

PLANNING AND ZONING BOARD MEETING
6:00 PM, March 04, 2025
James S. Page Governmental Complex, 96135 Nassau Place
Yulee, FL 32097

- C. Consider R24-004, the rezoning of approximately 55.46-acres, on the south side of Clyde Higginbotham Road, north of the Duval County line, from Open Rural (OR) to Transect-2.5 (T-2.5) and the rezoning of 5.19 acres, on the south side of Clyde Higginbotham Road, north of the Duval County line, from Open Rural (OR) to Transect-1 (T-1). Application filed by WRC Cook Yulee, LLC, Owner. District 3.



APPLICATION FOR REZONING

APPLICATION & SURROUNDING AREA INFORMATION

OWNER/APPLICANT:	WRC Cook Yulee, LLC			
AGENT:	Gregory Matovina			
REQUESTED ACTION:	Rezoning from Open Rural (OR) to Transect-1 (T-1) and Transect 2.5 (T-2.5)			
LOCATION:	On the south side of Clyde Higginbotham Road between the CSX railroad and Lumber Creek			
CURRENT LAND USE + ZONING:	Medium Density Residential (MDR) and Open Rural (OR)			
PROPOSED LAND USE + ZONING:	Transect-1 (T-1) and Transect 2.5 (T-2.5) for land use and zoning			
EXISTING USES ON SITE:	Pastureland			
PROPERTY SIZE + PARCEL ID:	Approximately 60.65 acres and Parcel ID # 42-2N-27-0000-0003-0000			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Single Family Residential	OR	MDR
	South	Wetlands, Timucuan Ecological and Historic Preserve	OR, County Line (Duval)	AGR, County Line (Duval)
	East	Railroad, Single Family Residential, Vacant Commercial, Repair Service, Wetlands	OR, CG	MDR, COM
	West	Single Family Residential, Wetlands, Timucuan Ecological and Historic Preserve, Lumber Creek	OR	AGR
COMMISSION DISTRICT:	3			

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The applicant is requesting the rezoning of 60.65-acres. The 5.19 wetland acres are requested to be rezoned from Open Rural (OR) to Transect-1 (T-1) and the 55.46 upland acres are being requested to be rezoned to Transect 2.5 (T-2.5). Land designated Transect-1 (T-1) and Transect 2.5 (T-2.5) is intended for the Natural Zone (T-1) and the Rural Transitional Zone (T-2.5). The Natural Zone is intended for preservation of natural areas while the Rural Transitional Zone permits up to one (1) dwelling unit per acre and a maximum floor area ratio of 0.5. The Natural Zone (T-1) has a maximum allowed density of zero (0) dwelling units per acre and a maximum floor area ratio of zero (0). The rezoning would allow uses consistent with the permitted uses identified in the T-1 and T-2.5 zoning districts (Article 43 – William Burgess Mixed-Use Activity Center Overlay District,



Figure 1: Location Map



Policy FL.02.05 The William Burgess Mixed-Use Activity Center Overlay District: According to Policy FL.02.05, the intent of creating the Overlay District is to establish a series of compact, mixed-use activity centers which: promote sustainable, compact, and mixed use development, promote a variety of housing types, promote multi-modal transportation, identify and reserve lands for future transportation corridors, public parks and schools, and preserve environmentally sensitive lands. The densities vary based on the transect zone, where T-2.5 Zone allows for 1 dwelling unit per acre and the T-1 Zone does not allow residential densities.

The transect zones in the comprehensive plan are the same zones found in the land development code and are thus consistent with one another. As required in the Blueprint (Sec. 4.1.5.2(b)(ii)), the rezoning application was submitted with a companion Future Land Use Map amendment to the applicable transects. As described in Section 2 of the Blueprint, the Overlay District supports 15 Elements of the Comprehensive Plan. The proposed rezoning is consistent with the goals, policies, and objectives defined in the Comprehensive Plan and within the Blueprint.

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. This request would allow for lower density development to occur in an area that is adjacent to environmentally sensitive lands with services nearby but not adjacent to the parcel.

Policy FL.08.06: The County shall direct new residential and commercial development in rural and transitioning areas to accomplish the following:

- (A) *Develop in a pattern providing for compact, mixed use, contiguous development patterns and avoids development indicative of urban sprawl as defined in Policy FL.01.04.*

Staff Response:

Through the realization of the transect assignments, the vision for the William Burgess Mixed-Use Activity Center Overlay District would be furthered through this application. Density will not be increased through this rezoning; however, the Overlay District would progress further towards full implementation which includes the encouragement of infill development.

- (B) *Develop in clustered or nodal patterns, eliminating or reducing strip-style development along arterial and collector roads.*

Staff Response:

This criterion is not applicable to residential development.

- (C) *Develop in a pattern that supports the creation, extension and maximization of central (municipal or regional) water and sewer systems.*

Staff Response:

The site currently does not have access to water and sewer services.

- (D) *Contribute to a sustainable development pattern of mixed-use communities that provide for integrated residential and employment opportunities; and provide for civic and public facilities including emergency medical, fire protection and police facilities, parks and other recreational facilities, schools, hospitals and other public or institutional uses.*

Staff Response:

The site is located within the William Burgess Mixed-Use Activity Center Overlay District which is developing to include



public services such as the Courthouse, Sheriff's Office, Emergency Operations, and Animal Control. Private services such as retail, grocery stores, and including emergency and non-emergency medical care are also developing along SR200 and within the nearby Wildlight development (approximately three miles away). A fire station is planned to be located approximately two miles away from the property, on Still Quarters Rd.

- (E) *Ensure compatible development adjacent to agriculture lands and minimize the potential impact of urban development on the agricultural productivity of the area.*

Staff Response:

While the parcel is currently utilized as pastureland, there are no agriculture lands or agricultural productivity within ½ mile of this parcel.

- (F) *Provide for safe and accessible streets, support the interconnectivity of roadways and the use of bicycle, pedestrian and multi-modal transportation facilities.*

Staff Response:

Development on the site will be required to follow site development plan review procedures found in Land Development Code (LDC) Section 5.07. Required improvements will be evaluated during the development review process to ensure consistency with the minimum County standards.

- (G) *Through the use of Planned Unit Developments (PUDs) or similar development orders, use enhanced development standards and design elements for new development to promote community identity and a sense of place. This includes but is not limited to standards for diverse housing types, public spaces, street design, architectural design standards, multi-use trails, stormwater management facilities, landscaping, and signage.*

Staff Response:

This criterion is not applicable; the rezoning request is not a PUD or similar development order.

Policy ROS.01.06 and ROS.01.09: In general, the County shall not seek to acquire neighborhood park facilities. All new development and redevelopment containing a residential component greater than 25 dwelling units, unless otherwise exempt, shall plan, design, and build new neighborhood parks in accordance with the standard established herein. Code of Ordinances Chapter 29-46 (Subdivision and Development Review, Public Uses) requires a minimum of 4 acres of neighborhood parks for every 1,000 residents designed in accordance with the standards and prototypes found in the Nassau County Parks Administrative Procedures and Design Manual.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE ARTICLE 5. – PROCEDURES

Section 5.02. - Rezoning.

Pursuant to LDC Section 5.02 (C) and (D), staff shall review rezoning applications for consistency with the Comprehensive Plan and provide a recommendation to the Planning and Zoning Board regarding the merits of the request based upon the goals, objectives, and policies of the Comprehensive Plan. This review also includes an analysis of the need for, and justification of, the amendment and whether the amendment is in keeping with the County's planning program. These broad criteria are addressed through questions on the application, which are evaluated in the following analysis.

- (A) *Consistency of the proposed rezoning with the uses, densities and intensities permitted by the underlying Future Land Use Map (FLUM) designation and the goals, objectives, and policies of the adopted Comprehensive Plan.*

Staff Response:

The proposed Transect-1 (T-1) and Transect 2.5 (T-2.5) zoning is consistent with the proposed Future Land Use Map (FLUM) designation of Transect-1 (T-1) and Transect 2.5 (T-2.5). Under comprehensive plan policy FL.01.02 (I), Lands designated Transect-1 (T-1) are intended for the preservation of natural areas. Lands designated Transect 2.5 (T-2.5)



are intended for low density residential uses and uses of a lesser intensity providing a transition between natural and rural areas and higher density and intensity transects. Development is consistent with the goals, objectives, and policies of the adopted Comprehensive Plan which include infill development supported by the vision of the William Burgess Mixed-Use Activity Center Overlay District.

- (B) *Consistency of the proposed rezoning with the uses, densities and intensities permitted by the adjacent and surrounding zoning districts.*

Staff Response:

The parcel is located near moderately large lot residential (2+ acres) to the north and west, a Planned Unit Development (PUD) subdivision with quarter-acre lots to the west, bounded by wetlands/waterways to the south, and adjacent to a railroad line to the east with commercial uses further to the east. Parcels immediately adjacent to the north and west consist of T2.5 Rural Transitional Zone within the William Burgess Mixed-Use Activity Center Overlay District. To the east, across the railroad tracks, the area is proposed as T4.5, Urban Corridor Zone along US17. The proposed rezoning is consistent with the adjacent existing zoning pattern and the planned transects through the Overlay District.

- (C) *Consistency of the proposed rezoning with the applicable portions of small area plans, overlay districts or any current County plans or programs.*

Staff Response:

The William Burgess Mixed-Use Activity Center Overlay District was approved by the Nassau County Board of County Commissioners on August 28, 2017. The District directly implements the principles of the Vision 2032 Plan and the 2030 Comprehensive Plan by creating the opportunity for the establishment of a transit oriented compact mixed-use community that promotes social engagement, a live/work environment, and fiscal sustainability.

- (D) *The rezoning does not result in sprawl development pattern as determined by Chapter 163, Florida Statutes, and will not discourage infilling or more appropriate areas available for development within existing or transitioning areas.*

Staff Response:

Through the realization of the transect assignments, the vision for the William Burgess Mixed-Use Activity Center Overlay District would be furthered through this application. Density will not be increased through this rezoning; however, the Overlay District would progress further towards full implementation which includes the encouragement of infill development.

- (E) *The availability of, and potential impact to, public infrastructure and facilities that will serve the site in question including public water and wastewater, public roads, public schools, public parks, police and fire service and other similar items.*

Staff Response:

The site is located within the William Burgess Mixed-Use Activity Center Overlay District which is developing to include public services such as the Courthouse, Sheriff's Office, Emergency Operations, and Animal Control. Private services such as retail, grocery stores, and including emergency and non-emergency medical care are also developing along SR200 and within the nearby Wildlight development (approximately three miles away). A fire station is planned to be located approximately two miles away from the property, on Still Quarters Rd. The site currently does not have access to water and sewer services.

- (F) *Consistency of the proposed rezoning with any applicable substantive requirements of the Code, including minimum or maximum district size, access, setback, and buffering requirements.*

Staff Response:



If approved, all new development will be reviewed for consistency with Code requirements.

- (G) *The nature and degree of potential adverse impacts the proposed rezoning could have upon permitted conforming uses on neighboring lands.*

Staff Response:

This property is located at the edge of the William Burgess Mixed-Use Activity Center Overlay District and is in an area identified for less dense development recognizing the rural character, environmental characteristics, and distance from services and infrastructure. The rezoning is not anticipated to incur adverse impacts to permitted conforming uses on neighboring lands as the potential permitted uses would not increase in terms of density and intensity.

- (H) *The nature and degree of potential adverse impacts the proposed rezoning could have upon environmentally sensitive lands or areas of historical or cultural significance.*

Staff Response:

Wetlands have been identified in the environmental assessment of the site. At the time of site plan review, required buffers shall be maintained in accordance with Land Development Code (LDC) Section 37.03. The transect assignment of T-1 seeks to protect the natural environment on the subject property. The western edge of the property contains a bluff adjacent to Lumber Creek and the tidal marsh. The transects assigned for the subject property were selected in recognition of the unique ecological characteristics of this location. The environmental report conducted by the applicant identifies the presence of gopher tortoise burrows on the subject property. Ground disturbing activities within twenty-five feet of tortoise burrows require a gopher tortoise relocation permit from the Florida Fish and Wildlife Conservation Commission (FWC). Proof of issuance of any FWC tortoise permits will be required to be submitted with building permit applications.

- (I) *Substantial changes in the character or development of areas in or near the area under consideration which affect the suitability or unsuitability of the land for its use as presently zoned.*

Staff Response:

Surrounding uses are predominantly single family residential with some commercial to the east on the other side of the railroad tracks. Other lands in the vicinity are largely rural in nature with environmentally sensitive areas to the south. The property can currently be developed with the existing zoning of OR which is consistent with the underlying MDR land use designation. OR and MDR would allow for single family residential and several other uses found in Article 22, Section 22.01 for permitted uses in the Open Rural zoning district.

- (J) *The extent to which land use and development conditions have changed since the effective date of the existing zoning regulations involved which are relevant to the property.*

Staff Response:

The William Burgess Mixed-Use Activity Center Overlay District was approved by the Nassau County Board of County Commissioners on August 28, 2017. The District directly implements the principles of the Vision 2032 Plan and the 2030 Comprehensive Plan by creating the opportunity for the establishment of a transit oriented compact mixed-use community that promotes social engagement, a live/work environment, and fiscal sustainability. The subject property is located in the southeastern portion of the District and was assigned to Transect 1 (Natural Area) and Transect 2.5 (Rural Transition) based on the location and characteristics of the property.

