
L121	N13°26'40'W	44.40'
L122	N10°51'29'W	50.39'
L123	N26°27'26'E	12.54'
L124	N14°34'28'E	35.62'
L125	N25°06'52'E	35.43'
L126	N15°37'03'E	39.15'
L127	N17°55'14'E	41.17'
L128	N15°40'26'E	43.91'
L129	N4°30'59'W	34.84'
L130	N28°33'31'W	10.18'
L131	N6°58'13'W	37.43'
L132	N16°16'33'E	30.92'
L133	N3°39'52'W	36.79'
L134	N2°54'09'W	17.32'
L135	N2°00'09'E	20.21'
L136	N21°12'20'W	26.69'
L137	N5°52'40'E	34.85'
L138	N2°28'29'E	47.81'
L139	N6°46'08'W	36.68'
L140	N0°48'10'E	34.07'
L141	S76°07'09'W	30.41'
L142	S61°17'54'W	60.75'
L143	S14°47'40'W	50.02'
L144	S11°45'38'W	64.53'
L145	S78°23'29'W	9.68'
L146	S21°25'04'W	34.50'
L147	S3°35'39'W	45.86'
L148	S57°24'48'W	10.11'
L149	S16°47'40'W	50.02'

LINE TABLE		
LINE	BEARING	LENGTH
L150	N18°29'03'E	24.86'
L151	N4°04'38'E	33.22'
L152	N0°31'38'W	39.78'
L153	N6°58'13'W	37.43'
L154	N16°16'33'E	30.92'
L155	N3°39'52'W	36.79'
L156	N2°54'09'W	17.32'
L157	N2°00'09'E	20.21'
L158	N21°12'20'W	26.69'
L159	N5°52'40'E	34.85'
L160	N2°28'29'E	47.81'
L161	N6°46'08'W	36.68'
L162	N0°48'10'E	34.07'
L163	S76°07'09'W	30.41'
L164	S61°17'54'W	60.75'
L165	S14°47'40'W	50.02'
L166	S11°45'38'W	64.53'
L167	S78°23'29'W	9.68'
L168	S21°25'04'W	34.50'
L169	S3°35'39'W	45.86'
L170	S57°24'48'W	10.11'
L171	S16°47'40'W	50.02'
L172	N44°21'11'W	23.23'
L173	N122°49'W	34.69'
L174	N172°52'W	34.50'
L175	N81°37'W	30.45'
L176	N83°52'W	46.88'
L177	N43°09'W	27.08'
L178	N104°21'W	36.97'
L179	N022°27'E	46.68'
L180	N55°43'W	41.15'
L181	N43°02'W	13.91'
L182	N66°29'56"E	41.31'
L183	N44°37'17"E	30.26'
L184	N48°51'40"E	25.04'
L185	N70°46'30'W	10.92'
L186	S59°41'39'W	50.98'
L187	S53°27'05'W	35.39'
L188	N61°00'25'W	22.18'
L189	N29°29'41'W	11.41'
L190	N34°12'17'W	50.67'
L191	N32°54'05'W	34.48'
L192	N27°39'15'W	34.70'
L193	N37°00'10'W	37.40'
L194	N29°11'32'W	42.18'
L195	N26°07'24'W	46.92'
L196	N41°08'52'W	17.74'
L197	N15°58'39'W	38.61'
L198	N34°49'02'W	55.86'
L199	N22°39'01'W	30.95'
L200	N38°37'01'W	41.97'
L201	N45°46'40'W	59.73'
L202	N32°12'01'W	55.40'
L203	N28°59'02'W	70.28'
L204	N29°16'57'W	27.05'
L205	N10°11'04'W	32.48'
L206	N0°48'02'E	25.55'
L207	N07°41'13'E	33.14'
L208	N51°21'00'E	9.22'
L209	N66°47'23'E	28.37'
L210	N57°34'25'E	56.17'
L211	N67°27'39'E	35.90'
L212	N74°58'49'E	50.99'
L213	N68°36'22'E	39.86'
L214	N58°14'56'E	55.22'
L215	N50°39'17'E	64.15'
L216	N31°29'22'E	41.23'
L217	N13°21'56'W	31.49'
L218	N2°12'09'E	15.11'
L219	N8°40'15'E	31.23'
L220	N3°03'57'W	28.59'
L221	N13°26'40'W	44.40'
L222	N10°51'29'W	50.39'
L223	N26°27'26'E	12.54'
L224	N14°34'28'E	35.62'
L225	N25°06'52'E	35.43'
L226	N15°37'03'E	39.15'
L227	N17°55'14'E	41.17'
L228	N15°40'26'E	43.91'
L229	N4°30'59'W	34.84'
L230	N28°33'31'W	10.18'
L231	N6°58'13'W	37.43'
L232	N16°16'33'E	30.92'
L233	N3°39'52'W	36.79'
L234	N2°54'09'W	17.32'
L235	N2°00'09'E	20.21'
L236	N21°12'20'W	26.69'
L237	N5°52'40'E	34.85'
L238	N2°28'29'E	47.81'
L239	N6°46'08'W	36.68'
L240	N0°48'10'E	34.07'
L241	S76°07'09'W	30.41'
L242	S61°17'54'W	60.75'
L243	S14°47'40'W	50.02'
L244	S11°45'38'W	64.53'
L245	S78°23'29'W	9.68'
L246	S21°25'04'W	34.50'
L247	S3°35'39'W	45.86'
L248	S57°24'48'W	10.11'
L249	S16°47'40'W	50.02'

