RESOLUTION 2024-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT CONFIRMING, RATIFYING, AND APPROVING FINAL STEWARDSHIP DISTRICT MANUAL FOR LAND MANAGEMENT FOR CONSERVATION LANDS FOR THE EAST NASSAU COMMUNITY PLANNING AREA SECTOR PLAN, FIRST APPROVED BY RESOLUTION 2022-19 AS AMENDED BY RESOLUTION 2024-10; APPOINTING A BOARD REPRESENTATIVE REGARDING IMPLEMENTATION OF SAME; AUTHORIZING APPOINTEE AND DISTRICT STAFF TO TAKE ALL ACTIONS NECESSARY RELATED TO SAME; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the East Nassau Stewardship District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 2017-206, Laws of Florida, being situated entirely within Nassau County, Florida ("**Act**"); and

WHEREAS, pursuant to the Act and Resolution 2022-19, as amended and supplemented by Resolution 2024-10, the District previously adopted the *Stewardship District Manual for Land Management of Conservation Lands for The East Nassau Community Planning Area Sector Plan*, as the same may be amended from time to time ("**Habitat Management Plan**") to provide for the management of, among others, an integrated Conservation and Habitat Network ("**CHN**") including lands which are reserved and set aside for perpetual conservation use ("**Conservation Lands**"); and

WHEREAS, in connection with the acquisition of Conservation Lands and related improvements and management and implementation of the Habitat Management Plan, which includes, but is not limited to, coordinating Conservation Land conveyance, review of Habitat Management Plant, facilitation of transfer of St. Johns River Water Management District ("**SJRWMD**") permits, among others (collectively, "**Habitat Management Plan Implementation**"); and

WHEREAS, to facilitate the efficient Habitat Management Plan Implementation, the District finds it is in the best interests of the District and desires to authorize a member of the Board of Supervisors ("**Board**") to coordinate with staff in effectuating same ("**Implementation Authority**"); and

WHEREAS, the Implementation Authority shall be subject to the review of the District Engineer and the District Counsel, both agreeing that each such implementation if legal, consistent with the District's capital improvement program, as necessary and/or appropriate.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT:

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Resolution.

SECTION 2. The Habitat Management Plan, attached hereto as **Exhibit A**, is hereby re-affirmed, approved, confirmed and ratified. Following Board member, along with District Staff are hereby authorized to review, interpret, and coordinate recommended actions for Habitat Management Plan Implementation, subject to the District Engineer and District Counsel's review and approval as necessary and/or appropriate:

Designated Board Member: Jaime Northrup

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 15th day of February 2024.

ATTEST:

Print Name: ERNESTO J. TORRES
Assistant Secretary / Secretary

EAST NASSAU STEWARDSHIP DISTRICT

Mike Hahaj
Chairman, Board of Supervisors

Exhibit A: Final Habitat Management Plan

Exhibit A

BDA

ENVIRONMENTAL CONSULTANTS

STEWARDSHIP DISTRICT MANUAL FOR LAND MANAGEMENT OF CONSERVATION LANDS FOR THE EAST NASSAU COMMUNITY PLANNING AREA SECTOR PLAN

BREEDLOVE, DENNIS & ASSOCIATES, INC.

S 330 W. Canton Ave. - Winter Park, FL 32789-3195
Phone: 407-677-1882 - Fax: 407-657-7008

D 30 East Liberty St. - Brooksville, FL 34601-2910
Phone:352-799-9488 - Fax:352-799-9588

TABLE OF CONTENTS

PREFACE/INTRODUCTION

VOLUME I: HABITAT MANAGEMENT PLAN FOR THE EAST NASSAU COMMUNITY PLANNING AREA

VOLUME II: EAST NASSAU COMMUNITY PLANNING AREA FEDERAL & STATE PERMITS AND CONDITIONS

VOLUME III: LONG-TERM MANAGEMENT AND MAINTENANCE PLAN

PREFACE/INTRODUCTION

Stewardship District Manual for Land Management of Conservation Lands

The East Nassau Community Planning Area (ENCPA) Sector Plan encompasses approximately 24,000 acres of entitled lands.