- (K) *Public policies in favor of the rezoning. Examples include identified economic development affordable housing projects, mixed-use development, or sustainable environmental features, which are consistent with specific adopted plans or policies of the Board of County Commissioners.*

Staff Response:



This rezoning is supported by the following, in addition to the previously mentioned William Burgess Context and Connectivity Blueprint:

- ES&R-Initiative 4: Direct growth and development away from environmentally sensitive lands, ecological corridors, natural flood plains, aquifer recharge areas and working lands.
- ES&R-Project 15a: Continue to implement the William Burgess District area plan.
- QL/QP-Project 18: William Burgess District Trail Network
 - QL/QP:P18c: Require trail construction with all new road construction and development within the William Burgess District consistent with the WBD Context and Connectivity Blueprint.

(L) *The extent to which the rezoning 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.*

Staff Response:

The requested rezoning recognizes the transitional nature of the subject property and conforms to the assigned transect within the William Burgess Mixed-Use Activity Center Overlay District. The property is identified as including a multi-use trail (not in street cross section) providing for additional connectivity for non-automobile modes of transportation as can be seen below in Figure 4.8, the Green Infrastructure Plan + Multi-use Trails/Bikeways from the William Burgess Context and Connectivity Blueprint:

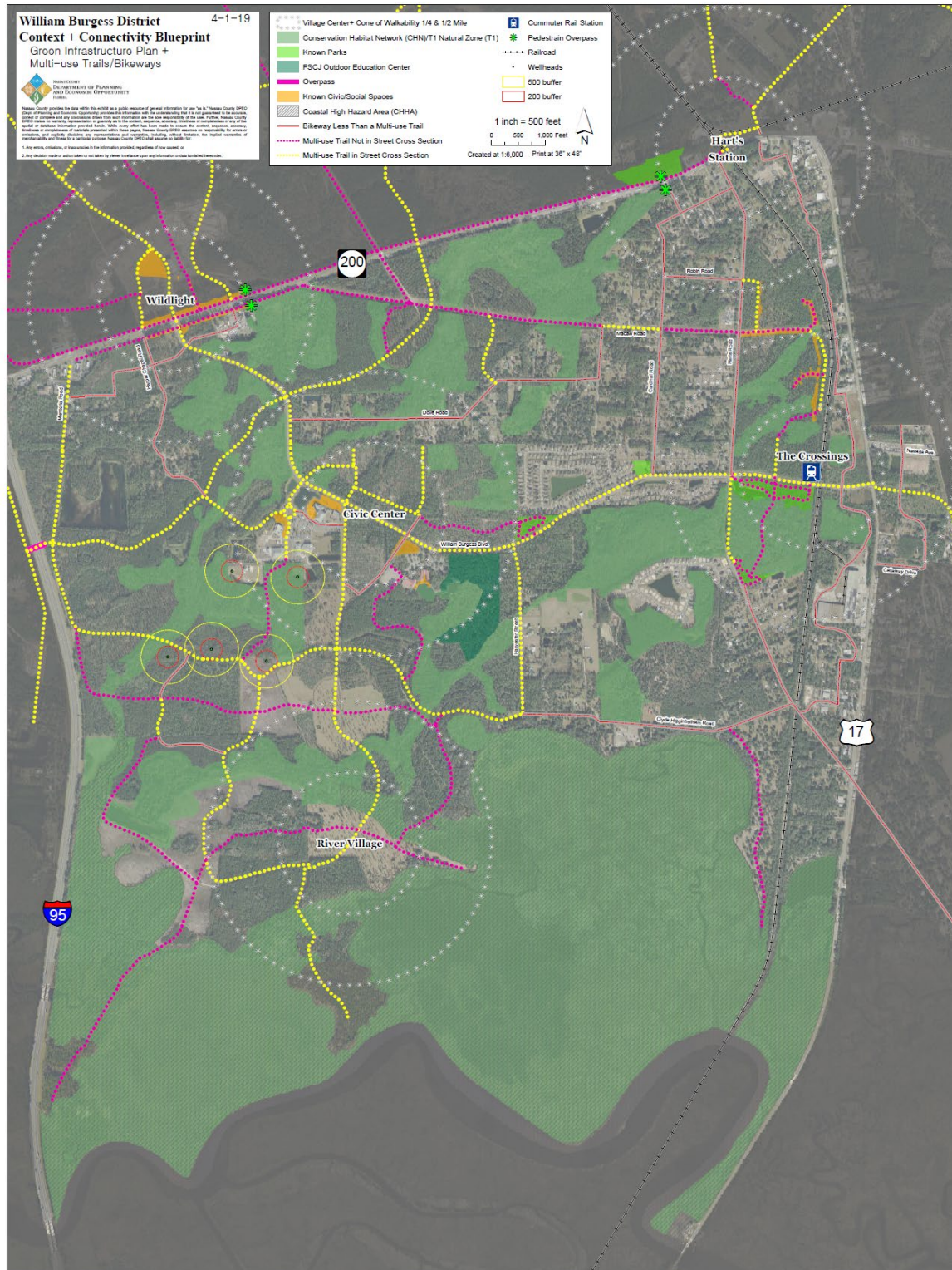


Figure 4.8 Green Infrastructure Map



- (M) *The extent to which the rezoning 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.*

Staff Response:

Any future improvements to the site will be reviewed to ensure drainage and stormwater requirements are met.

- (N) *The extent to which the rezoning 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) *Proximity to transit.*

Staff Response:

The William Burgess Mixed-Use Activity Center Overlay District was created to encourage compact development resulting in vibrant and walkable communities. The subject property is located at the edge of the overlay district and was assigned context sensitive and less dense transects in keeping with the rural characteristics and location of the site.

CONCLUSION AND RECOMMENDATION

Staff finds the requested action to be consistent with the Comprehensive Plan policy FL.01.02(I), FL.08.04, FL.08.06, ROS.01.06, ROS.01.09, Section 12 (A) through (N) of the rezoning application, and Section 5.02(C) and (D) of the Land Development Code, as follows.

Comprehensive Plan Policies	Determination of Consistency
FL.01.02(I)	✓
FL.08.04	✓
FL.08.06 (A to G)	✓
ROS.01.06	✓
ROS.01.09	✓

Rezoning Criteria	Determination of Consistency
Section 12 (A)	✓
Section 12 (B)	✓
Section 12 (C)	✓
Section 12 (D)	✓
Section 12 (E)	✓
Section 12 (F)	✓
Section 12 (G)	✓
Section 12 (H)	✓
Section 12 (I)	✓



Section 12 (J)	√
Section 12 (K)	√
Section 12 (L)	√
Section 12 (M)	√
Section 12 (N)	√

Land Development Code	Determination of Consistency
LDC 5.02 (C)	√
LDC 5.02 (D)	√

Therefore, Staff recommends APPROVAL of application R24-004.

ORDINANCE 2025-003

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 55.46 ACRES OF REAL PROPERTY LOCATED ON THE SOUTHSIDE OF CLYDE HIGGINBOTHAM ROAD, NORTH OF THE DUVAL COUNTY LINE, FROM OPEN RURAL (OR) TO TRANSECT-2.5 (T-2.5) AND THE REZONING OF APPROXIMATELY 5.19 ACRES OF REAL PROPERTY LOCATED ON THE SOUTHSIDE OF CLYDE HIGGINBOTHAM ROAD, NORTH OF THE DUVAL COUNTY LINE, FROM OPEN RURAL (OR) TO TRANSECT-1 (T-1); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated September 6, 2024, revised on December 13, 2024 and deemed complete October 7, 2024, in addition to supporting documents and statements of the applicant(s), which are part of application R24-004, as approved by the Board of County Commissioner, and incorporated by reference into and made part hereof; and

WHEREAS, public notice of all hearings required by law has been provided in accordance with Chapters 125 and 163 Florida Statutes and the Nassau County Land Development Code; and

WHEREAS, after public hearing and upon consideration of the application, supporting documents, statements of the applicant, correspondence and evidence received, analysis of staff, and recommendation of the Planning and Zoning Board, the Board of County Commissioners finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County.

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

SECTION 1. FINDINGS

The rezoning is based on the following Findings of Fact:

- a) WRC Cook Yulee, LLC is the owner(s) of one parcel comprising approximately 60.65 acres identified as Tax Parcel No. 42-2N-27-0000-0003-0000, by virtue of Deed recorded in O.R. Book O.R. Book 2023, Page 317 of the Public Records of Nassau County, Florida.
- b) WRC Cook Yulee, LLC has authorized Gregory Matovina to file Application R24-004 to rezone the land described herein.
- c) The rezoning to Transect-1 (T-1) and Transect-2.5 (T-2.5) is consistent with the goals, objectives, and policies of the 2030 Comprehensive Plan.
- d) The Transect-1 (T-1) and Transect-2.5 (T-2.5) zoning complies with the underlying Comprehensive Plan Future Land Use Map (FLUM) designation of Transect-1 (T-1) and Transect-2.5 (T-2.5).

SECTION 2. PROPERTY REZONED

The real property described in Section 3 is rezoned and reclassified as Transect-1 (T-1) for +/- 5.19 acres and Transect-2.5 (T-2.5) for +/- 55.46 acres according to the legal descriptions below upon the effective date of the ordinance. The Planning Department is authorized to amend the Official Zoning Map to reflect this change.

SECTION 3. OWNER AND DESCRIPTION

The land reclassified by this Ordinance is owned by WRC Cook Yulee, LLC and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel # 42-2N-27-0000-0003-0000



LEGAL DESCRIPTION:

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°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 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 TO THE **POINT OF BEGINNING**; 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 58°19'09" WEST, A DISTANCE OF 10.43 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.

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 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°40'13" 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 3.98 ACRES, MORE OR LESS.

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 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°59'15" 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°12'11" 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 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

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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 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 55.46 ACRES, MORE OR LESS.

SECTION 4. EFFECTIVE DATE

(A) This ordinance shall be effective sixty-one (61) days after adoption in conjunction with Ordinance No. 2025-004. If Ordinance No. 2025-004 is timely challenged, this ordinance shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining Ordinance No. 2025-004 to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

(B) A certified copy of this Ordinance shall be filed in the Department of State within ten (10) days after enactment by the Board and the Ordinance shall take effect as provided by law.

**ADOPTED THIS ____ DAY OF _____, 2025, BY THE BOARD OF
COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.**

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

A. M. "HUPP" HUPPMANN
Chairman

ATTEST AS TO CHAIRMAN'S SIGNATURE:

MITCH L. KEITER
Its: Ex-Officio Clerk

Approved as to form by the Nassau County Attorney:

DENISE C. MAY

Harts Road

Review Criteria for Rezoning:

(A) Consistency of the proposed rezoning with the uses, densities and intensities permitted by the underlying Future Land Use Map (FLUM) designation and the goals, objectives, and policies of the adopted Comprehensive Plan.

The proposed rezoning is consistent with the zoning prescribed by the William Burgess Blueprint (the "Blueprint") and with the proposed future land use of T-2.5 and otherwise complies with the goals, objectives, and policies of the adopted Comprehensive Plan.

(B) Consistency of the proposed rezoning with the uses, densities and intensities permitted by the adjacent and surrounding zoning districts.

The proposed rezoning is consistent with the uses in the adjacent and surrounding zoning districts as single-family homes are proposed and the adjacent/surrounding uses are all for single family homes.

(C) Consistency of the proposed rezoning with the applicable portions of small area plans, overlay districts or any current County plans or programs.

The proposed zoning is the same as is called for by the Blueprint.

(D) The rezoning does not result in a sprawl development pattern as determined by Chapter 163 Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing urban or transitioning areas.

The rezoning does not result in a sprawl development as it involves the development of property which is at the end of Harts and Clyde Higginbotham Road with no further development possible adjacent to the property because the it is bordered by the Nassau River to the west and south, the CSX railroad tracks to the east and Harts and Clyde Higginbotham Roads to the north..

(E) The availability of, and potential impact to, public infrastructure and facilities that will serve the site in question including public water and wastewater, public roads, public schools, public parks, police and fire service and other similar items. These items may also be reviewed if an amendment to the Future Land Use Map filed is filed in conjunction with a rezoning.

If required by the Land Development Code, water and sewer will be provided to the development by JEA to provide potable water and sewer service and to provide adequate fire protection. The property has adequate vehicular access from Harts and Clyde Higginbotham Road and is located in close proximity to the Nassau Crossing Park. The development will comply with the school concurrency requirements.

(F) Consistency of the proposed rezoning with any applicable substantive requirements of the Code, including minimum or maximum district size, access, setback and buffering requirements.

The proposed T-2.5 rezoning plans to meet or exceed the Land Development Code with regard to the minimum or maximum district size, access, setback and buffering requirements for substantially all Land Development Code provisions for the T2.5 zoning category..

(G) The nature and degree of potential adverse impacts the proposed rezoning could have upon permitted conforming uses on neighboring lands.

The proposed development is not expected to impact permitted uses on neighboring conforming lands which are all either vacant or have single family uses.

(H) The nature and degree of potential adverse impacts the proposed rezoning could have upon environmentally sensitive lands or areas of historical or cultural significance.

There are minimal wetlands on site but it 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.

(I) Substantial changes in the character or development of areas in or near the area under consideration which affect the suitability or unsuitability of the land for its use as presently zoned.

There are no known substantial changes in the character of development of the property or the surrounding properties that would impact the suitability of the proposed uses and density for the property.

(J) The extent to which land use and development conditions have changed since the effective date of the existing zoning district regulations involved which are relevant to the property.

The existing zoning is required to be changed to comply with the Blueprint.

(K) Public policies in favor of the rezoning. Examples include identified economic development or affordable housing projects, mixed-use development, or sustainable environmental features, which are consistent with specific adopted plans or policies of the Board of County Commissioners.

The need for the proposed development is clearly set forth in Section 2 of the Blueprint.

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

The proposed zoning is consistent with the proposed uses in the area according to the Blueprint for this and surrounding properties.