MARSHLANDS OF THE NASSAU RIVER, LOCKLARS CREEK
P.I.N. = 16-2N-27-0000-0004-0000
LANDS OF GEORGE A. & VIRGINIA R. CRADY
UNSURVEYED PORTION (MARSH LAND) IN O.R.B. 64, PAGE 559 & PARCEL 75-4 IN O.R.B. 1568, PAGE 1022

LEGEND
 WETLAND FLAG
 SECTION CORNER
 CENTERLINE
 CENTRAL ANGLE
 C.B. = CHORD BEARING
 C.D. = CHORD DISTANCE
 CH = CHORD
 L = LENGTH
 NAVD = NORTH AMERICAN VERTICAL DATUM
 O.R.B. = OFFICIAL RECORDS BOOK
 P.C. = POINT OF CURVATURE
 P.O.B. = POINT OF BEGINNING
 P.O.R. = POINT OF REFERENCE
 R = RADIUS
 R/W = RIGHT-OF-WAY
 P.I.N. = PARCEL IDENTIFICATION NUMBER

P.O.B. #2
WETLAND POCKET #2 AT
WETLAND FLAG A-140.5

(OVERALL CURVE)
(P.C. TO POINT "A" PER
O.R.B. 2023, PAGE 317)
DELTA = 012°27'28"
RADIUS = 2,764.93'
ARC LENGTH = 601.18'
CHORD BEARING = S122°08'W
CHORD DISTANCE = 600.00'

CLYDE HIGGINBOTHAM ROAD PROPERTY

Environmental Assessment

August 2024

Prepared for
Matovina & Company
12443 San Jose Boulevard, Suite 504
Jacksonville, FL 32223

Prepared by
Peacock Consulting Group, LLC
12058 San Jose Boulevard, Suite 604
Jacksonville, FL 32223

C. Mandarin fine sand, 0 to 2 percent slopes

The southern end of the property contains an area (approximately 1.76 acres) mapped as Mandarin fine sand, 0 to 2 percent slopes. This is a nearly level, somewhat poorly drained soil that naturally occurs on narrow to broad ridges in the surrounding pine flatwoods. The seasonal high water table ranges between 18 and 42 inches below the ground surface. This soil has a spodic horizon that starts within 30 inches of the ground surface.

D. Tisonia mucky peat, tidal

The far southern end of the property contains a relatively small area (approximately 0.34 acre) mapped as Tisonia mucky peat, tidal. This is a nearly level, very poorly drained organic soil that occurs in broad tidal marshes. The daily high tides cover the surface twice daily. This soil has a surface layer of muck ranging between 16 and 45 inches in thickness which is underlain by a thick layer of clay.

III. Existing Vegetative Communities and Land Uses

The existing vegetative communities and land uses have been characterized pursuant to the Florida Department of Transportation publication *Florida Land Use, Cover and Forms Classification System* (FLUCFCS) as depicted on Figure 5 and described below.

A. Uplands

56.29 acres

The Nassau County Property Appraiser's GIS website depicts the elevations in the uplands generally ranging between +28 feet at the far northeast corner to around +12 near the southern end of the site. The western edge of the property forms a bluff that drops down to the mean high water line along Lumber Creek and the adjacent tidal marsh. This bluff ranges in height between 25 feet to 10 feet. There is a shallow dip in the topography near the southern end of the property to around elevation +7 feet before the land rises again back up to elevation +12 feet.

The upland at the southern end of the property forms a narrow ridge. The eastern edge of this ridge has a pronounced drop in elevation to the east. When the adjacent set of railroad tracks were built many years ago, a strip of dirt may have been excavated from this area.

1. Improved/Unimproved Pasture (FLUCFCS 211/212)

40.96 acres

Most of the property comprises open field or pasture land with scattered oaks. The field is vegetated primarily with bahia grass (*Paspalum notatum*) along with lesser amounts of broomsedge (*Andropogon* sp.) and various early successional weed species. The trees are mostly live oak (*Quercus virginiana*), laurel oak (*Q. laurifolia*) and some water oak (*Q. nigra*).

2. Temperate Hardwoods (FLUCFCS 425) 11.54 acres

The western and eastern edges of the property contain areas of oak hammock. The canopy in these areas is dominated by live oak and laurel oak along with widely scattered longleaf pine (*Pinus palustris*), slash pine (*P. elliottii*) and loblolly pine (*P. taeda*). The shrub layer and ground cover vegetation include such species as yaupon holly (*Ilex vomitoria*), tree sparkleberry (*Vaccinium arboreum*), deerberry (*V. stamineum*), and bracken fern (*Pteridium aquilinum*).

3. Pine Flatwoods/Temperate Hardwoods (FLUCFCS 411/425) 3.79 acres

The southeastern edge of the property contains an area that is mosaic of pine flatwoods and oak hammock. The areas of pine flatwoods has a canopy dominated by slash pine and loblolly pine. The shrub layer and ground cover include such species as yaupon holly and bracken fern.