This Plan includes properties that are being set aside for perpetual conservation use. Land management of these properties requires planning and careful management during the various stages of the buildout of the ENCPA. The stages are broadly categorized below:

- Pre-development – managed under Forestry Best Practices guidelines
- Development – managed consistent with Sector Plan, Detailed Specific Area Plans, Preliminary Development Plans, and applicable permits
- Post-development – conservation lands are dedicated to the Stewardship District forperpetual maintenance, and are used as mitigation if dedicated through applicable permits

This manual is designed to provide guidance and resources for post-development management of the conservation lands as contemplated in the Sector Plan. All information presented herein is intended to be used as a guide and is subject to change without notice. This information is not intended to be relied upon as a binding document by the Landowner or the East Nassau Stewardship District.

VOLUME I
2004-099

HABITAT MANAGEMENT PLAN FOR THE EAST NASSAU COMMUNITY PLANNING AREA, NASSAU COUNTY, FLORIDA

Submitted to:

Raydient, LLC/Wildlight, LLC
1 Rayonier Way
Wildlight, Florida 32097

August 2022

Submitted by:

Breedlove, Dennis & Associates, Inc.
330 W. Canton Avenue
Winter Park, Florida 32789
Phone: 407-677-1882

Jennifer L. Rosinski, Ph.D., PWS
Principal Scientist

W. Michael Dennis, Ph.D.
President

TABLE OF CONTENTS

1.0 INTRODUCTION 1

2.0 REGIONAL ECOLOGICAL FRAMEWORK 2

2.1 Environmental Protection Framework and the Conservation and Habitat Network 2

3.0 ENVIRONMENTAL CONDITIONS 4

3.1 Soils 4
3.2 Ecological Evaluation 4
3.3 Vegetative Communities/Habitats 4

4.0 WILDLIFE HABITAT MANAGEMENT PLAN 6

4.1 Introduction 6
4.2 Wildlife Crossings 6
4.3 Listed Species 8

5.0 CONSERVATION EASEMENTS 9

6.0 MANAGEMENT OF ON-SITE CONSERVATION AREAS 10

6.1 Introduction 100
6.2 Conservation and Management of Wetlands, Uplands, and Surface Waters 100
6.3 Water Quality Protection 111
6.4 Fire and Smoke Management 122
6.5 Nuisance and Exotic Species Maintenance 144

6.5.1 Nuisance Plant Species 144
6.5.2 Nuisance Animal Species 155

6.6 Wildlife 16
6.7 Monitoring Program 17
6.8 Education and Outreach 18
6.9 Goals 20
6.10 Adaptive Management 22
6.11 Summary of Conservation and Management Measures 233

7.0 SILVICULTURAL AND AGRICULTURAL ACTIVITIES 26

8.0 ST. MARYS RIVER GREENWAY 27

9.0 END REFERENCES 28

EXHIBIT 1 LOCATION MAP

EXHIBIT 2 CONSERVATION AND HABITAT NETWORK MAP

EXHIBIT 3 JURISDICTIONAL WETLAND MAP

EXHIBIT 4 AERIAL PHOTOGRAPH

EXHIBIT 5 NATURAL RESOURCE CONSERVATION SERVICE SOILS MAP

EXHIBIT 6 FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM MAP

EXHIBIT 7 PERMITTED MITIGATION AREAS

EXHIBIT 8 LISTED SPECIES WITH POTENTIAL FOR OCCURRENCE

APPENDIX A LONG TERM MASTER PLAN CONSERVATION AGREEMENT

1.0 INTRODUCTION

The ENCPA Sector Plan establishes a long-range strategy for specific areas with the benefit of flexible development planning. The ENCPA Sector Plan is intended to incorporate specific development principles that include protecting unique natural resources through establishment of a Conservation and Habitat Network (CHN) (Exhibit 2). The CHN includes areas surrounding or including the St. Mary's River bluffs, Lofton Creek, other blackwater creeks, tributaries, and associated wetlands throughout the ENCPA. The CHN also includes uplands associated with the creeks and wetlands, creating wildlife corridors that connect significant natural habitats.