(M) The extent to which the rezoning 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 zoning change to T-2.5 proposes minimal impacts to the existing wetlands on the property and also proposes to maintain the existing drainage pattern of the area by continuing the existing flow of stormwater generally in a south and west direction away from existing development.

(N) The extent to which the rezoning 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) Medium to high densities appropriate to context;
- (2) A mix of land uses;
- (3) Interconnected street networks;
- (4) Innovative and flexible approaches to parking;
- (5) Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options;

The proposed development form of low density residential is consistent with the zoning called for by the Blueprint.. Mixed use appears to be inappropriate for the site.

Section 4.3 Uses

4.3.1 Introduction

Section 4.3 identifies allowed uses in each transect. The intent is to create transects where a mixture of uses are allowed to create communities which allow a resident to access the services they need to “live, work, play, and stay”, and to discourage the necessity of vehicular travel.

4.3.2 Uses General

- General uses allowed in each transect are shown in Table 4.2.
- The letter “P” indicates the use is permitted by right in the transect.
- The letter “C” indicates the use is permitted by conditional use.
 - Conditional Uses shall follow the procedures and criteria outlined in Sections 5.03 and 5.04 LDC.
- A blank space indicates the use is prohibited in the transect.
- Any use that is not identified in the Table 4.2 is prohibited. A property owner may request an interpretation to determine if a use that is not identified is permissible, based on substantial similarity of the requested use to permissible uses within the transect zone in which the property is located. A requested use shall be considered substantially similar when the characteristics of the requested use are equivalent in type, intensity, degree, or impact when compared to a use named in Table 4.2. The Department of Planning and Economic Opportunity can make this determination based on the following criteria:
 - Typical hours of operation;
 - Use of outdoor storage;
 - Trip generation rates;
 - Generation of noise, light pollution, smoke, electromagnetic interference, or vibration; and
 - Customary functions of the use
 - Impacts to urban form and design standards
- At this point, there is not a T-6 zone in Nassau County, so uses associated with that district are omitted from this table.
- Special districts are omitted from this table because they have an allowance of uses based on their distinct districts and may be regulated by other adopted ordinances, such as Planned Unit Development or ENCPA Preliminary Development Plan.

A. RESIDENTIAL	T-1	T-1.5	T-2	T-2.5	T-3	T-3.5	T-4	T-4.5	T-5
MIXED USE						P	P	P	P
LIVE/WORK UNIT					P	P	P	P	P
SINGLE FAMILY ATTACHED (ROW HOUSE/TOWNHOUSE)					P	P	P	P	P
MULTI-FAMILY 4 UNITS OR LESS					P	P	P	P	P
MULTI-FAMILY GREATER THAN 4 UNITS					P	P	P	P	P
SINGLE FAMILY DETACHED HOUSE		P	P	P	P	P			
ACCESSORY DWELLING		P	P	P	P	P			
MANUFACTURED HOME/MOBILE HOME		P	P	P					
B. LODGING									
HOTEL (NO ROOM LIMIT)								P	P
INN (UP TO 12 ROOMS)			P	P	P	P	P	P	P
BED & BREAKFAST (UP TO 5 ROOMS)		P	P	P	P	P	P	P	P
SCHOOL DORMITORY						P	P	P	P
RESORT							P		
C. OFFICE									
OFFICE BUILDING						P	P	P	P
PROFESSIONAL OFFICES					C	P	P	P	P
MEDICAL/PERSONAL SERVICES OFFICES					C	P	P	P	P
ANIMAL GROOMER					C	P	P	P	P
ANIMAL VET/DAYCARE/BOARDING FACILITY					C	C	P	P	P
D. RETAIL									
OPEN-MARKET BUILDING/FARMERS MARKET		C	C	C	P	P	P	P	P
RETAIL BUILDING					C	P	P	P	P
RESTAURANT/FOOD ESTABLISHMENT					C	P	P	P	P
MINI-STORAGE							C	C	C
KIOSK						P	P	P	P
HEALTH AND FITNESS ESTABLISHMENT			P	P	P	P	P	P	P
ALCOHOL SELLING ESTABLISHMENT					C	P	P	P	P

E. CIVIC	T-1	T-1.5	T-2	T-2.5	T-3	T-3.5	T-4	T-4.5	T-5
BUS SHELTER			P	P	P	P	P	P	P
CONVENTION CENTER								P	P
INDOOR/OUTDOOR RECREATION (PRIVATE)		C	C	C	C	C	P	P	P
INDOOR/OUTDOOR RECREATION (PUBLIC)		P	P	P	P	P	P	P	P
ESSENTIAL PUBLIC SERVICES	P	P	P	P	P	P	P	P	P
PUBLIC ART			P	P	P	P	P	P	P
LIBRARY				P	P	P	P	P	P
LIVE THEATER						C	P	P	P
MOVIE THEATER						C	P	P	P
MUSEUM					C	P	P	P	P
OUTDOOR AUDITORIUM						C	P	P	P
PARKING STRUCTURE							C	P	P
PASSENGER TERMINAL									P
PLAYGROUND		P	P	P	P	P	P	P	P
SURFACE PARKING LOT								P	P
RELIGIOUS ASSEMBLY		C	P	P	P	P	P	P	P
FIRE STATION		P	P	P	P	P	P	P	P
POLICE STATION		P	P	P	P	P	P	P	P
CEMETERY		P	P	C					
FUNERAL HOME						C	P	P	P
AMBULATORY CARE						C	P	P	P
HOSPITAL							C	P	P
CHILD/ADULT DAYCARE		C	C	P	P	P	P	P	P
ASSISTED LIVING FACILITY		C	C	P	P	P	P	P	P
F. AGRICULTURE									
AGRICULTURAL STORAGE		P	P	P					
LIVESTOCK PEN		P	P	P					
GREENHOUSE		P	P	P					
SILVICULTURE		P	P	P	P	P	P	P	P
AGRITOURISM		P	P	P					
GENERAL AGRICULTURE		P	P	P					
STABLE		P	P	P					
KENNEL		C	C						
URBAN FARMING					P	P	P	P	P
G. AUTOMOTIVE									
GASOLINE								P*	P*
AUTOMOBILE SERVICE								P*	
TRUCK MAINTENANCE								P*	
DRIVE-THROUGH FACILITY						C	C	P	C
AGRICULTURAL STAND		C	C	C	C	C	C	C	C
SHOPPING CENTER							P	P	P
H. EDUCATION									
COLLEGE/UNIVERSITY							P	P	P
HIGH SCHOOL					P	P	P	P	P
TRADE SCHOOL							P	P	P
MIDDLE SCHOOL					P	P	P	P	P
ELEMENTARY SCHOOL (PUBLIC, PRIVATE OR CHARTER)				P	P	P	P	P	P
CHARTER OR PRIVATE SCHOOL (OTHER THAN AN ELEMENTARY)					P	P	P	P	P

Table 4.2 Transect Use Table

P= Permitted C= Conditional Use Blank = not allowed

*Permitted only where abutting a State road and/or arterial (US-17, SR-200, Hwy 301, US-1)

Nothing herein shall limit the rights for agricultural uses as defined in the Florida State Statute.

Definitions for uses are found in either Article 32 of the Nassau County Land Development Code or Section 4.16 of the WB CCB.

After recording return to:

Nassau County School District
Office of the Superintendent
1201 Atlantic Avenue
Fernandina Beach, FL 32034

Inst: 202545003339 Date: 02/05/2025 Time: 11:35AM
Page 1 of 28 B: 2766 P: 73, Doc Type: AGR
Mitch L. Keiter, Clerk of Court, Nassau County,
By: BM, Deputy Clerk

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

Application Number: 2024SCR0023
Project Name: Cook Yulee

PUBLIC SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT

THIS PUBLIC SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT ("Agreement"), is entered into by and between THE SCHOOL DISTRICT OF NASSAU COUNTY, a body corporate and political subdivision of the State of Florida, hereinafter referred to as "School District;" NASSAU COUNTY, Florida, a political subdivision of the State of Florida, hereinafter referred to as "County" and WRC Cook Yulee LLC, a limited liability company of the State of Florida, whose address is 1878 Avondale Circle, Jacksonville, Florida 32205, hereinafter referred to as "Applicant", together referred to as the "Parties."

RECITALS:

WHEREAS, in order to implement a system of school concurrency as provided in the Public School Facilities Element of the Nassau County 2030 Comprehensive Plan (the "Public School Facilities Element"), the School District, Nassau County, and the municipalities within Nassau County have entered into that certain "Amended Interlocal Agreement For Public School Facility Planning," dated as of August 2008 (the "Interlocal Agreement"); and

WHEREAS, the County and the School District have adopted and implemented a public school concurrency management system to assure the future availability of public school facilities to serve new development consistent with level of service standards ("Level of Service" and "Level of Service Standards") required in the current Interlocal Agreement and the Public School Facilities Element; and

WHEREAS, pursuant to Section 10 of the Interlocal Agreement, Section 08.05 of the Public School Facilities Element, and Section 163.3180, Florida Statutes, an Applicant submitting a development permit application for residential development requiring a rezoning, subdivision plat approval, site plan approval, or the functional equivalent that will generate additional students in a concurrency service area, as established in the Public School Facilities Element, in which there is insufficient capacity to accommodate the anticipated additional students must enter into a proportionate share mitigation agreement and provide proportionate share mitigation to ensure that

the minimum level of service standards are maintained as specified in the Interlocal Agreement, the Public School Facilities Element, and Florida Statutes; and

WHEREAS, applicants must submit a development permit application to the County along with a School Impact Analysis that identifies the proposed location of the residential development, the number of dwelling units that will be created, a phasing schedule (if applicable), and age restrictions for occupancy (if any) as well as all other information required pursuant to the Interlocal Agreement and Public School Facilities Element; and

WHEREAS, Applicant is the fee simple owner of that certain tract of land (Parcel Number(s) 42-2N-27-0000-0003-0000, consisting of 54.13 ± acres and located in the Yulee South Concurrency Service Area specified in the Public School Facilities Element, which property is more particularly described on Exhibit "A," attached hereto and incorporated herein by reference (the "Property"), which such Property location is further illustrated by a map attached hereto as Exhibit "B," and incorporated herein by reference; and

WHEREAS, the Applicant has submitted a development permit application and School Impact Analysis to County in connection with a proposal to obtain a rezoning approval in order to develop 35 single family dwelling units on the Property (the "Development Permit Application"), which such Development Permit Application and School Impact Analysis have been forwarded to the School District; and

WHEREAS, the School District has reviewed and evaluated the Applicant's Development Permit Application and School Impact Analysis as required by the Interlocal Agreement; and

WHEREAS, the School District has determined that at the time of this Agreement, based on the current adopted Level of Service Standards, adequate middle and high school capacity is available within the applicable Concurrency Service Area and any contiguous Concurrency Service Areas to accommodate the middle and high school students the Development Permit Application is anticipated to generate for the proposed dwelling units; and

WHEREAS, the School District has determined that based on the current adopted Level of Service Standards, there is insufficient elementary school capacity within the applicable Concurrency Service Area and any contiguous Concurrency Service Areas, including any anticipated new school capacity that will be available in the first three (3) years of the current School District Educational Facilities Plan, to accommodate the anticipated number of elementary school students that the Development Permit Application will generate and that available school capacity will not be in place or under actual construction within three (3) years after the approval of the Development Permit Application; and

WHEREAS, approving the Development Permit Application without requiring Proportionate Share Mitigation for the impacts of the proposed new dwelling units will result in a failure of the adopted Level of Service Standards; and

WHEREAS, the Applicant has agreed to enter into this Agreement with the School District and County to provide Proportionate Share Mitigation proportionate to the demand for Public

School Facilities to be created by the Development Permit Application, as more particularly set forth herein; and

WHEREAS, the Parties agree that public school concurrency shall be satisfied by the Applicant's execution and full performance of this legally binding Agreement to provide mitigation proportionate to the demand for public school facilities to be created by the residential dwelling units proposed in the Development Permit Application ("Proportionate Share Mitigation").

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound, agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The foregoing recitals are true and correct and are hereby incorporated into this Agreement by this reference as if fully set forth herein.

SECTION 2. DEFINITION OF MATERIAL TERMS. Any capitalized terms used herein but not defined shall have the meaning attributed to such term in the Interlocal Agreement, as the context may require.

SECTION 3. LEGALLY BINDING COMMITMENT.

(A) This Agreement constitutes a legally binding commitment by the Applicant to mitigate for the impacts of the new residential dwelling units for which the Applicant is seeking approval pursuant to the Development Permit Application and satisfies the requirements of the Interlocal Agreement and Public School Facilities Element.

(B) The Parties agree that this Agreement satisfies the requirements of Section 163.3180(6)(h), Florida Statutes, as a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the residential development proposed in the Development Permit Application.

SECTION 4. PROPORTIONATE SHARE MITIGATION. The Applicant shall provide the following Proportionate Share Mitigation in order to meet the demand for school capacity created by the proposed residential development, and to provide for capacity for 5.268 elementary students, as follows, in accordance with Section 10.6 of the Interlocal Agreement and Section 09.03 of Public School Facilities Element:

(A) The payment of a total amount of ONE HUNDRED EIGHTY-THREE THOUSAND, EIGHT HUNDRED THIRTY-SIX DOLLARS AND NO/100 (\$183,836.00) for the Development Permit Application, which equates to FIVE THOUSAND TWO HUNDRED FIFTY-TWO DOLLARS AND 46/100 (\$5,252.46) per dwelling unit as an appropriate proportionate share payment to enable the School District to maintain the Level of Service Standard for school capacity in the affected Concurrency Service Area or Concurrency Service Areas.