B. Wetlands and Other Surface Waters 1.41 acres

1. Wet Pines (FLUCFCS 620) 1.21 acres

The southern end of the property contains an area of wet pinewoods. The canopy in this area is dominated by slash pine along with widely scattered blackgum (*Nyssa sylvatica* var. *biflora*) and cabbage palm (*Sabal palmetto*). The shrub layer and ground cover vegetation includes such species as waxmyrtle (*Myrica cerifera*), fireweed (*Erechtites hieracifolious*) and cinnamon fern (*Osmunda cinnamomea*).

2. Pond/Freshwater Marsh (FLUCFCS 524/641) 0.24 acre

The southern end of the property contains a small area of open water with fringing freshwater marsh vegetated with such species as cattail (*Typha* sp.) and maidencane (*Panicum hemitomon*).

3. Wet Field (FLUCFCS 640) 0.05 acre

The southwestern edge of the property contains a narrow strip of wet field vegetated with such species as meadow beauty (*Rhexia* sp.), broomsedge, and beakrush (*Rhynchospora* sp.).

4. Tidal Marsh (FLUCFCS 642)

The southwestern edge of the property is bordered by tidal marsh. The dominant vegetation in this marsh is black needle rush (*Juncus roemarianus*).

5. Tidal Creek (FLUCFCS 510)

The northwestern edge of the property is bordered by the channel of Lumber Creek. There is a relatively high bluff dropping down to the creek in this location. The property boundary may follow the mean high water line of the creek and include a strip of this bluff. Vegetation growing along the edge of the west side of this channel includes a narrow strip of smooth cordgrass (*Spartina alterniflora*).

IV. Protected Species

The property was inspected for the presence and potential presence of species listed as protected by the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (FWS) as listed in the FWC publication *Florida's Endangered and Threatened Species, Updated December 2022*. A list of candidate species was first selected based on the types of habitat onsite and the geographic location of the project. Pedestrian and vehicular transects were walked and driven through representative areas of wildlife habitat on the property. Field work was performed on July 15 and 30, 2024.

A. Gopher Tortoise

The gopher tortoise (*Gopherus polyphemus*) is listed as a threatened species by FWC. It occupies certain types of upland with better drained soils ranging from somewhat poorly drained to excessively well drained. Numerous gopher tortoise burrows were observed in the areas of pasture onsite.

Prior to any land development activities occurring, an authorized gopher tortoise agent will need to survey 100% of all suitable tortoise habitat. If any tortoise burrows will be impacted by proposed development, a tortoise relocation permit will need to be obtained. All active and inactive tortoise burrows will need to be excavated, and all captured tortoises will need to be relocated to an approved offsite recipient property.

B. Gopher Tortoise Commensal Species

A number of protected species use gopher tortoise burrows as shelter, including the eastern indigo snake (*Drymarchon corais couperi*) and the Florida pine snake (*Pituophis melanoleucus mugitus*).

The eastern indigo snake is listed by FWC and FWS as a threatened species. It requires very large tracts of undeveloped land, typically containing large areas of occupied gopher tortoise habitat. No indigo snakes or evidence of indigo snakes were observed on the project site or are known to occur in the immediate vicinity of the project. However, this species is cryptic in nature and not always easily identified during surveys. A future developer of the property may need to follow the *Standard Protection Measures for the Eastern Indigo Snake*, published by the U.S. Fish and Wildlife Service on August 12, 2013.

The Florida pine snake is listed by FWC as a threatened species. It typically occurs in areas occupied by the pocket gopher (*Geomys pinetis*) as that is the preferred prey species. No pocket gophers occur onsite as the soils are too poorly drained. It is unlikely that the Florida pine snake occupies the project site.

C. Wood Stork

The wood stork (*Mycteria americana*) is listed as a threatened species by both FWC and FWS. The primary diet of the wood stork is small fish that range from 1 to 6 inches in length,

particularly top minnows and sunfish, although other prey such as crayfish and tadpoles may be eaten as well. The wood stork forages in water that ranges from 6 to 10 inches deep. They feed in freshwater marshes, narrow tidal creeks, and flooded tidal pools. Favored foraging include areas include depressions in marshes and swamps where prey becomes concentrated during periods of falling water levels. The wood stork will not forage in areas with dense undergrowth vegetation and will typically not forage in areas with a closed canopy.

No wood storks have been observed onsite. Potentially wood storks could forage in the small freshwater pond at the southern end of the property.

D. Other Listed Species

Other listed species which may utilize the property on occasion include the following wading birds: little blue heron (*Egretta caerulea*), tricolored heron (*Egretta tricolor*), and roseate spoonbill (*Platalea ajaja*), which are all listed as threatened by FWC. These listed wading birds forage in many of the same areas as the wood stork. None of these species were observed on any of the subject property but may periodically forage around the edge of the freshwater pond at the southern end of the property.

The Southeastern American kestrel (*Falco sparverius paulus*) is listed as a threatened species by FWC. It is a non-migratory subspecies of the American kestrel that breeds in Florida. Southeastern American kestrels can only be positively identified during the months of May through August when the migratory population of American kestrel is absent. Southeastern American kestrels are cavity nesters and use abandoned woodpecker holes in large standing dead trees. This species feed on insects, lizards and small mammals and forages in large open areas such as sandhills, pine savannahs and fields. No Southeastern American kestrels have been observed onsite or are known to nest on the property. Development of the subject property is not anticipated to adversely impact this species.