Creating a Detailed Specific Area Plan (DSAP) is the second step in the Sector Planning process, following creation of the ENCPA Master Plan. As DSAPs are established, development planning and permitting with state and federal agencies generally begins. During the permitting process with the respective agencies the wetland boundaries may be delineated and approved for each phase of development by the St. Johns River Water Management District (SJRWMD), U.S. Army Corps of Engineers (ACOE), Florida Department of Environmental Protection (FDEP), and/or other regulatory bodies having jurisdiction. The CHN boundary may be modified as jurisdictional wetland boundaries are delineated and approved during the permitting process. Conservation Easements (CEs) may be recorded over the CHN and other areas permitted by the SJRWMD, FDEP and/or ACOE as mitigation to offset wetland impacts. Management of these conservation easement areas is intended to maintain the ecological value of the habitat. This document is a guide that is intended to serve as a Habitat Management Plan (HMP) for the ENCPA, DSAPs within the ENCPA, the CHN. This HMP document is intended to be a framework for ongoing management of the CHN and CEs and as an adaptive management plan with flexibility to make changes as necessary.

2.0 REGIONAL ECOLOGICAL FRAMEWORK

2.1 Environmental Protection Framework for the Conservation and Habitat Network

A principal guideline of the ENCPA is the protection of natural resources within the 24,000-acre± Sector Plan. Chapter 163.3245 of the Florida Statutes states that local governments can adopt into their comprehensive plans a Sector Plan to promote long-range planning and facilitate the protection of regionally significant resources, including regionally significant water ways and wildlife corridors. These regionally significant wetlands and corridors are designated as the CHN, which is intended to provide sustainable environmental resources and wildlife habitat. During the SJRWMD and ACOE permitting processes for DSAP #1, the CHN and mitigation plans were approved by both agencies as a regionally significant resource. The CHN established within the ENCPA includes approximately 10,172 acres of wetlands and uplands (Exhibit 2). The CHN and additional areas, as may be designated during subsequent state/federal permitting processes, will be placed under a CE (Section 5.0 of this document describes the details of the CEs) to offset and mitigate for unavoidable impacts to wetland resources. Wetland boundaries are delineated in the field and approved prior to each phase of permitting. Exhibit 3 depicts the jurisdictional wetland boundaries and distinguishes between the current field-delineated and surveyed wetland boundaries versus photo-interpreted wetland boundaries.

The ENCPA provides guidance regarding how to plan development to meet project objectives while enhancing and preserving the environmental values of locally and regionally-significant natural resources. Per the Nassau County Comprehensive Plan Policy FL. 13.07(A)(1), as stated in the ENCPA documentation, the CHN is subject to the following general guidelines and standards: 1) a management plan is intended to promote the maintenance of native species diversity, which may include controlled

burns; 2) new road crossings within the CHN are intended to be minimized; 3) road crossings within the CHN are intended to incorporate other design features to direct wildlife to the crossing as may be necessary to enhance the effectiveness of the crossings; 4) an environmental education program shall be developed for the CHN; 5) CHN boundaries shall be formally established when an abutting development parcel undergoes development permitting; and 6) silvicultural and agricultural activities are allowed to continue with the CHN in accordance with Best Management Practices (BMPs).

3.0 ENVIRONMENTAL CONDITIONS

Utilizing the ENCPA boundary in the Sector Plan, the approximate total acreage is 22,635.50 acres. This boundary has not been formally surveyed and ENCPA language states that the area encompasses approximately 24,000 acres in northern Nassau County. The land use acreages discussed in this document are based on the total 22,635.50 acreage calculated from the Land Use Map. DSAP 1 is approximately 2,938 acres in size, located at the intersection of Interstate 95 and State Road 200 (A1A). An aerial photograph of the ENCPA and DSAP 1 sites is included as Exhibit 4.

3.1 Soils

The U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS) Soil Survey map for the ENCPA site is attached as Exhibit 5.

3.2 Ecological Evaluation

Wetland boundaries throughout the ENCPA are based on the best available data, including photo interpretation and selective ground truthing, which are ultimately subject to modification as field delineations occur and agency site inspections are conducted. Exhibit 3 depicts the jurisdictional wetland boundaries as currently determined. Wetland delineations located within DSAP 1 have been reviewed, approved, and permitted through SJRWMD and ACOE. A formal wetland determination was issued by FDEP for the northeastern portion of the ENCPA.

3.3 Vegetative Communities/Habitats

The habitat types throughout the ENCPA are classified using Florida Land Use, Cover and Forms Classification System (FLUCFCS) data provided by the water management districts (Exhibit 6). Based on

FLUCFCS data, the ENCPA site consists of ~15,213.50 acres of upland communities, ~7,141.66 acres of wetland communities, and ~91.21 acres of surface waters. Developed Lands (110s), Other Lands (700s), and Roads and Utilities (800s) make up the remainder of the ENCPA (~189.13 acres). The FLUCFCS map will be updated as the extent of on-site jurisdictional wetlands is field delineated and reviewed by regulatory agencies.