(B) This proportionate share payment shall be made within eighteen (18) months of the Effective Date of this Agreement or at the time of approval by County of the final engineering

plans for the Project or any phase of the Project, whichever occurs first. This payment shall be a condition precedent to the approval by the County of the final engineering plans for the Project and made directly to the School District.

SECTION 5. USE OF PROPORTIONATE SHARE MITIGATION. The School District shall direct any and all Proportionate Share Mitigation, provided in Section 4 above, to a school capacity project identified in the financially feasible five (5) year district work plan of the School District Educational Facilities Plan which mitigates the impacts from the proposed residential development in the Development Permit Application. If such a school capacity project does not exist in the School District Educational Facilities Plan, the School District may, in its sole discretion, add a school capacity project to mitigate the impacts from the proposed residential development, as provided in Section 10.6 of the Interlocal Agreement.

SECTION 6. CONCURRENCY RESERVATION.

(A) Upon final execution of this Agreement by all Parties hereto, the School District shall issue a School Concurrency Reservation Letter documenting that capacity will be available for the proposed residential development in the Development Permit Application. The County shall be entitled to rely on the School Concurrency Reservation Letter in its review and issuance of a Certificate of Concurrency for the proposed development; provided that nothing herein shall require the County to issue a Certificate of Concurrency for the Development Permit Application if the Applicant has otherwise failed to satisfy the requirements of the County's land development regulations.

(B) The duration and effect of any Certificate of Concurrency relating to the development provided in the Development Permit Application shall be in accordance with the Interlocal Agreement and Public School Facilities Element; however, in no event shall this School Concurrency Reservation Letter, a Certificate of Concurrency, or any capacity reservation based on the same, continue to be effective if the Applicant fails to perform its obligations under this Agreement.

SECTION 7. IMPACT FEE CREDIT.

(A) Any Proportionate Share Mitigation paid pursuant to this Agreement shall be credited on a dollar-for-dollar basis at fair market value toward any Educational System Impact Fees due for the same residential development included in the Development Permit Application, as provided in Section 10.7 of the Interlocal Agreement or as provided in Section 163.31801, Florida Statutes, as it is in effect of the Effective Date of this Agreement.

(B) The School District shall notify the County of the amount of the above-described Proportionate Share Mitigation, which fair market value is ONE HUNDRED EIGHTY-THREE THOUSAND, EIGHT HUNDRED THIRTY-SIX DOLLARS AND NO/100 (\$183,836.00), and shall request Educational System Impact Fees credits in such amount on behalf of the Applicant upon receipt of the Proportionate Share Mitigation.

(C) An entity that later applies for a building permit for any of the dwelling units included in the Development Permit Application shall obtain an assignment of all or a portion of

the above-mentioned Educational System Impact Fee credits from the Applicant and submit such assignment to the School District and County at the time the Educational Impact Fee is due in order to drawdown from the Educational System Impact Fee credits provided herein, for so long as the Applicant has any remaining Educational System Impact Fee credits. The Parties agree that all the requirements, including those in the Nassau County Comprehensive Impact Fee Ordinance, for the Applicant to receive the Educational System Impact Fee credits set forth herein for the Development Permit Application have been satisfied.

(D) Nothing in this Agreement shall be deemed to require the County to continue to levy or collect Educational System Impact Fees or, if levied, to maintain them at any certain level.

SECTION 8. NO GUARANTEE OF LAND USE. Nothing in this Agreement shall require County to approve the Development Permit Application.

SECTION 9. TERMINATION. This Agreement shall terminate and Applicant shall forfeit any administrative application fees paid under the following circumstances, unless the County and the School District agree to an extension of the Certificate of Concurrence provided to the Applicant:

(A) The County does not approve the Development Permit Application within one hundred eighty (180) days of the Effective Date of this Agreement. In such event, all Proportionate Share Mitigation paid by the Applicant shall be refunded to the Applicant.

(B) The Certificate of Concurrence expires in accordance with Section 9.9 of the Interlocal Agreement. In such case, this Agreement shall be terminated and any encumbered capacity shall become unencumbered. The Applicant will not be entitled to a refund of Proportionate Share Mitigation paid under this Agreement, but the value of the Proportionate Share Mitigation received shall be held as a credit toward any future Proportionate Share Mitigation that may be required for future residential development on the same property.

SECTION 10. COVENANTS RUNNING WITH THE LAND. This Agreement shall be binding, and shall inure to the benefit of the heirs, legal representatives, successors, and assigns of the parties, and shall be a covenant running with the Property and be binding upon the successors and assigns of the Owner and upon any person, firm, corporation, or entity who may become the successor in interest to the Property.

SECTION 11. NOTICES. Any notice delivered with respect to this Agreement shall be in writing and be deemed to be delivered (whether or not actually received) (i) when hand delivered to the person(s) hereinafter designated, or (ii) upon deposit of such notice in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the person at the address set forth opposite the party's name below, or to such other address or other person as the party shall have specified by written notice to the other party delivered in accordance herewith:

School Board: Nassau County School District
Office of the Superintendent
1201 Atlantic Avenue
Fernandina Beach, FL 32034

Owner/Applicant; WRC Cook Yulee LLC
1878 Avondale Circle
Jacksonville, Florida 32205

County: Taco Pope
Nassau County Manager
96135 Nassau Place, Suite 6
Yulee, FL 32097

SECTION 12. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only. They in no way define, describe, extend or limit the scope or intent of this Agreement.

SECTION 13. DEFAULT. If any party to this Agreement materially defaults under the terms hereof, then a non-defaulting party shall give the defaulting party thirty (30) days' notice and a right to cure such breach. Should the Applicant of the property described herein fail to timely cure a default in meeting their obligations set forth herein, the School Concurrency Reservation Letter and Certificate of Concurrency, issued based upon payment and/or performance hereunder, shall be voided and the Applicant and the property described herein shall lose their right to concurrency under this Agreement and their right to Educational System Impact Fee credits under this Agreement. Further, in the case of such default, any development upon that property dependent upon such certificate will be stopped, until and unless the Agreement is reinstated or the default is cured or capacity becomes available and is granted through an appropriate application. Should County or School District fail to timely cure a default in meeting their obligations set forth herein, Applicant may seek any and all remedies available to it in law or equity.

SECTION 14. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted. Any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

SECTION 15. EXHIBITS. All Exhibits attached hereto are a part of this Agreement and are fully incorporated herein by this reference.

SECTION 16. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be binding upon the parties hereto unless in writing and executed by all the Parties to this Agreement.

SECTION 17. ASSIGNMENT, TRANSFER OF RIGHTS. The Applicant may assign its rights, obligations and responsibilities under this Agreement to a third-party purchaser of all or any part of fee simple title to the Property; provided, however, that any such assignment

shall be in writing and shall require the prior written consent of all of the Parties hereto. Such consent may be conditioned upon the receipt by the other parties hereto of the written agreement of the assignee to comply with conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Applicant's obligations with regard to Proportionate Share Mitigation under this Agreement. The assignor under such assignment shall furnish the Parties with a copy of the written assignment within ten (10) days of the date of execution of same.

SECTION 18. COUNTERPARTS. This Agreement may be signed in counterparts, each of which may be deemed an original, and all of which together constitute one and the same agreement.

SECTION 19. RECORDING OF THIS AGREEMENT. The School District agrees to record this Agreement, at Applicant's expense, within fourteen (14) days after the Effective Date, in the Public Records of Nassau County, Florida.

SECTION 20. SURETY. Within thirty (30) days of the Effective Date of this Agreement, the Applicant shall post a surety bond or letter of credit in the amount of \$183,836 as security for provision of the required Proportionate Share Mitigation established herein. The bond or letter of credit shall remain in effect until payment in full of all required Proportionate Share Mitigation monetary contributions. All bonds shall be obtained from a surety that is duly licensed or authorized to issue bonds for the limits and coverages so required.

SECTION 21. ENTIRE AGREEMENT. This Agreement sets forth the entire agreement among the Parties with respect to the subject matter addressed herein, and it supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, among the Parties.

SECTION 22. SEVERABILITY. If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be stricken from the Agreement, and the balance of the Agreement will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the Agreement.

SECTION 23. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida and in accordance with the Nassau County Code and venue for any action to enforce the provisions of this Agreement shall be in the Fourth Judicial Circuit Court in and for Nassau County, Florida.

SECTION 24. ATTORNEY'S FEES. In the event any party hereto brings an action or proceeding, including any counterclaim, cross-claim, or third party claim, against any other party hereto arising out of this Agreement, each party in such action or proceeding, including appeals therefrom, shall be responsible for its own attorney fees.

SECTION 25. EFFECTIVE DATE. The effective date of this Agreement shall be the date when the last one of the parties has properly executed this Agreement as determined by the date set forth immediately below their respective signatures (the "Effective Date").

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

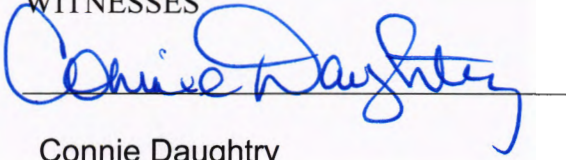
[REST OF PAGE INTENTIONALLY LEFT BLANK]

SCHOOL DISTRICT

(corporate seal)

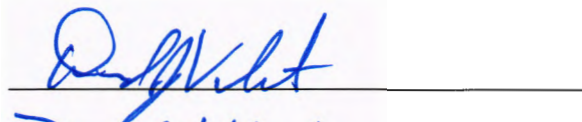
THE SCHOOL DISTRICT OF NASSAU
COUNTY, FLORIDA

WITNESSES



Connie Daughtry
Printed name of witness

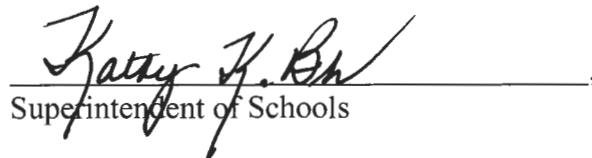
49068 River Bluff Road, Hilliard, FL 32046
Address of witness



David Valentine
Printed name of witness

78657 Goldfinch Ln, Yulee
Address of witness

ATTEST:


Superintendent of Schools

By: Gail Cook

Gail Cook
Chair

9th day of January, 2025.

Approved as to Form:



Brett Steger
School District Attorney

9th day of January, 2025.

APPLICANT

Signed, witnessed, executed and acknowledged on this 24th day of Nov., 2024.

WITNESSES:

Gregory E. Matos

Gregory E. Matos
Printed name of witness

12443 San Jose Blvd, Ste 504,
Address of witness Jacksonville, FL 32223

Patrick A. Howell

Patrick A. Howell
Printed name of witness

1341 AROUNDIALE AVE. S.W.
Address of witness FLA 32205

STATE OF FLORIDA)
) SS:
COUNTY OF NASSAU)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of Nov., 2024, by Robert P. Cook, as General Manager on behalf of WRC Cook Yulee LLC, who is personally known to me or who has produced _____ as identification.

WRC COOK YULEE LLC

By: Robert P. Cook
Title: General Manager

Sharon A. Hudson
Notary Public SHARON A HUDSON
Printed Name:
License No: HH 460421
Expiration Date: 12/11/2027



(Notary Stamp)
SHARON A. HUDSON
Commission # HH 460421
Expires December 11, 2027

COUNTY

NASSAU COUNTY, FLORIDA

WITNESSES

Heather Nazworth

Heather Nazworth

Printed name of witness

76347 Veterans Way, Yulee, Fl, 32097

Address of witness

Abigail M. Martini

Abigail Martini

Printed name of witness

76347 Veterans Way, Yulee, Fl, 32097

Address of witness

ATTEST:

Mitch L. Keiter

Clerk Mitch L. Keiter

Its: Ex-Officio Clerk

By: A.M. "Hupp" Huppmann

A.M. "Hupp" Huppmann, Chair

27th day of January, 2025.

Approved as to Form:

Denise C May

Denise May, County Attorney

27th day of January, 2025.

Exhibit A – Legal Description



MANZIE & DRAKE LAND SURVEYING



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

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

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MANZIE & DRAKE LAND SURVEYING



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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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



LEGAL DESCRIPTION

AUGUST 13, 2024

WETLAND NO. 1

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 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 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 TO THE **POINT OF BEGINNING**; 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 58°19'09" WEST, A DISTANCE OF 10.43

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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.

A handwritten signature in black ink, appearing to read "Michael A. Manzie".

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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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

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

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MANZIE & DRAKE LAND SURVEYING



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.