The red-cockaded woodpecker (*Picoides borealis*) is listed by both FWC and FWS as an endangered species. It nests in colonies in open stands of mature pines. The woodpecker excavates the nest cavity in mature live pines, often longleaf pine (*Pinus palustris*). This type of habitat does not occur onsite. No red-cockaded woodpeckers have been observed onsite or are known to utilize the property or the immediate vicinity of the property. Development of the subject property will not adversely impact this species.

Worthington's marsh wren (*Cistothorus palustris griseus*) nests in smooth cordgrass (*Spartina alterniflora*) along the edges of meandering creeks in salt marshes where they will build 5 to 16 dome-shaped nests during the months of March and April. The range of this species includes the tidal marsh that borders the western edge of the property. Development of the subject property should not adversely impact Worthington's marsh wren.

The American bald eagle (*Haliaeetus leucocephalus*) is no longer listed by FWC or FWS as either a threatened or endangered species. However, the eagle is still protected by the Gold and Bald Eagle Protection Act and the Migratory Bird Treaty Act. This species typically builds a nest in the top of a mature pine tree near water. No bald eagle nests were identified during the

Peacock Consulting Group, LLC has completed a preliminary environmental assessment on approximately 57.7 acres on Clyde Higginbotham Road in Yulee, Florida. The purpose of this assessment was to identify the presence and extent of wetlands and other surface waters regulated by the St. Johns River Water Management District and the U.S. Army Corps of Engineers and also determine the presence and potential presence of species of wildlife protected by the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service. The results of this assessment are summarized in the following report.

I. Location of Property

The property comprises real estate parcel # 42-2N-27-0000-0003-0000, located in Section 42, Township 2 North and Range 27 East south of the town of Yulee in Nassau County (Figures 1 and 2). The property is bordered to the north by Clyde Higginbotham Road, to the east by a set of railroad tracks owned by CSX, and to the west by salt marsh and Lumber Creek (Figure 3). There are two single family residential lots abutting the northwest corner of the property.

II. Soils

The *Soil Survey of Nassau County, Florida* (U.S. Department of Agriculture, Soil Conservation Service 1991) identifies four soil mapping units on the property as depicted on Figure 4 and described below.

A. Hurricane-Pottsburg fine sands, 0 to 5 percent slopes

The majority of the property (approximately 35.16 acres) is mapped as Hurricane-Pottsburg fine sands, 0 to 5 percent slopes. This mapping unit comprises a mixture of Hurricane fine sand and Pottsburg fine sand.

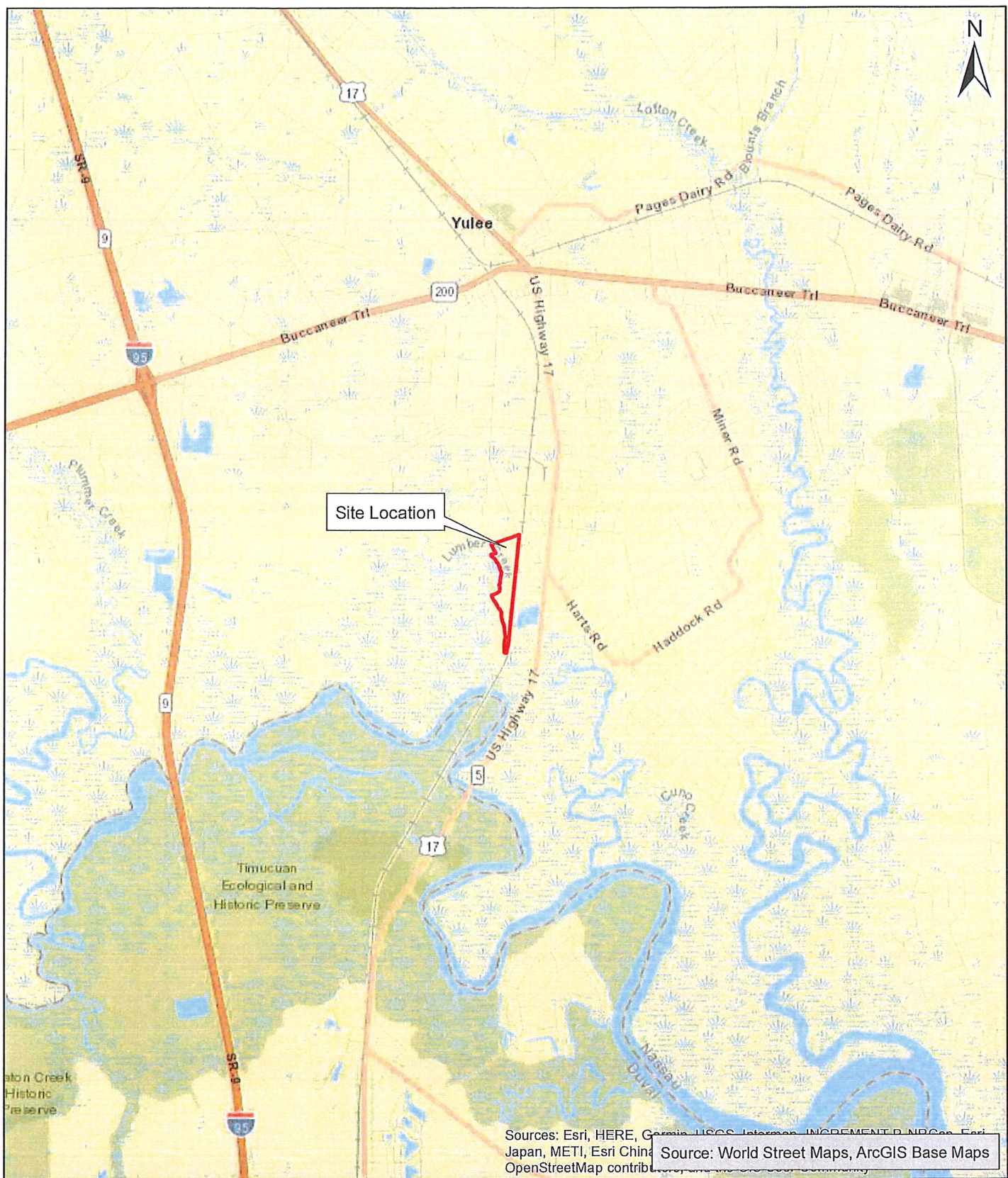
Hurricane fine sand is a nearly level to gently sloping, somewhat poorly drained soil that naturally occurs on narrow to broad ridges and isolated knolls in the surrounding pine flatwoods. The seasonal high water table is generally 24 to 42 inches below the ground surface. This soil has a layer of dark colored, weakly cemented sand known as a spodic horizon that starts between 51 and 80 inches below the ground surface.