4.0 WILDLIFE HABITAT MANAGEMENT PLAN

4.1 Introduction

Ecological goals of the ENCPA HMP are to preserve and protect both locally and regionally significant wetland systems, to enhance supporting upland habitats that serve as wildlife linkages to natural habitats, and to provide adequate crossings for wildlife and water conveyance. The HMP is intended to include resource management goals for preservation of habitat with regionally and ecologically significant connections to the forested and herbaceous wetlands throughout the site along with sufficient upland buffers on the ENCPA property. The preservation of the wetland strand systems may include areas surrounding or adjacent to blackwater creeks, wetlands along the St. Marys River, and associated upland buffers to provide for significant regional corridors and optimal regional connections throughout the ENCPA. These wetland strands provide excellent optimal foraging and nesting habitat for a variety of wetland dependent species.

4.2 Wildlife Crossings

The design of each DSAP within the ENCPA reflects a concerted effort to concentrate development and provide meaningful conservation of the area's natural resources consistent with the approved CHN. The CHN is intended to decrease landscape fragmentation, maintain natural wildlife linkages, and ensure the long-term protection of biodiversity and ecological functions.

Wildlife crossings may be maintained in areas where roads cross large wetland strands and conservation areas, including the CHN. Wildlife crossings within the CHN may be maintained to accommodate movements of amphibians, reptiles, and small to medium-sized mammals, while also maintaining necessary

hydrologic connectivity for wetland systems. Wildlife crossings may consist of one or more of the following designs:

1. High Visibility Right-Of-Way: Highly visible, cleared roadway shoulders may be maintained throughout upland preserves to facilitate visibility and avoidance for both wildlife and motorists. This may include signs identifying sections of preserves where wildlife commonly cross, reduced speed zones, and other traffic quieting features.

2. Wildlife Culverts: Circular culverts with a diameter of 36" to 48", placed at normal pool elevation at the interface between uplands and wetlands, may be used to accommodate the movements of small to medium-sized mammals including bobcats (*Lynx rufus*), coyotes (*Canis latrans*), raccoon (*Procyon lotor*), Virginia opossums (*Didelphis virginiana*), spotted skunks (*Spilogale putorius*), and other species of wildlife.

3. Wetland Culverts: Circular culverts with diameters up to 36" may be placed in wetlands to maintain water flow and accommodate the movement of many smaller species of wildlife, particularly reptiles and amphibians.

Strategies for accommodating safe wildlife movement across roadways through upland sites, as well as maximizing safety to traveling motorists, may also include nighttime lighting and speed zones for automobiles. These and other design features will be further defined as final roadway plans are developed for each DSAP.

4.3 Listed Species

Species of wildlife and plants listed for protection under state and federal provisions that are known to occur within Nassau County, Florida, are represented in Exhibit 8. The likelihood of occurrence for listed species referenced in Exhibit 8 was rated as high, moderate, low, unlikely, or not applicable based on knowledge of a species' habitat preference and site conditions. A likelihood of occurrence given as "unlikely" indicates that no, or very limited, suitable habitat for this species exists on the site, but the site is within the documented range of the species; "not applicable" indicates that the habitat for this species does not exist on or adjacent to the site and/or the site is not within the documented range of the species.

5.0 CONSERVATION EASEMENTS

As permitting continues by phase through each DSAP, mitigation plans are prepared and approved by SJRWMD, FDEP, and/or ACOE. DSAP 1 is the first subset of the Sector Plan to obtain conceptually approved permits with approved mitigation plans (Exhibit 7). The approved mitigation areas may be placed under a CE following issuance of state and federal permits, consistent with the CHN requirements, and to offset wetland impacts concurrent with that phase of the project. Conservation areas are intended to be clearly marked with signage. CEs are granted to the SJRWMD, with third party beneficiary rights of enforcement granted to the ACOE. In addition, the CEs will contain provisions that grant the SJRWMD and ACOE the right to access and inspect the encumbered areas and to enforce the terms and conditions of the easement.

6.0 MANAGEMENT OF ON-SITE CONSERVATION AREAS

6.1 Introduction

The HMP is intended to provide guidance for long-term protection and management of preserved wetland and upland habitats and resident wildlife species within the ENCPA. The following sections describe conservation measures and management practices that may be implemented to maintain and/or improve hydrologic connectivity and ecological functions and values provided by the wetlands and associated upland communities to be preserved in perpetuity.