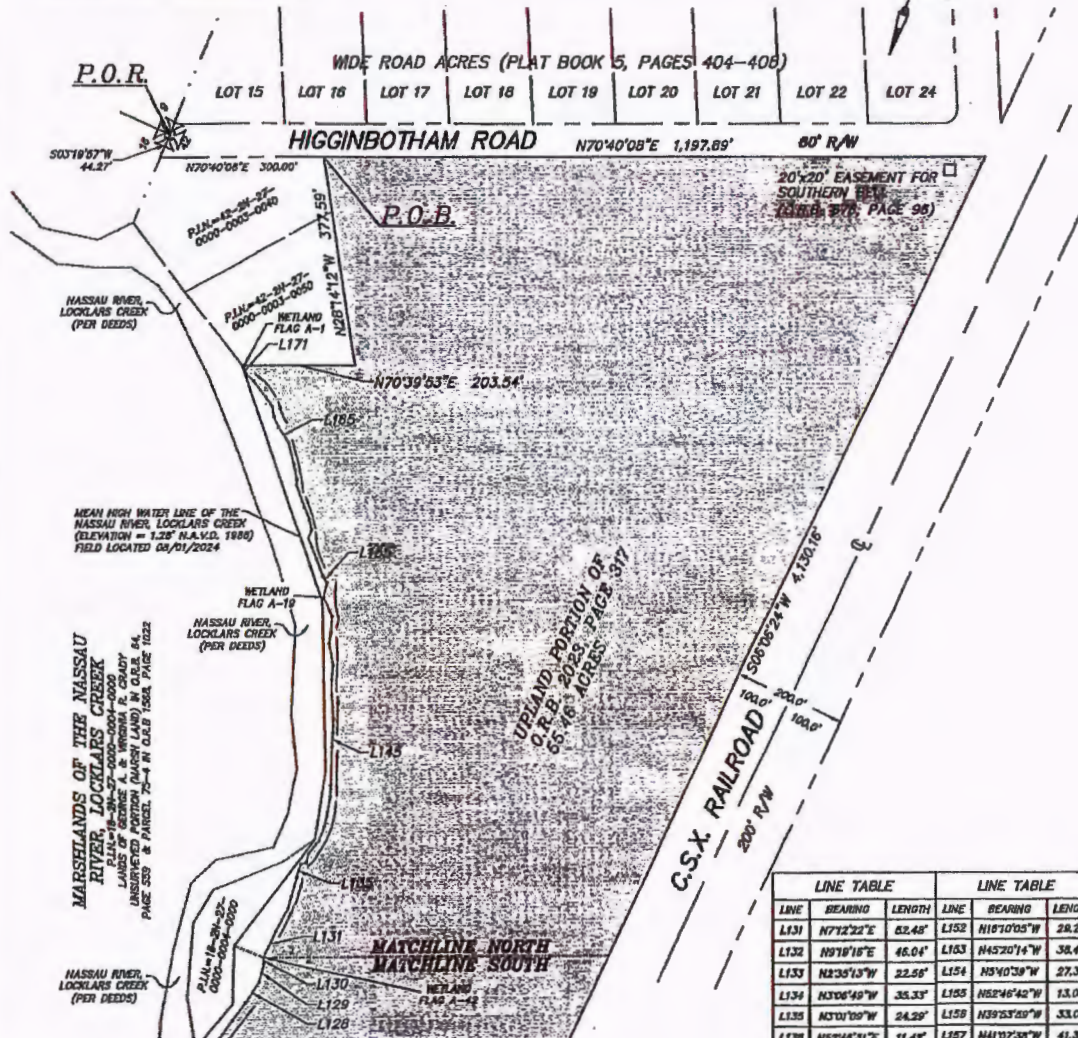
CONTAINING 3.98 ACRES, MORE OR LESS.


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
- = CENTRAL ANGLE
- C.B. = CHORD BEARING
- C.D. = CHORD DISTANCE
- CH = CHORD
- L = LENGTH
- NAD83 = NORTH AMERICAN DATUM 1983
- Q.R.B. = OFFICIAL RECORDS BOOK
- P.C. = POINT OF CURVATURE
- P.O.B. = POINT OF BEGINNING
- P.O.R. = POINT OF REFERENCE
- R = RADIALS
- R/W = RIGHT-OF-WAY
- P.L.N. = PARCEL IDENTIFICATION NUMBER

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

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904)91-5700

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LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L131	N71°22'22"E	62.48'	L152	N16°10'05"W	28.24'
L132	N91°16'16"E	46.04'	L153	N45°20'14"W	38.49'
L133	N23°51'53"W	22.56'	L154	N3°40'39"W	27.32'
L134	N3°06'49"W	35.33'	L155	N52°46'42"W	13.03'
L135	N3°10'10"W	24.29'	L156	N39°53'50"W	33.03'
L136	N52°46'31"E	11.42'	L157	N41°07'38"W	41.32'
L137	N3°25'20"W	15.64'	L158	N1°33'40"E	16.94'
L138	N21°35'14"E	30.27'	L159	N30°04'45"W	18.23'
L139	N1°10'40"E	28.84'	L160	N41°48'35"W	25.31'
L140	N9°32'49"W	28.07'	L161	N40°30'17"W	42.71'
L141	N9°07'34"W	20.66'	L162	N12°18'24"W	8.41'
L142	N16°09'54"W	21.02'	L163	N31°59'16"W	20.04'
L143	N16°00'06"W	33.58'	L164	N33°20'30"W	38.85'
L144	N17°42'27"W	35.34'	L165	N53°28'17"W	33.83'
L145	N15°39'09"W	25.77'	L166	N42°38'38"W	20.59'
L146	N15°37'25"W	21.54'	L167	N28°36'12"W	19.30'
L147	N23°44'03"W	44.43'	L168	N55°08'04"W	21.17'
L148	N18°11'14"W	28.17'	L169	N57°40'08"W	35.74'
L149	N1°40'52"W	25.87'	L170	N69°10'30"W	16.82'
L150	N30°42'03"W	40.48'	L171	N34°14'55"W	17.41'
L151	N7°35'39"W	20.43'			

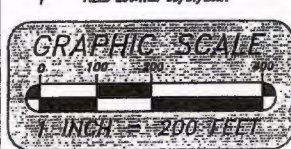
MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

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

CURVE	LENGTH	RADIUS	DELTA	C.B.	C.D.
C1	12.65'	2,764.93'	075°44'	N87°41'0"E	12.65'
C2	104.90'	2,764.93'	210°25'	N17°28'40"E	104.89'

PLAN-16-24-27-0000-0004-0000
LANDS OF GEORGE A. & VIRGINIA R. CRADY
UNSURVEYED PORTION
(MARSH LAND)
IN O.R.B. 84, PAGE 559
& PARCEL 75-4 IN
O.R.B. 1568, PAGE 1022



MARSHLANDS OF THE NASSAU RIVER, LOCKLARS CREEK
PLAN-16-24-27-0000-0004-0000
LANDS OF GEORGE A. & VIRGINIA R. CRADY
UNSURVEYED PORTION (MARSH LAND)
IN O.R.B. 84, PAGE 559 & PARCEL 75-4 IN O.R.B. 1568, PAGE 1022

TO LINE OF THE LOCKLARS CREEK
38' N.A.V.D. (1985)
06/01/2024

WETLAND FLAG A-140
FLAG A-141

NASSAU RIVER
LOCKLARS CREEK
(PER DEEDS)

WETLAND FLAG A-85
FLAG A-86
FLAG A-87
FLAG A-88
FLAG A-89
FLAG A-90
FLAG A-91
FLAG A-92
FLAG A-93
FLAG A-94
FLAG A-95
FLAG A-96
FLAG A-97
FLAG A-98
FLAG A-99
FLAG A-100

UPLAND PORTION OF
O.R.B. 2023, PAGE 317
55.46 ACRES

C.S.X. RAILROAD
200' R/W

(OVERALL CURVE)
(P.C. TO POINT "A" PER
O.R.B. 2023, PAGE 317)
RADIUS=2,764.93'
ARC LENGTH=104.89'
CHORD BEARING=N122°00'00"W
CHORD DISTANCE=500.00'

MATCHLINE NORTH
MATCHLINE SOUTH

- LEGEND
- WETLAND FLAG
 - SECTION CORNER
 - CENTERLINE
 - CENTRAL ANGLE
 - CHORD BEARING
 - CHORD DISTANCE
 - CHORD
 - LENGTH
 - N.A.V.D. = 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

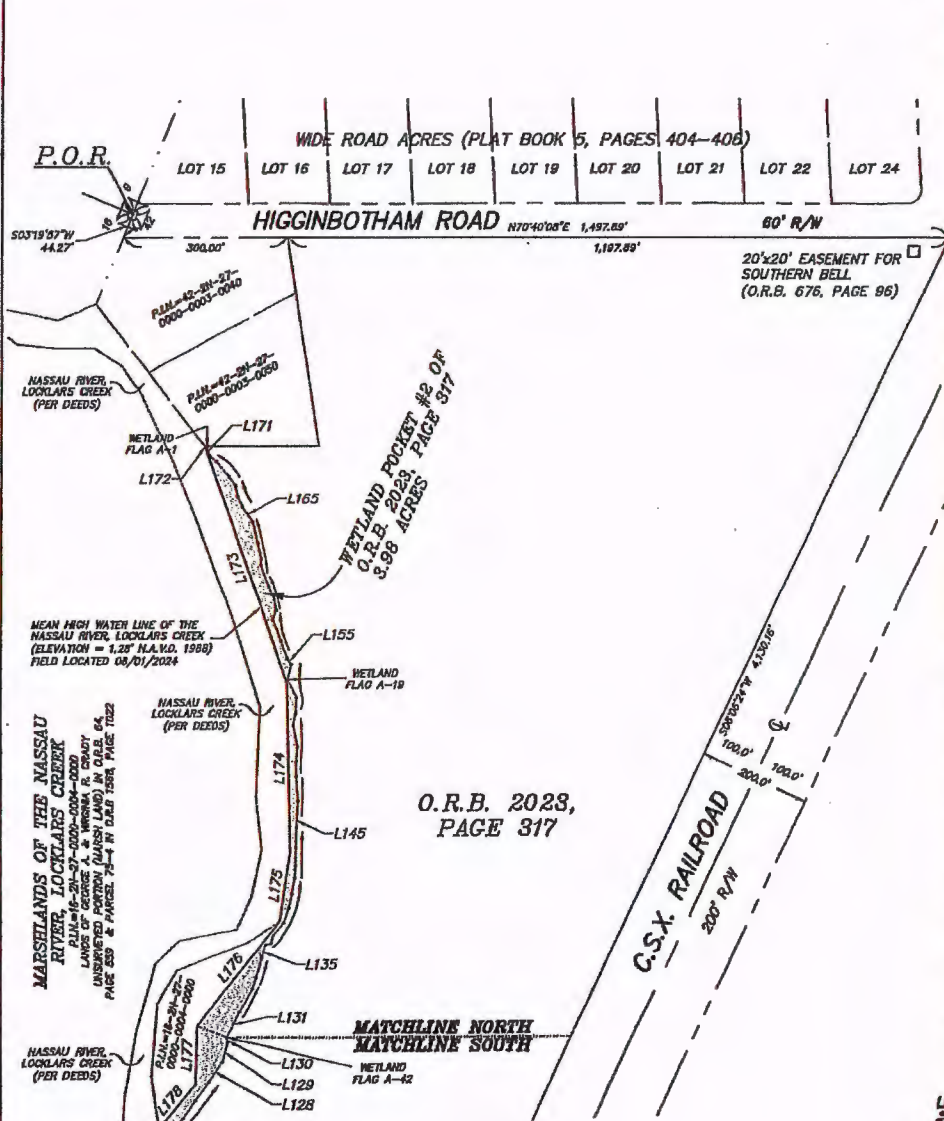
LINE	BEARING	LENGTH
L70	N8°44'30"W	40.20'
L71	N20°33'17"E	10.93'
L72	N44°21'11"W	23.23'
L73	N12°22'49"W	34.69'
L74	N17°25'52"W	34.50'
L75	N8°15'57"W	30.45'
L76	N8°35'27"W	48.86'
L77	N4°33'09"W	27.08'
L78	N10°42'18"W	36.97'
L79	N0°22'27"E	48.66'
L80	N5°56'43"W	41.15'
L81	N43°02'17"E	13.91'
L82	N68°28'58"E	41.31'
L83	N44°57'17"E	30.26'
L84	N48°51'40"E	25.04'
L85	N70°48'30"W	10.92'
L86	S9°28'15"W	27.81'
L87	S53°27'05"W	35.39'
L88	S8°10'05"W	22.16'
L89	S38°19'09"W	10.43'
L90	S28°38'50"E	33.89'
L91	S83°19'09"E	18.60'
L92	N27°39'15"W	34.70'
L93	N24°28'41"W	14.81'
L94	N10°01'40"W	34.68'
L95	N3°43'30"W	28.45'
L96	N17°16'51"W	48.03'
L97	N11°45'08"E	28.02'
L98	N8°11'55"E	38.89'
L99	N0°45'48"E	84.18'
L100	N33°38'51"E	30.68'
L101	N8°21'49"E	22.95'
L102	N32°12'01"W	55.40'
L103	N28°59'02"W	70.28'
L104	N28°16'57"W	27.05'
L105	N10°11'04"W	32.49'
L106	N0°48'02"E	25.85'
L107	N0°14'15"E	33.14'
L108	N51°21'00"E	6.22'
L109	N88°47'23"E	28.37'
L110	N57°34'25"E	58.17'
L111	N87°27'35"E	35.90'
L112	N74°58'48"E	50.88'
L113	N86°36'22"E	38.86'
L114	N98°14'58"E	55.22'
L115	N50°38'17"E	64.15'
L116	N31°28'22"E	41.23'
L117	N13°21'09"W	31.49'
L118	N2°12'09"E	15.11'
L119	N8°40'15"E	31.23'
L120	N30°57'07"W	28.59'
L121	N13°28'40"W	44.40'
L122	N10°31'29"W	60.39'
L123	N26°27'26"E	12.54'
L124	N14°34'28"E	35.82'
L125	N25°06'52"E	35.43'
L126	N15°37'03"E	38.15'
L127	N17°35'14"E	41.17'
L128	N15°40'26"E	43.51'
L129	N4°30'59"W	34.84'
L130	N28°33'31"W	10.18'