Pottsburg fine sand is a nearly level, poorly drained soil that naturally occurs in upland pine flatwoods. The seasonal high water table ranges between 12 and 24 inches below the ground surface. This soil has a spodic horizon that starts between 51 and 79 inches below the ground surface.

B. Ortega fine sand, 0 to 5 percent slopes

The northern half of the property contains an area (approximately 20.44 acres) mapped as Ortega fine sand, 0 to 5 percent slopes. This is a nearly level to strongly sloping, moderately well drained soil that naturally occurs on narrow to broad ridges and on isolated knolls in the surrounding pine flatwoods. The seasonal high water table ranges between 42 and 60 inches below the ground surface.

preliminary environmental assessment. The closest documented bald eagle nests are located miles from the property. Development of the property will not adversely affect the American bald eagle.



PEACOCK CONSULTING GROUP, LLC



Clyde Higginbotham Rd

Yulee, Florida

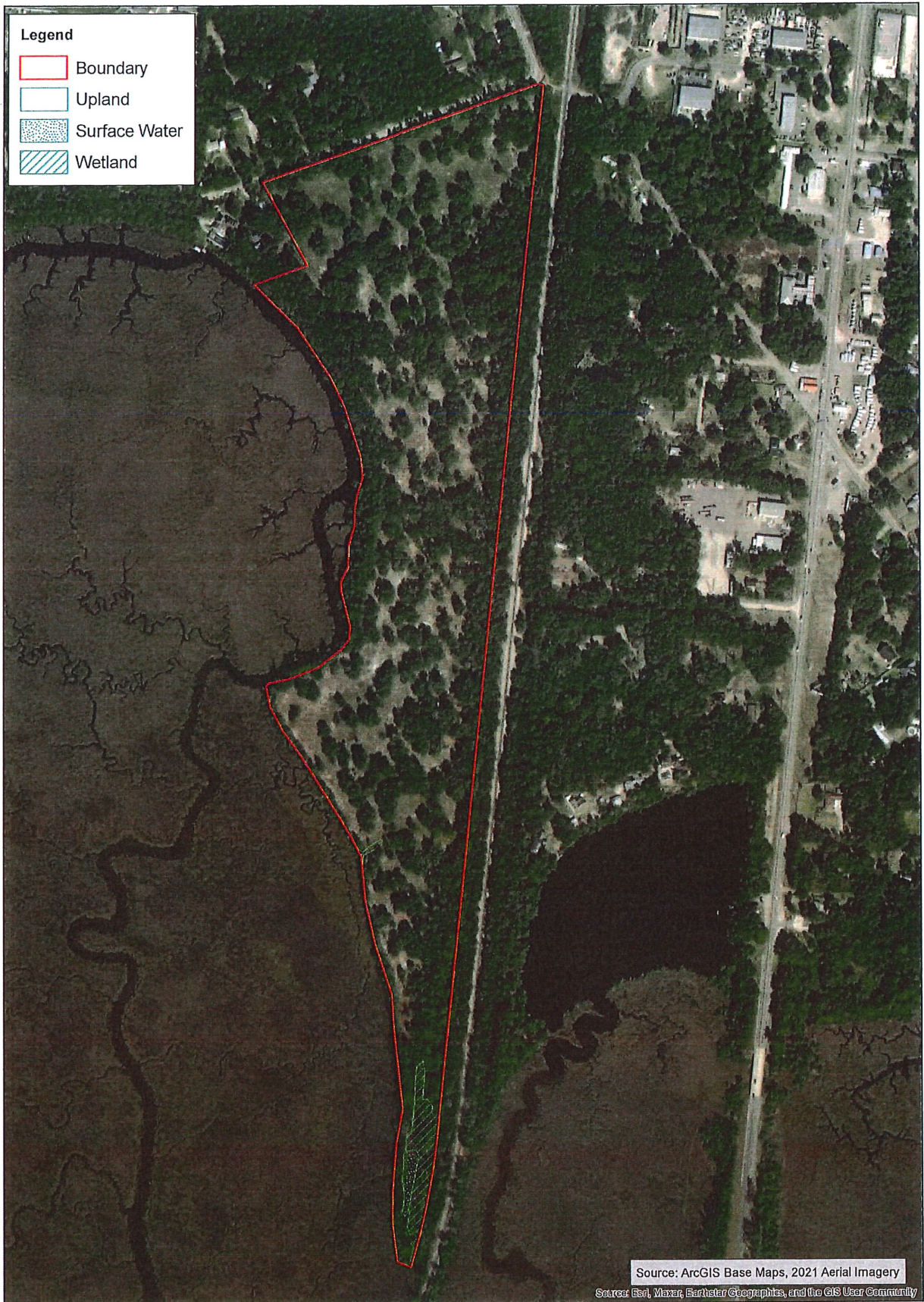
Vicinity Map

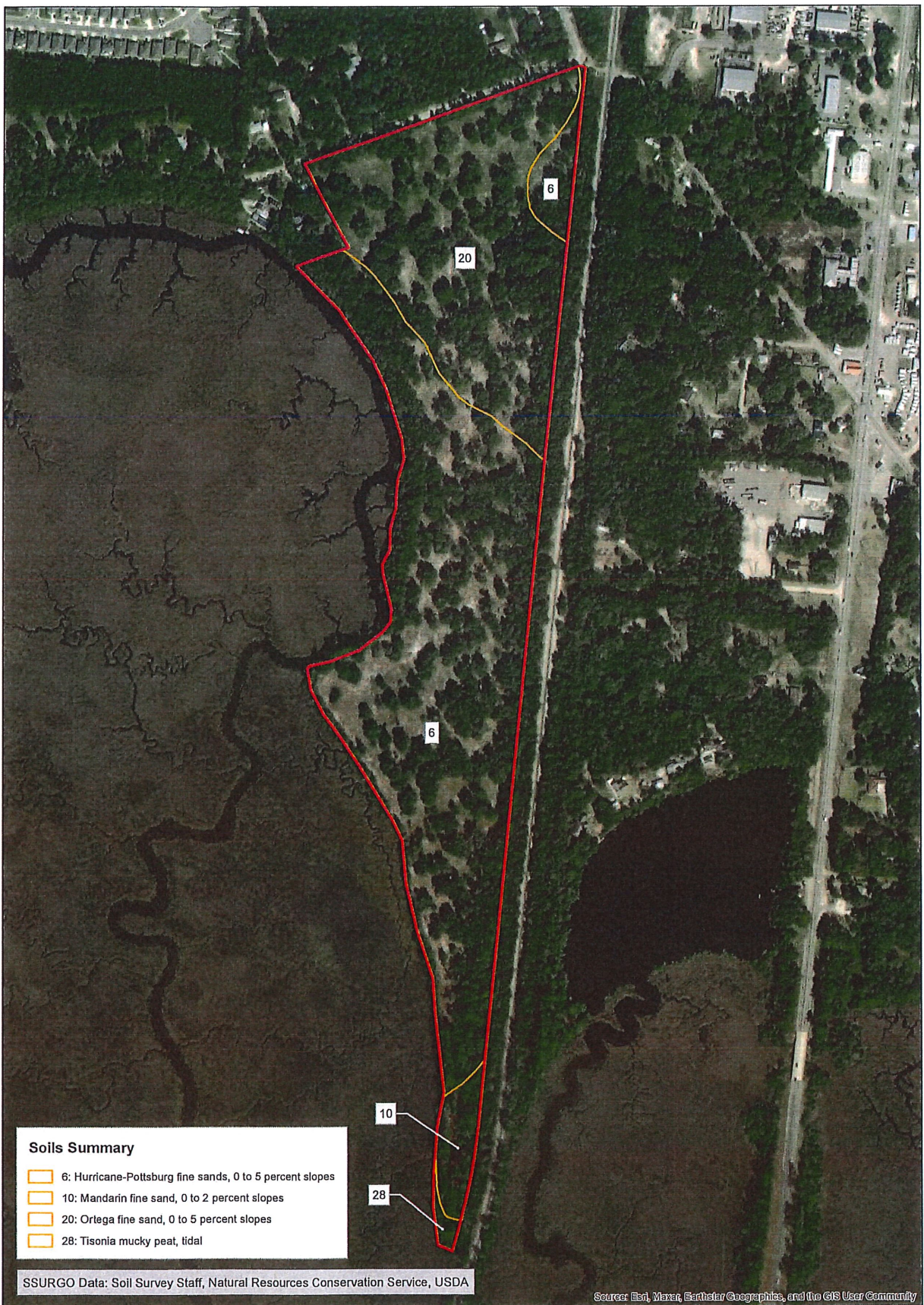
FIGURE 2

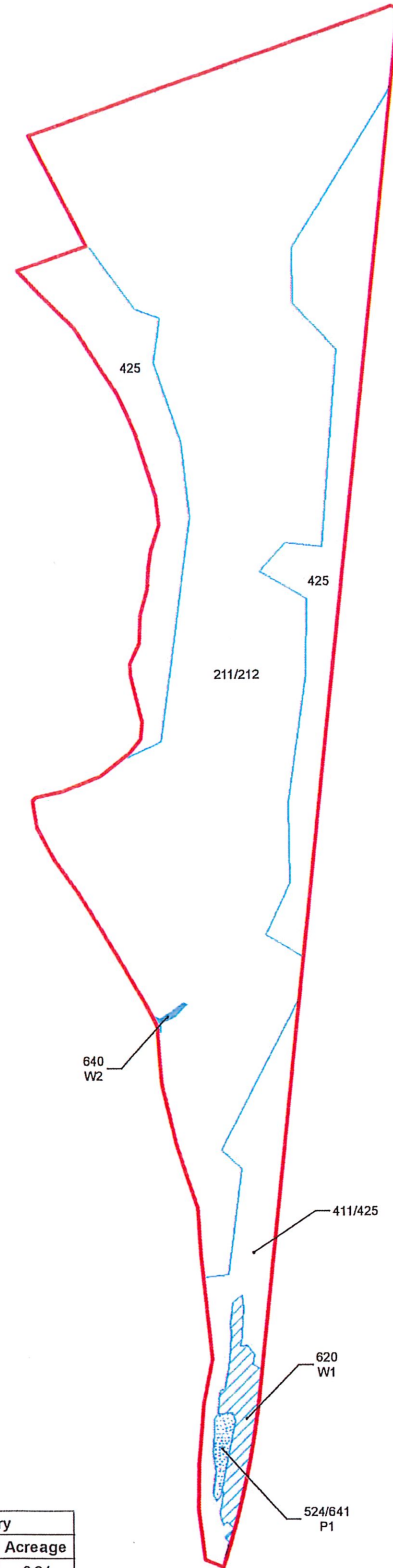
7/15/2024

Scale: 1 in = 5,000 ft









Existing Conditions (FLUCFCS)

UPLAND.....	56.29 ac.+/-
211/212: Improved/Unimproved Pasture.....	40.96 ac.+/-
411/425: Pine Flatwoods/Temperate Hardwood.....	3.79 ac.+/-
425: Temperate Hardwood.....	11.54 ac.+/-
WETLAND.....	1.41 ac.+/-
524/641: Pond/Freshwater Marshes.....	0.24 ac.+/-
620: Wet Pine.....	1.12 ac.+/-
640: Wet Field.....	0.05 ac.+/-

Wetland Summary		
Wetland ID	FLUCFCS	Acreage
P1	524/641	0.24
W1	620	1.12
W2	640	0.05
Total		1.41

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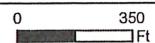
Clyde Higginbotham Rd
Yulee, Florida

Existing Conditions Map