A total of approximately 10,172 acres of wetlands, uplands, and surface waters on the ENCPA site are planned to be preserved under conservation easements that will be recorded upon issuance of state and federal construction permits as each phase of development is implemented. Preservation and enhancement of these areas will serve as mitigation to offset wetland impacts associated with the proposed development plan.

6.2 Conservation and Management of Wetlands, Uplands, and Surface Waters

The HMP is intended to be designed and implemented to include the following:

1. Preserve large wetland strand areas that represent the native vegetation and wildlife habitats historically contained within the property;
2. Incorporate upland buffers around the preserved wetlands to provide wildlife habitat and provide a low-impact transition between natural and developed areas;
3. Incorporate a wildlife linkage (CHN) that provides critical forage, habitat, and movement needs of resident listed and non-listed wildlife species;

4. Preserve and restore significant areas of uplands outside the 25-foot buffer within the CHN, to provide upland habitat for wetland-dependent species as well as upland species;
5. Restore altered uplands (planted pine [*Pinus* sp.]) by thinning the planted pines to natural stocking densities with a basal area ranging from 30-50 square feet (total cross-sectional area of trees at diameter at breast height per acre). Mechanical techniques such as roller chopping will be used to restore the natural grade and the native community types;
6. Restore altered wetlands where silviculture activities have encroached into wetlands by planting dense pine stands primarily along the edges. The planted pines will be thinned to a natural density (30 to 50 sq. ft. basal area) to mimic hydric pine flatwoods, which will encourage recruitment of native plant species. Over time, the topography will be restored to a more natural grade. If necessary, roller chopping will be conducted to help restore the natural topography;
7. Conduct maintenance of invasive, nuisance/exotic (N/E) plant species that commonly become established in disturbed sites and contribute to degradation of native community types.
8. Maintain the majority of herbaceous wetlands on the property for continued use by listed wading birds; and
9. Incorporate a Surface Water Management System (SWMS) designed to maintain pre-development water quality, volumes, and flows, and existing wetland hydroperiods on the site.

6.3 Water Quality Protection

The SWMS is intended to provide treatment of stormwater prior to offsite discharge, and to comply with water quantity and quality criteria of SJRWMD. BMPs will be followed in accordance with F.A.C. 62-25-040(7) during construction. These BMPs may include the construction of swales, erosion and sediment control structures, turbidity barriers, and other measures that will prevent sediment transport into on-site

wetlands and/or to off-site locations. The goal is to maintain sedimentation pollution within acceptable limits.

The maintenance of existing water quality of on-site blackwater creeks, tributaries, and the St. Mary's River is a high priority of the stormwater and project design. The SWMS will protect the water quality of receiving waters to comply with SJRWMD Environmental Resource Permit requirements and local criteria that may apply.

6.4 Fire and Smoke Management

Fire is a natural occurrence within the historic native pine flatwoods community that comprises a component of the proposed upland conservation areas. Under the HMP, a regular burn management program, as appropriate and in areas away from development, is intended to promote an open landscape with scattered pines, a low understory of grasses, and a diverse component of herbaceous plants. The influence of fire will stimulate the growth of endemic plants, maintain a mix of structure and composition within vegetation communities, and consequently, contribute to a high degree of wildlife biodiversity. Leaf litter, pine needle duff, and debris accumulating on the ground can contribute to prolonged surface fires and increase resource damage from unplanned wild fires. Pine needles suspended by shrubs and low branches contribute to heavy fuel loading, creating ladder fuels that can carry fire up into tree canopies. Most fires were historically caused by lightning strikes. The flora and fauna of natural pine flatwoods communities are adapted to periodic fires to control understory density and to stimulate pine recruitment. Implementation of a burn program that mimics natural fire occurrences and intensities within the upland conservation areas will serve to reduce hazardous accumulations of vegetative fuels and minimize risks to public safety and private property associated with occurrences of wildfires. Additional benefits to wildlife

include greater availability of open spaces, increased diversity and opportunity for herbaceous foraging, and facilitation of animal movement between the various habitats within the landscape.