LINE	BEARING	LENGTH
L1	N81°27'14"W	28.88'
L2	N8°07'43"W	58.04'
L3	S84°23'03"W	20.32'
L4	N22°42'33"W	31.80'
L5	N55°24'07"E	47.21'
L6	N0°08'14"E	34.34'
L7	N0°45'10"E	34.07'
L8	S78°07'09"W	30.41'
L9	S87°24'4"W	60.75'
L10	S14°07'44"W	41.12'
L11	S14°56'08"E	39.14'
L12	S15°08'08"W	63.20'
L13	S11°45'35"W	64.83'
L14	S79°23'29"W	9.05'
L15	S21°25'04"W	34.80'
L16	S3°35'39"W	45.86'
L17	S57°24'48"W	10.11'
L18	S18°47'40"W	50.02'
L19	S3°31'13"E	55.53'
L20	S13°04'3"E	61.44'
L21	S1°44'38"W	81.26'
L22	S24°54'4"E	27.28'
L23	N87°18'43"E	13.19'
L24	N1°13'14"E	22.35'
L45	N32°23'33"W	18.40'
L46	N8°59'24"E	47.15'
L47	N30°44'21"E	15.14'
L48	N8°01'53"W	24.62'
L49	N7°16'44"E	31.10'
L50	N17°04'1"W	23.74'
L51	N16°29'03"E	24.86'
L52	N0°31'38"W	39.78'
L53	N8°58'13"W	37.43'
L54	N5°18'33"E	30.82'
L55	N33°39'56"W	36.79'
L56	N25°40'08"W	17.32'
L57	N2°00'09"E	20.21'
L58	N21°12'20"W	28.59'
L59	N22°28'2"E	34.85'
L60	N8°48'08"W	38.86'
L61	N5°55'44"W	82.35'
L62	N4°43'13"W	49.31'
L63	N18°00'49"W	58.87'
L64	N13°39'54"W	30.63'
L65	N11°48'10"W	41.91'
L66	N18°42'01"W	37.58'
L67	N18°33'27"W	33.32'
L68	N13°44'03"W	22.84'
L69	N9°59'58"W	47.85'
L108	N0°48'02"E	25.85'
L109	N0°14'15"E	33.14'
L110	N57°34'25"E	58.17'
L111	N87°27'35"E	35.90'
L112	N74°58'48"E	50.88'
L113	N86°36'22"E	38.86'
L114	N98°14'58"E	55.22'
L115	N50°38'17"E	64.15'
L116	N31°28'22"E	41.23'
L117	N13°21'09"W	31.49'
L118	N2°12'09"E	15.11'
L119	N8°40'15"E	31.23'
L120	N30°57'07"W	28.59'
L121	N13°28'40"W	44.40'
L122	N10°31'29"W	60.39'
L123	N26°27'26"E	12.54'
L124	N14°34'28"E	35.82'
L125	N25°06'52"E	35.43'
L126	N15°37'03"E	38.15'
L127	N17°35'14"E	41.17'
L128	N15°40'26"E	43.51'
L129	N4°30'59"W	34.84'
L130	N28°33'31"W	10.18'

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

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



LINE	BEARING	LENGTH
L131	N71°22'22"E	62.48'
L132	N81°01'18"E	48.04'
L133	N1°35'13"W	22.56'
L134	N3°05'49"W	35.33'
L135	N3°01'09"W	24.39'
L136	N52°46'31"E	11.42'
L137	N52°25'25"W	15.84'
L138	N21°35'14"E	30.27'
L139	N11°04'40"E	28.64'
L140	N8°32'48"W	26.07'
L141	N9°07'34"W	28.66'
L142	N18°05'24"W	21.02'
L143	N18°00'08"W	33.59'
L144	N17°45'27"W	35.34'
L145	N15°39'09"W	25.77'
L146	N15°37'25"W	21.54'
L147	N23°44'03"W	44.43'
L148	N18°11'14"W	26.17'
L149	N14°05'24"W	25.87'
L150	N30°43'05"W	40.40'
L151	N7°35'29"W	20.43'
L152	N18°10'05"W	28.24'
L153	N45°20'14"W	38.49'
L154	N5°40'36"W	27.32'
L155	N52°46'42"W	13.03'
L156	N38°53'59"W	33.03'
L157	N41°07'38"W	61.32'
L158	N1°32'40"E	16.84'
L159	N30°04'45"W	18.23'
L160	N41°48'35"W	23.31'
L161	N40°30'17"W	42.71'
L162	N12°18'24"W	9.41'
L163	N31°59'16"W	28.04'
L164	N33°20'30"W	38.85'
L165	N53°28'12"W	33.53'
L166	N42°38'28"W	20.59'
L167	N29°59'12"W	19.58'
L168	N55°08'04"W	21.17'
L169	N57°40'08"W	35.74'
L170	N68°10'30"W	16.82'
L171	N34°14'55"W	17.41'
L172	S70°02'59"W	3.65'
L173	S38°48'10"E	451.64'
L174	S20°27'54"E	301.60'
L175	S10°21'14"E	122.47'
L176	S18°03'58"W	240.99'
L177	S17°37'34"E	104.01'
L178	S28°31'51"W	103.61'

- LEGEND**
- WETLAND FLAG
 - SECTION CORNER
 - CENTERLINE
 - CENTRAL ANGLE
 - CHORD BEARING
 - CHORD DISTANCE
 - CHORD
 - LENGTH
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 - R = RADIUS
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MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

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

CURVE	LENGTH	RADIUS	DELTA	C.B.	C.D.
C1	12.65'	2,784.93'	015°44'	N15°14'16"E	12.65'
C2	483.64'	2,784.93'	100°19'	N11°22'47"E	483.02'
C3	104.90'	2,784.93'	21°02'	N17°28'40"E	104.90'

PLAN-16-2N-27-0000-0001-0000
LANDS OF GEORGE A. & VIRGINIA R. CRADY
UNSURVEYED PORTION
(BARS) LAND
BY O.R.B. 64, PAGE 559
& PARCEL 75-4 IN
O.R.B. 1585, PAGE 1022



LINE	BEARING	LENGTH
L173	N112°22'45"W	34.89'
L174	N17°25'02"W	34.50'
L175	N81°53'17"W	30.45'
L176	N8°35'27"W	46.88'
L177	N4°33'08"W	27.08'
L178	N10°42'18"W	36.87'
L179	N0°22'27"E	48.80'
L180	N5°56'43"W	41.15'
L181	N63°02'17"E	13.01'
L182	N68°28'56"E	41.31'
L183	N44°57'17"E	30.26'
L184	N48°51'40"E	25.04'
L185	N70°48'30"W	10.92'
L186	S39°41'39"W	30.88'
L187	S53°27'05"W	35.39'
L188	N81°00'25"W	22.18'
L189	N28°25'41"W	11.41'
L190	N34°12'17"W	60.87'
L191	N32°54'05"W	34.48'
L192	N27°38'15"W	34.70'
L193	N37°00'10"W	37.40'
L194	N28°11'32"W	42.18'

LINE	BEARING	LENGTH
L185	N25°07'24"W	48.92'
L186	N41°08'52"W	17.74'
L187	N15°28'39"W	38.81'
L188	N34°48'02"W	55.86'
L189	N22°59'01"W	30.95'
L190	N38°37'01"W	41.87'
L191	N45°48'40"W	50.73'
L192	N32°12'01"W	55.40'
L193	N28°39'02"W	70.28'
L194	N28°16'57"W	27.05'
L195	N10°11'04"W	32.48'
L196	N0°48'02"E	25.53'
L197	N07°41'3"E	33.14'
L198	N91°21'00"E	6.82'
L199	N68°47'23"E	26.37'
L200	N57°34'25"E	56.17'
L201	N67°27'39"E	35.80'
L202	N74°58'46"E	50.89'
L203	N68°36'22"E	35.86'
L204	N58°14'56"E	45.22'
L205	N50°39'17"E	64.15'
L206	N37°28'22"E	41.23'
L207	N13°21'58"W	31.48'
L208	N2°12'09"E	18.11'
L209	N8°40'15"E	31.23'
L210	N3°03'57"W	28.59'
L211	N13°28'40"W	44.40'
L212	N10°51'29"W	50.38'
L213	N28°27'28"E	12.54'
L214	N14°34'28"E	35.82'
L215	N25°06'02"E	35.43'
L216	N15°37'03"E	28.15'
L217	N17°35'14"E	41.17'
L218	N15°40'28"E	43.91'
L219	N4°30'59"W	34.84'
L220	N28°33'31"W	101.81'

LINE	BEARING	LENGTH
L1	N81°27'14"W	28.88'
L2	N90°7'43"W	59.04'
L3	S84°23'03"W	20.32'
L4	N22°42'33"W	31.80'
L5	N53°24'0"E	47.21'
L6	N10°09'14"E	34.34'
L7	N04°51'0"E	34.07'
L8	S78°10'09"W	30.41'
L9	S67°19'4"W	60.75'
L10	S14°07'48"W	41.12'
L11	S14°54'00"E	38.14'
L12	S18°08'8"W	63.20'
L13	S11°48'38"W	64.83'
L14	S79°23'28"W	6.68'
L15	S21°28'04"W	34.50'
L16	S33°35'39"W	45.85'
L17	S57°24'48"W	10.11'
L18	S18°47'40"W	50.02'
L19	N81°16'35"E	30.82'
L20	N3°39'52"W	36.79'
L21	N28°41'09"W	17.33'
L22	N2°00'09"E	20.21'
L23	N21°18'20"W	28.69'
L24	N2°28'29"E	34.85'
L25	N8°46'08"W	36.88'
L26	N55°44'4"W	62.35'
L27	N44°51'3"W	48.51'
L28	N16°00'48"W	58.87'
L29	N13°39'54"W	30.83'
L30	N11°49'15"W	41.01'
L31	N18°42'01"W	57.59'
L32	N18°35'27"W	35.32'
L33	N13°46'03"W	22.65'
L34	N9°59'59"W	47.85'
L35	N8°41'30"W	40.20'
L36	N26°33'17"E	10.83'
L37	N44°21'17"W	23.25'
L38	S17°37'34"E	104.01'
L39	S20°31'51"W	103.81'
L40	S32°14'1"E	245.48'
L41	S45°12'08"W	114.47'
L42	S85°47'01"W	247.88'
L43	S17°19'21"W	81.42'
L44	S17°44'08"E	110.88'
L45	S27°48'54"E	107.76'
L46	S53°54'4"E	121.08'
L47	S25°15'4"E	202.53'
L48	S18°48'04"E	118.82'
L49	S13°58'55"E	308.42'
L50	S03°17'7"W	125.66'
L51	S25°03'48"E	143.87'
L52	S11°10'05"E	351.39'
L53	S34°04'48"W	203.10'
L54	S21°08'45"E	282.24'
L55	S28°19'27"W	238.03'
L56	S34°29'49"E	54.72'
L57	S71°28'31"E	144.74'

MARSHLANDS OF THE NASSAU RIVER, LOCKLARS CREEK
PLAN-16-2N-27-0000-0001-0000
LANDS OF GEORGE A. & VIRGINIA R. CRADY
UNSURVEYED PORTION (BARS) LAND BY O.R.B. 64, PAGE 559 & PARCEL 75-4 IN O.R.B. 1585, PAGE 1022

- LEGEND**
- WETLAND FLAG
 - SECTION CORNER
 - CENTERLINE
 - CENTRAL ANGLE
 - C.B. = CHORD BEARING
 - C.D. = CHORD DISTANCE
 - CH = CHORD
 - L = LENGTH
 - NAV = 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
 - PLAN = PARCEL IDENTIFICATION NUMBER

P.O.B. #2
WETLAND POCKET #2 AT
WETLAND FLAG A-140.3

P.O.B. #1
WETLAND POCKET #1 AT
WETLAND FLAG A-179

(OVERALL CURVE)
P.C. TO POINT "A" PER
O.R.B. 2023, PAGE 317
DELTA=61°22'28"
RADIUS=2,784.93'
ARC LENGTH=601.18'
CHORD BEARING=S122°00'08"W
CHORD DISTANCE=601.00'

Exhibit B – Location Map



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

From: [Amanda L. Baumann](#)
To: [Elizabeth Backe](#); [Vanzant, Cathy J](#); [Nessler, Ronald F](#); [Charles F. Barr](#); [Caleb F. Hurst](#); [Tim Davidson](#); [Andrew W. Avent](#); [Katie E. Peay](#)
Cc: [Stephanie Keyser](#)
Subject: RE: CPA24-003 and R24-004
Date: Tuesday, February 18, 2025 4:40:15 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Fire has no comments for the comprehensive plan amendment or rezoning request.

Thank you,



Amanda Baumann
Deputy Chief/Fire Marshal
Nassau County Fire Rescue
O: 904-530-6603

From: Elizabeth Backe <ebacke@nassaucountyfl.com>
Sent: Monday, February 17, 2025 11:47 AM
To: Vanzant, Cathy J <cathy.vanzant@flhealth.gov>; Nessler, Ronald F <ronald.nessler@flhealth.gov>; Charles F. Barr <cbarr@nassaucountyfl.com>; Amanda L. Baumann <abaumann@nassaucountyfl.com>; Caleb F. Hurst <churst@nassaucountyfl.com>; Tim Davidson <tdavidson@nassaucountyfl.com>; Andrew W. Avent <aaavent@nassaucountyfl.com>; Katie E. Peay <kpeay@nassaucountyfl.com>
Cc: Stephanie Keyser <skeyser@nassaucountyfl.com>
Subject: CPA24-003 and R24-004

Good morning,

Staff has received a comprehensive plan amendment and rezoning request to Transect-1 (T-1) and Transect 2.5 (T-2.5); the applications and supporting documents are located at the below link:

 [CPA24-003 and R24-004](#)

Please forward any comments to staff before February 25th; no comments are also acceptable. These comments will be provided to the applicant and will be posted with the items on their respective agendas.

Let me know if you have any questions.