FIGURE 5

8/9/2024

Scale: 1 in = 350 ft



Review Criteria for Future Land Use Map Amendments:

All amendments to the Future Land Use Map (FLUM) shall provide justification for the need for the proposed amendment. In evaluating proposed amendments, the County shall consider each of the following Please attach a response to the following using 8½" x 11" size paper with the answers typed or printed legibly and identifying the question on the application.

(A) Demonstrate the extent to which the proposed amendment discourages urban sprawl per F.S. 163.3177(6)(a)(9), of which indicators are:

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

Given the location of the proposed development at the end of Harts Road with largely rural single- family development leading to the property from the north and west, the William Burgess Context and Connectivity Blueprint (the "Blueprint") calls for the land use to be changed to T-2.5, as a rural transition zone. The low intensity single-use land use has already been established for this area. The proposed development is for a conservation and transitional development with single family homes and a density of +/- 1 unit per ace

- ii. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

The proposed development is for a rural transition land use and urban development is not proposed.

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

The proposed development is for a rural transition land use and urban development is not proposed.

- iv. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

The site has limited wetlands on site but borders the wetlands of the Nassau River basin to the west and will be required to comply with the St. Johns River Water Management District and Nassau County regulations regarding upland buffers and setbacks from the wetlands. Wetland impacts proposed are limited

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

The property currently is vacant and is not functional open space.

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

The proposed development is not contiguous to an urban or urban transitioning area which is why it is proposed to have 1 acre lots using the T-2.5 land use.

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

The vast majority of vested but unbuilt development in the Yulee area is included in the ENCPA where the focus to date has been on commercial development. The number of other proposed residential, for sale developments have been limited in this area over the past 36 months. The population growth and development trends are further discussed and analyzed by Section 2.3 of the Blueprint and provide justification for the proposed land use change.

- (D) Demonstrate the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County's Capital Improvement Plan, the Florida Department of Transportation Five -Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

The proposed development will be constructed by the Blueprint and provide adequate transportation infrastructure to serve the proposed development. The proposed development will otherwise be required to meet concurrency requirements for all other infrastructure.

- (E) Demonstrate the extent to which the amendment will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates a context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.

The Blueprint addresses these items and the proposed development will comply with the Blueprint. The proposed development proposes minimal impacts to the existing wetlands on the property to ensure proper drainage to continue.