Very Respectfully,
Elizabeth

Elizabeth Backe, AICP|Planning Director

96161 Nassau Place|Yulee, FL 32097

P: (904) 530-6320 E: ebacke@nassaucountyfl.com

[Celebrate 200 years with Nassau County!](#)



PLANNING DEPARTMENT
NASSAU COUNTY, FLORIDA

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From: [Katie E. Peay](#)
To: [Elizabeth Backe](#)
Subject: RE: CPA24-003 and R24-004
Date: Friday, February 21, 2025 4:05:17 PM
Attachments: [image002.png](#)
[image003.png](#)

No comments—this is too high level at this point.

Thanks,

Katie Peay, PE CFM

Stormwater Director
Nassau County Stormwater
and Drainage Management
96161 Nassau Place
Yulee, FL 32097
Office: 904-530-6390
Direct: 904-530-6391
Cell: 904-556-2086
kpeay@nassaucountyfl.com

From: Elizabeth Backe <ebacke@nassaucountyfl.com>
Sent: Monday, February 17, 2025 11:47 AM
To: Vanzant, Cathy J <cathy.vanzant@flhealth.gov>; Nessler, Ronald F <ronald.nessler@flhealth.gov>; Charles F. Barr <cbarr@nassaucountyfl.com>; Amanda L. Baumann <abaumann@nassaucountyfl.com>; Caleb F. Hurst <churst@nassaucountyfl.com>; Tim Davidson <tdavidson@nassaucountyfl.com>; Andrew W. Avent <aavent@nassaucountyfl.com>; Katie E. Peay <kpeay@nassaucountyfl.com>
Cc: Stephanie Keyser <skeyser@nassaucountyfl.com>
Subject: CPA24-003 and R24-004

Good morning,

Staff has received a comprehensive plan amendment and rezoning request to Transect-1 (T-1) and Transect 2.5 (T-2.5); the applications and supporting documents are located at the below link:

 [CPA24-003 and R24-004](#)

Please forward any comments to staff before February 25th; no comments are also acceptable. These comments will be provided to the applicant and will be posted with the items on their respective agendas.

Let me know if you have any questions.

Very Respectfully,
Elizabeth

Elizabeth Backe, AICP|Planning Director

96161 Nassau Place|Yulee, FL 32097

P: (904) 530-6320 E: ebacke@nassaucountyfl.com

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NASSAU COUNTY
Planning Department
FLORIDA

March 4, 2025

NASSAU COUNTY PLANNING AND ZONING BOARD

Tyrone Blue, Chair

Elizabeth Backe, AICP, Planning Director

Stephanie Keyser, AICP, Assistant Planning Director

Drew Pearson, Senior Planner

Adam Olsen, Planner II

Mikhael Eyerman, Planning Technician

Nassau County Planning Department

96161 Nassau Place, Yulee, FL 32097

(904) 530-6320

planning@nassaucountyfl.com

APPLICATION INFORMATION

Request

Consider a rezoning for approximately 60.65-acres from Open Rural (OR) to Transect 1 (T-1) for 5.19 acres and Transect 2.5 (T-2.5) for 55.46 acres.

Applicant/Owners

WRC Cook Yulee, LLC

Agents

Gregory Matovina

Commission District 3

R24-004

OR to
T-1 & T-2.5
Request for
Rezoning

R24-004

OR to
T-1 & T-2.5
Request for
Rezoning

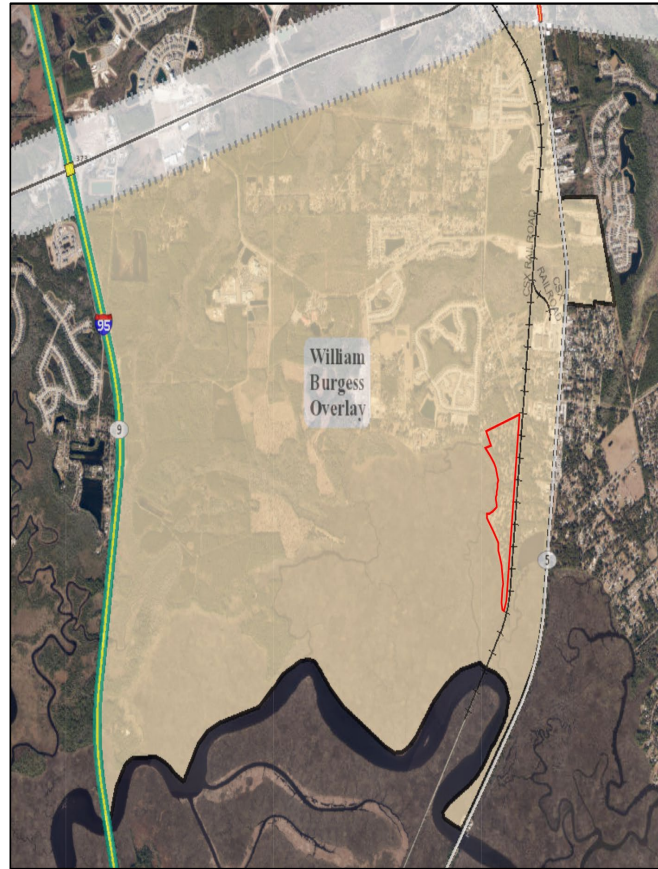


Location Map

On the south side of Clyde
Higginbotham Road
between the CSX railroad
and Lumber Creek

R24-004

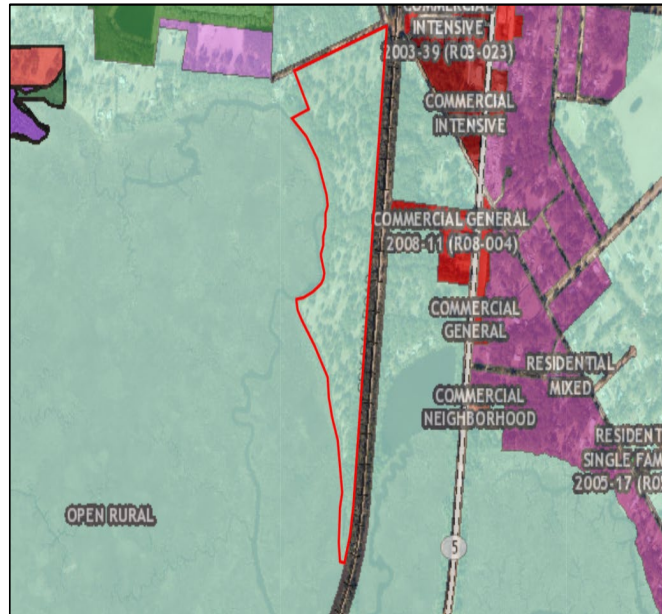
OR to
T-1 & T-2.5
Request for
Rezoning



**William Burgess
District Overlay**

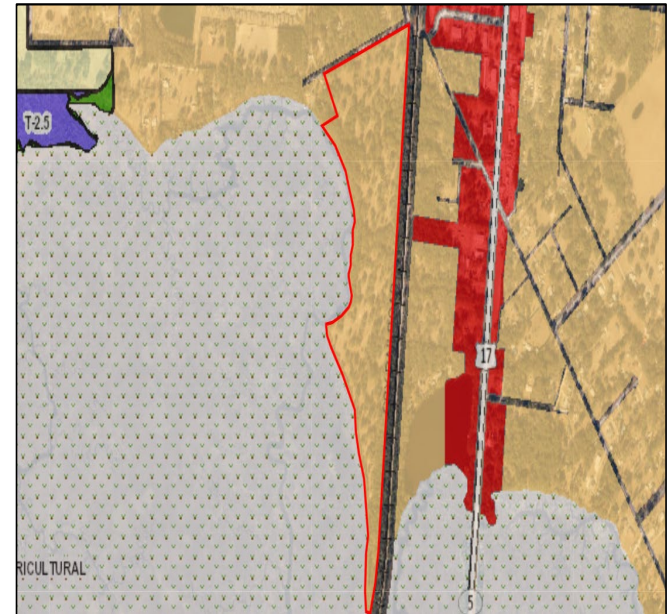
R24-004

OR to
T-1 & T-2.5
Request for
Rezoning



Zoning

Zoning is proposed to change from
Open Rural (OR)
to Transect-1 (T-1) & Transect-2.5 (T2.5)

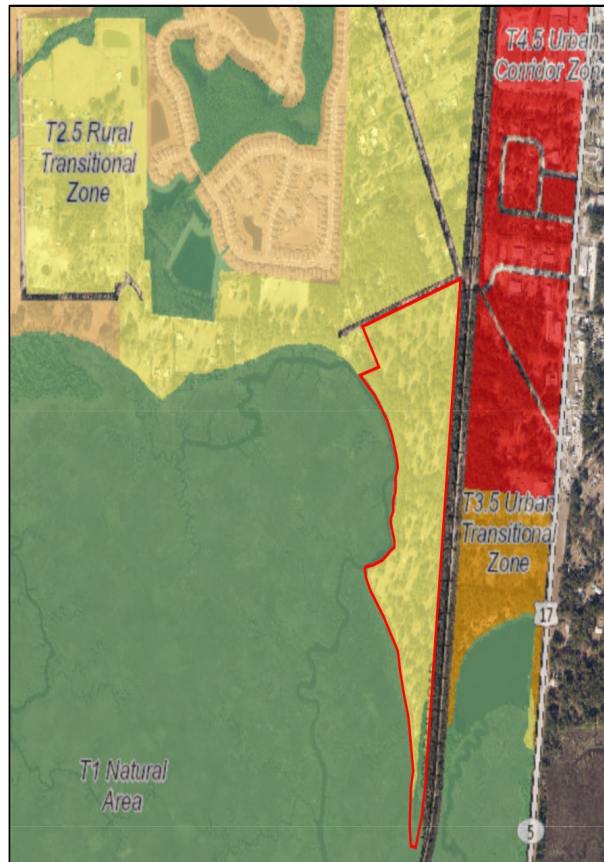


Land Use

Land use proposed to change from
Medium Density Residential (MDR)
to Transect-1 (T-1) & Transect-2.5
(T2.5)

R24-004

OR to
T-1 & T-2.5
Request for
Rezoning



**William Burgess
District Transect
Map**

William Burgess District Context and Connectivity Blueprint

Section 4.3 Uses – T-1 and T-2.5

Permitted uses within the T-1 and T-2.5 districts include:

Section 4.3 Uses

4.3.1 Introduction

Section 4.3 identifies allowed uses in each transect. The intent is to create transects where a mixture of uses are allowed to create communities which allow a resident to access the services they need to “live, work, play, and stay”, and to discourage the necessity of vehicular travel.

4.3.2 Uses General

- General uses allowed in each transect are shown in Table 4.2.
- The letter “P” indicates the use is permitted by right in the transect.
- The letter “C” indicates the use is permitted by conditional use.
 - Conditional Uses shall follow the procedures and criteria outlined in Sections 5.03 and 5.04 LDC.
- A blank space indicates the use is prohibited in the transect.
- Any use that is not identified in the Table 4.2 is prohibited. A property owner may request an interpretation to determine if a use that is not identified is permissible, based on substantial similarity of the requested use to permissible uses within the transect zone in which the property is located. A requested use shall be considered substantially similar when the characteristics of the requested use are equivalent in type, intensity, degree, or impact when compared to a use named in Table 4.2. The Department of Planning and Economic Opportunity can make this determination based on the following criteria:
 - Typical hours of operation;
 - Use of outdoor storage;
 - Trip generation rates;
 - Generation of noise, light pollution, smoke, electromagnetic interference, or vibration; and
 - Customary functions of the use
 - Impacts to urban form and design standards
- At this point, there is not a T-6 zone in Nassau County, so uses associated with that district are omitted from this table.
- Special districts are omitted from this table because they have an allowance of uses based on their distinct districts and may be regulated by other adopted ordinances, such as Planned Unit Development or ENCPA Preliminary Development Plan.

A. RESIDENTIAL	T-1	T-1.5	T-2	T-2.5	T-3	T-3.5	T-4	T-4.5	T-5
MIXED USE						P	P	P	P
LIVE/WORK UNIT					P	P	P	P	P
SINGLE FAMILY ATTACHED (ROW HOUSE/TOWNHOUSE)					P	P	P	P	P
MULTI-FAMILY 4 UNITS OR LESS					P	P	P	P	P
MULTI-FAMILY GREATER THAN 4 UNITS					P	P	P	P	P
SINGLE FAMILY DETACHED HOUSE		P	P	P	P	P			
ACCESSORY DWELLING		P	P	P	P	P			
MANUFACTURED HOME/MOBILE HOME		P	P	P					
B. LODGING									
HOTEL (NO ROOM LIMIT)								P	P
INN (UP TO 12 ROOMS)			P	P	P	P	P	P	P
BED & BREAKFAST (UP TO 5 ROOMS)		P	P	P	P	P	P	P	P
SCHOOL DORMITORY						P	P	P	P
RESORT							P		
C. OFFICE									
OFFICE BUILDING						P	P	P	P
PROFESSIONAL OFFICES					C	P	P	P	P
MEDICAL/PERSONAL SERVICES OFFICES					C	P	P	P	P
ANIMAL GROOMER					C	P	P	P	P
ANIMAL VET/DAYCARE/BOARDING FACILITY					C	C	P	P	P
D. RETAIL									
OPEN-MARKET BUILDING/FARMERS MARKET		C	C	C	P	P	P	P	P
RETAIL BUILDING					C	P	P	P	P
RESTAURANT/FOOD ESTABLISHMENT					C	P	P	P	P
MINI-STORAGE							C	C	C
KIOSK						P	P	P	P
HEALTH AND FITNESS ESTABLISHMENT			P	P	P	P	P	P	P
ALCOHOL SELLING ESTABLISHMENT					C	P	P	P	P

E. CIVIC	T-1	T-1.5	T-2	T-2.5	T-3	T-3.5	T-4	T-4.5	T-5
BUS SHELTER			P	P	P	P	P	P	P
CONVENTION CENTER								P	P
INDOOR/OUTDOOR RECREATION (PRIVATE)		C	C	C	C	C	P	P	P
INDOOR/OUTDOOR RECREATION (PUBLIC)		P	P	P	P	P	P	P	P
ESSENTIAL PUBLIC SERVICES	P	P	P	P	P	P	P	P	P
PUBLIC ART			P	P	P	P	P	P	P
LIBRARY				P	P	P	P	P	P
LIVE THEATER						C	P	P	P
MOVIE THEATER						C	P	P	P
MUSEUM					C	P	P	P	P
OUTDOOR AUDITORIUM						C	P	P	P
PARKING STRUCTURE							C	P	P
PASSENGER TERMINAL									P
PLAYGROUND		P	P	P	P	P	P	P	P
SURFACE PARKING LOT									P
RELIGIOUS ASSEMBLY		C	P	P	P	P	P	P	P
FIRE STATION		P	P	P	P	P	P	P	P
POLICE STATION		P	P	P	P	P	P	P	P
CEMETERY		P	P	C					
FUNERAL HOME						C	P	P	P
AMBULATORY CARE						C	P	P	P
HOSPITAL							C	P	P
CHILD/ADULT DAYCARE		C	C	P	P	P	P	P	P
ASSISTED LIVING FACILITY		C	C	P	P	P	P	P	P
F. AGRICULTURE									
AGRICULTURAL STORAGE		P	P	P					
LIVESTOCK PEN		P	P	P					
GREENHOUSE		P	P	P					
SILVICULTURE		P	P	P	P	P	P	P	P
AGRITOURISM		P	P	P					
GENERAL AGRICULTURE		P	P	P					
STABLE		P	P	P					
KENNEL		C	C						
URBAN FARMING					P	P	P	P	P
G. AUTOMOTIVE									
GASOLINE									P*
AUTOMOBILE SERVICE									P*
TRUCK MAINTENANCE									P*
DRIVE-THROUGH FACILITY						C	C	P	C
AGRICULTURAL STAND		C	C	C	C	C	C	C	C
SHOPPING CENTER							P	P	P
H. EDUCATION									
COLLEGE/UNIVERSITY							P	P	P
HIGH SCHOOL					P	P	P	P	P
TRADE SCHOOL						P	P	P	P
MIDDLE SCHOOL					P	P	P	P	P
ELEMENTARY SCHOOL (PUBLIC, PRIVATE OR CHARTER)				P	P	P	P	P	P
CHARTER OR PRIVATE SCHOOL (OTHER THAN AN ELEMENTARY)					P	P	P	P	P

Table 4.2 Transect Use Table

P= Permitted C= Conditional Use Blank = not allowed

*Permitted only where abutting a State road and/or arterial (US-17, SR-200, Hwy 301, US-1)

Nothing herein shall limit the rights for agricultural uses as defined in the Florida State Statute.

Definitions for uses are found in either Article 32 of the Nassau County Land Development Code or Section 4.16 of the WB CCB.

R24-004

OR to
T-1 & T-2.5
Request for
Rezoning

CONSISTENCY WITH COMPREHENSIVE PLAN

Policy FL.01.02(I): The proposed T-1 and T-2.5 zoning is consistent with the proposed Future Land Use Map (FLUM) designation of T-1 and T-2.5. Lands designated T-1 and T-2.5 are *intended for activities that are predominately associated with:*

- the Natural Zone for T-1 with zero (0) dwelling units per upland acre maximum and;
- for the Rural Transitional Zone for T-2.5 with the potential for one (1) dwelling unit per upland acre and a potential Floor Area Ratio (FAR) maximum of 0.5. Permitted uses in T-2.5 include single family residential, small inns and bed & breakfast establishments, health and fitness establishments, religious assembly sites, fire or police stations, and agricultural uses, among others. Conditional uses, subject to approval through a conditional use process, in T-2.5 could potentially include an open market building/farmers market, indoor/outdoor recreation (private), a cemetery, and an agricultural stand.

R24-004

OR to
T-1 & T-2.5
Request for
Rezoning

R24-004

OR to
T-1 & T-2.5
Request for
Rezoning

CONSISTENCY WITH REZONING CRITERIA

Pursuant to LDC Section 5.02 (C) and (D), staff shall review rezoning applications for consistency with the Comprehensive Plan and provide a recommendation to the Planning and Zoning Board regarding the merits of the request based upon the goals, objectives, and policies of the Comprehensive Plan. This review also includes an analysis of the need for and justification of the rezoning, and whether the rezoning is in keeping with the County's planning program. These broad criteria are addressed through questions on the application in Section 12 (A) through (N); see staff report for full analysis of these criteria.

(A) Consistency of the proposed rezoning with the uses, densities and intensities permitted by the underlying Future Land Use Map (FLUM) designation and the goals, objectives, and policies of the adopted Comprehensive Plan.

Staff Response:

The proposed Transect-1 (T-1) and Transect 2.5 (T-2.5) zoning is consistent with the proposed Future Land Use Map (FLUM) designation of Transect-1 (T-1) and Transect 2.5 (T-2.5). Under comprehensive plan policy FL.01.02 (I), Lands designated Transect-1 (T-1) are intended for the preservation of natural areas. Lands designated Transect 2.5 (T-2.5) are intended for low density residential uses and uses of a lesser intensity providing a transition between natural and rural areas and higher density and intensity transects. Development is consistent with the goals, objectives, and policies of the adopted Comprehensive Plan which include infill development supported by the vision of the William Burgess Mixed-Use Activity Center Overlay District.

R24-004

OR to
T-1 & T-2.5
Request for
Rezoning

CONSISTENCY WITH REZONING CRITERIA

(B) Consistency of the proposed rezoning with the uses, densities and intensities permitted by the adjacent and surrounding zoning districts.

Staff Response:

The parcel is located near moderately large lot residential (2+ acres) to the north and west, a Planned Unit Development (PUD) subdivision with quarter-acre lots to the west, bounded by wetlands/waterways to the south, and adjacent to a railroad line to the east with commercial uses further to the east. Parcels immediately adjacent to the north and west consist of T2.5 Rural Transitional Zone within the William Burgess Mixed-Use Activity Center Overlay District. To the east, across the railroad tracks, the area is proposed as T4.5, Urban Corridor Zone along US17. The proposed rezoning is consistent with the adjacent existing zoning pattern and the planned transects through the Overlay District.

R24-004

OR to
T-1 & T-2.5
Request for
Rezoning

CONSISTENCY WITH REZONING CRITERIA

(C) Consistency of the proposed rezoning with the applicable portions of small area plans, overlay districts or any current County plans or programs.

Staff Response:

The William Burgess Mixed-Use Activity Center Overlay District was approved by the Nassau County Board of County Commissioners on August 28, 2017. The District directly implements the principles of the Vision 2032 Plan and the 2030 Comprehensive Plan by creating the opportunity for the establishment of a transit oriented compact mixed-use community that promotes social engagement, a live/work environment, and fiscal sustainability.

R24-004

OR to
T-1 & T-2.5
Request for
Rezoning

CONSISTENCY WITH REZONING CRITERIA

(E) The availability of, and potential impact to, public infrastructure and facilities that will serve the site in question including public water and wastewater, public roads, public schools, public parks, police and fire service and other similar items.

Staff Response:

The site is located within the William Burgess Mixed-Use Activity Center Overlay District which is developing to include public services such as the Courthouse, Sheriff's Office, Emergency Operations, and Animal Control. Private services such as retail, grocery stores, and including emergency and non-emergency medical care are also developing along SR200 and within the nearby Wildlight development (approximately three miles away). A fire station is planned to be located approximately two miles away from the property, on Still Quarters Rd. The site currently does not have access to water and sewer services.

CONSISTENCY WITH REZONING CRITERIA

(H) The nature and degree of potential adverse impacts the proposed rezoning could have upon environmentally sensitive lands or areas of historical or cultural significance.

Staff Response:

Wetlands have been identified in the environmental assessment of the site. At the time of site plan review, required buffers shall be maintained in accordance with Land Development Code (LDC) Section 37.03. The transect assignment of T-1 seeks to protect the natural environment on the subject property. The western edge of the property contains a bluff adjacent to Lumber Creek and the tidal marsh. The transects assigned for the subject property were selected in recognition of the unique ecological characteristics of this location. The environmental report conducted by the applicant identifies the presence of gopher tortoise burrows on the subject property. Ground disturbing activities within twenty-five feet of tortoise burrows require a gopher tortoise relocation permit from the Florida Fish and Wildlife Conservation Commission (FWC). Proof of issuance of any FWC tortoise permits will be required to be submitted with building permit applications.

R24-004

OR to
T-1 & T-2.5
Request for
Rezoning

R24-004

OR to
T-1 & T-2.5
Request for
Rezoning

CONSISTENCY WITH REZONING CRITERIA

(J) The extent to which land use and development conditions have changed since the effective date of the existing zoning regulations involved which are relevant to the property.

Staff Response:

The William Burgess Mixed-Use Activity Center Overlay District was approved by the Nassau County Board of County Commissioners on August 28, 2017. The District directly implements the principles of the Vision 2032 Plan and the 2030 Comprehensive Plan by creating the opportunity for the establishment of a transit oriented compact mixed-use community that promotes social engagement, a live/work environment, and fiscal sustainability. The subject property is located in the southeastern portion of the District and was assigned to Transect 1 (Natural Area) and Transect 2.5 (Rural Transition) based on the location and characteristics of the property.

R24-004

OR to
T-1 & T-2.5
Request for
Rezoning

CONSISTENCY WITH REZONING CRITERIA

(L) The extent to which the rezoning 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.

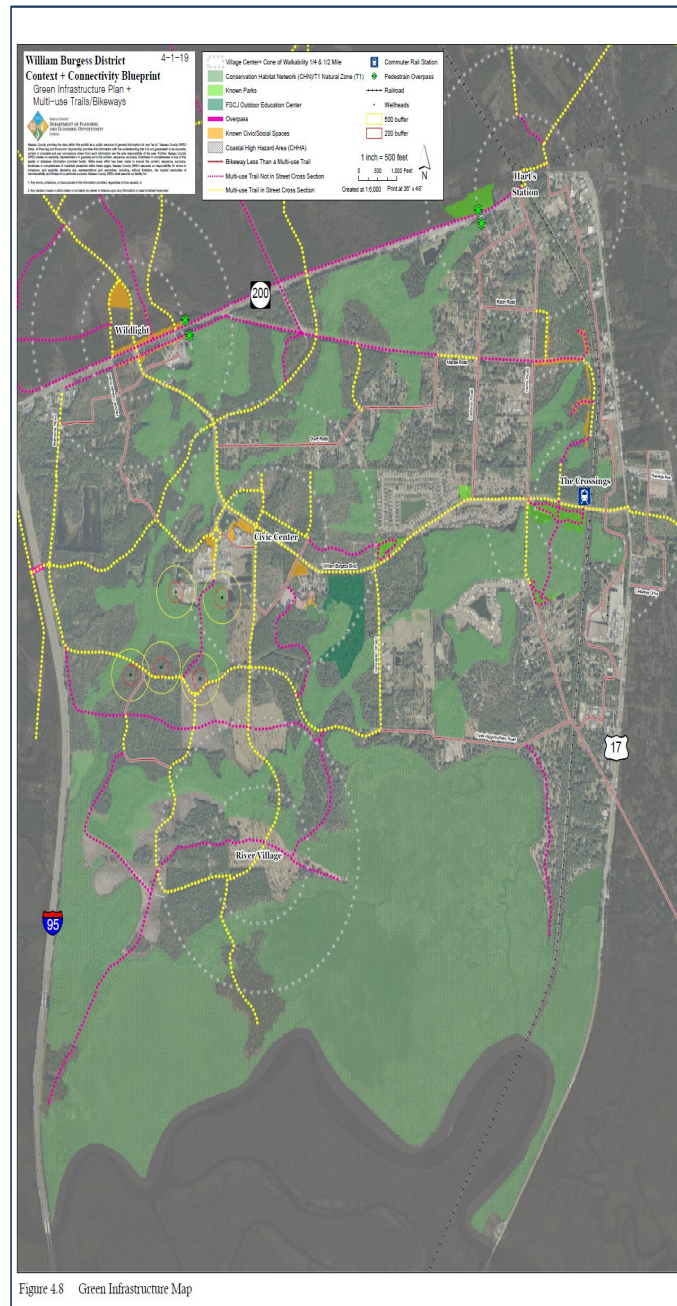
Staff Response:

The requested rezoning recognizes the transitional nature of the subject property and conforms to the assigned transect within the William Burgess Mixed-Use Activity Center Overlay District. The property is identified as including a multi-use trail (not in street cross section) providing for additional connectivity for non-automobile modes of transportation as can be seen below in Figure 4.8, the Green Infrastructure Plan + Multi-use Trails/Bikeways from the William Burgess Context and Connectivity Blueprint:

CONSISTENCY WITH REZONING CRITERIA

R24-004

OR to
T-1 & T-2.5
Request for
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R24-004

OR to
T-1 & T-2.5
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CONCLUSION AND RECOMMENDATION

Consistency with Comprehensive Plan Policies

Staff finds that the requested amendment is consistent with requirements of Future Land Use Policies FL.01.02(I).

Land Development Code

LDC Section 5.02 (C) and (D) requirements have been met.

Criteria for Rezoning

The review criteria for approval of a Rezoning application, 12 (A) through (N), is met.

Recommendation

Based on these findings, staff recommends **APPROVAL** of application R24-004.