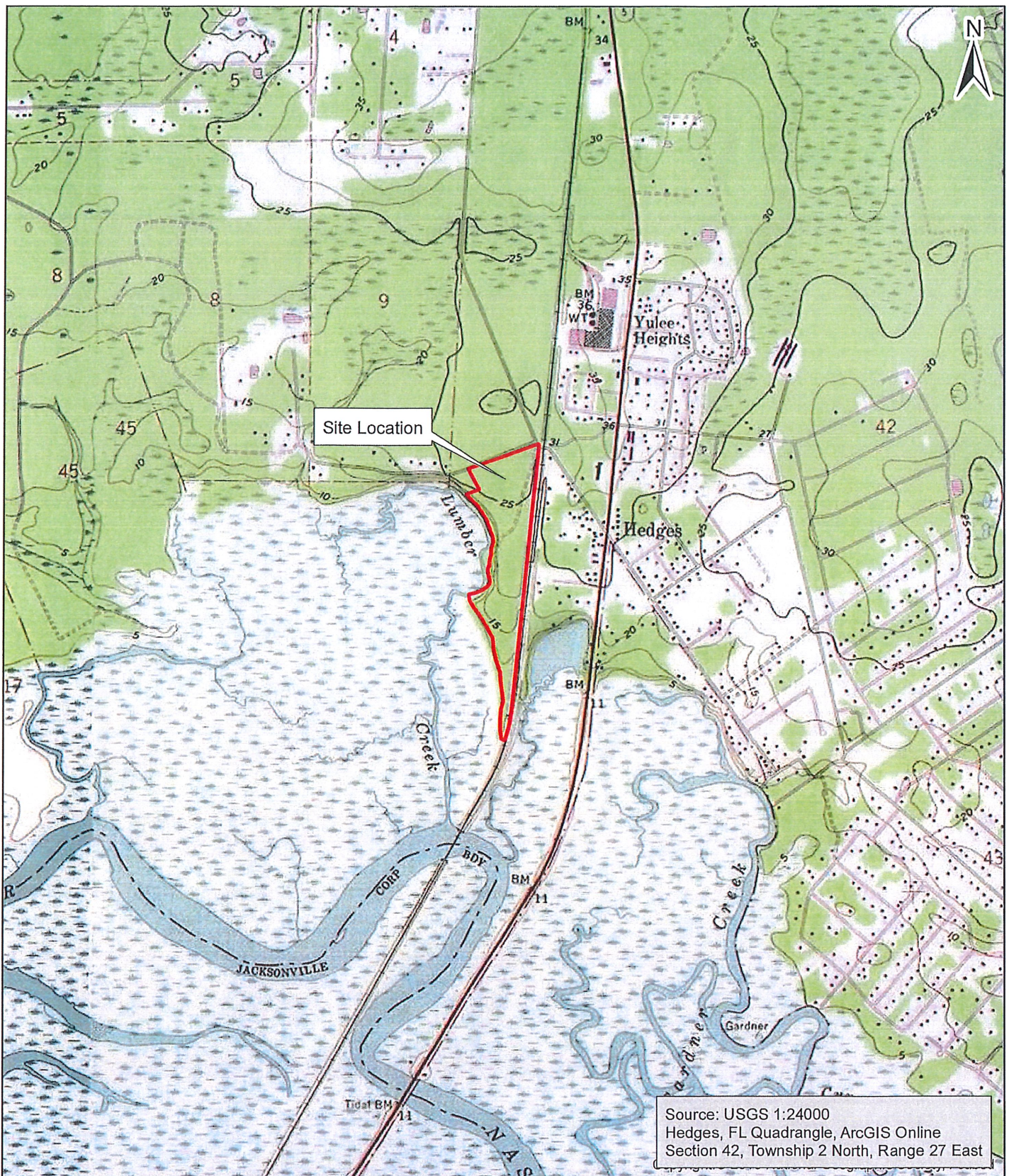
(F) Demonstrate the extent to which the amendment results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:

1. Clustered population and/or employment centers;
2. Medium to high densities appropriate to context;
3. Interconnected street networks;
4. Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options;
5. Pet-Friendly
6. And proximity to transit.

Given the prescribed land use by the Blueprint of T-2.5, it is not anticipated that a compact development form is intended and the railroad tracks to the east and Nassau River to the west and South eliminate the opportunity for interconnectivity. The proposed development will install sidewalks as required by the Land Development Code to provide walkability..

(G) Demonstrate the extent to which the amendment does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding, and stormwater issues.

The proposed development has minimal impact to the existing wetlands on the property and will comply with the buffer and stormwater requirements of the St. Johns River Water Management District and Nassau County.



PEACOCK CONSULTING GROUP, LLC



Clyde Higginbotham Rd

Yulee, Florida

Location Map

FIGURE 1

7/15/2024

Scale: 1 in = 2,000 ft



to critical areas on the site and the proposed impacts are principally to utilize the southern end of the site for retention. r

- v. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*

The adjacent uses do not include silviculture, agriculture, or similar activities.

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

e Existing services in the area including utilities, if any, and the existing roadway infrastructure and the schools that are readily accessible for the site will be utilized.

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

There are no planned future public facilities.

- viii. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*

The proposed development is a location which uses existing and nearby services, thus minimizing the cost for those services to be provided.

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

The nearby uses are all rural in nature and there are no urban uses nearby.

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

The proposed development does not inhibit infill and does not include any existing neighborhoods and communities to be redeveloped.

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

Given its remote location, the Blueprint provides for the proposed development to only have a single use under the T-2.5 land use.

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

The proposed development is readily accessible from Harts Road.