In areas of the ENCPA where prescribed burns can be conducted, the burn rotation will be targeted for every three to five years or as necessary based on periodic reviews of upland areas. This short-return interval will limit hazardous fuel accumulation and minimize fire intensity, both of which are important considerations for proposed, adjacent developed lands. Burn cells will be designated by natural and man-made internal fire breaks. Approximately 20 to 50 acres would be targeted for prescribed fires each year with burn cell boundaries, subject to modification as specific cells are prepared for initial burning. Burns will be scheduled on a priority basis and executed only when site and weather conditions are favorable for successful achievement of the above management goals.

The specific objectives of the prescribed burning program will be as follows:

1. To maintain the ecological health and diversity of vegetative associations that historically evolved in response to natural fire (e.g., pine flatwoods or xeric uplands).
2. To maintain and enhance suitable habitats for resident wildlife.
3. To reduce hazardous accumulations of natural vegetative fuels, minimizing the risk to human safety and property from wildfires.

Site-specific smoke management and burn plans will be developed in accordance with Florida Division of Forestry (FDOF) guidelines to minimize the potential for impact to adjacent residential areas.

Special considerations that will be addressed for each prescribed burn will include: 1) reduction of emissions; 2) identification, avoidance, or special timing of smoke-sensitive areas; and 3) burning only when atmospheric conditions assure good smoke transport and dispersion.

All prescribed burns and smoke management plans will be prepared by a certified professional and submitted to the FDOF for review and permit approval prior to implementation. Local weather sources will be consulted to confirm that suitable weather conditions exist the day of the planned burn and local authorities will be notified prior to initiating prescribed burn activities.

Educational materials may be provided to all residents and business owners regarding the need for prescribed fire to manage the natural preserves as well as for wildfire suppression and protection of human life and property. Educational materials and delivery methods may include, but not be limited to: literature, brochures, websites, videos, slideshows, and Microsoft® PowerPoint presentations for local organizations and businesses. Educational materials will be obtained from either the national Firewise Communities/USA program or similar State of Florida program. In addition to ongoing public awareness efforts regarding benefits of prescribed burning involving the Stewardship District, the Property Owners Association, Homeowners Association, or Community Development District will ensure the timely and accurate dissemination of information to alert the community in advance of any fire management events. This will help to ensure a safe and appropriate response by the community during prescribed burns.

6.5 Nuisance and Exotic Species Maintenance

6.5.1 Nuisance Plant Species

Several N/E plant species listed on the Florida Exotic Pest Plant Council Invasive Plant List and Department of Agriculture and Consumer Services Noxious Weed List were observed within the proposed conservation

areas during on-site field investigations and mitigation monitoring. Observations included species such as torpedograss (*Panicum repens*), cattail (*Typha* sp.), Chinese tallowtree (*Sapium sebiferum*), and Carolina willow (*Salix caroliniana*), mainly scattered occurrences within the wetlands. Presence of N/E plant species will be documented during all monitoring events conducted in association with the proposed monitoring plan for the phases of the project sites. Coordination with a professional firm certified by the State of Florida in the control of N/E plant species will be conducted to locate and treat N/E plant species in an effort to maintain the total areal cover of these species below 10% as part of the mitigation/management activities. Herbicide application and/or physical removal will be utilized with appropriate environmental safeguards during the first monitoring year on an as-needed basis to establish initial control of these species. Designated conservation areas, buffers, and edges of retained wetlands will be inspected at least annually for the establishment of the Category I Invasive Plant Species. Any such plants observed during scheduled annual reviews or during an unscheduled review will be tagged and removed to prevent further propagation. Maintenance will be conducted on an annual basis during subsequent years. Maintenance of N/E plant species will be performed on an as-needed basis in perpetuity within all conservation areas. Incorporation of native vegetation in post-development landscaping to the greatest extent feasible will provide an additional mechanism for N/E species control by reducing or eliminating the potential for these species to spread to the conservation areas.

6.5.2 Nuisance Animal Species

Feral pig (*Sus scrofa*) tramping and wallowing can cause devastation to ecologically sensitive native habitats and wildlife. Feral pig wallows can adversely affect ponds and wetlands by muddying the water, creating algal blooms, destroying aquatic vegetation, and lowering overall water quality, affecting downstream receiving waters. In addition, digging and rooting activity of feral pigs near a watercourse leads to bank erosion, which in turn leads to poor fish production. Feral pig behavior also directly affects

wildlife populations. Feral pigs not only compete with white-tailed deer (*Odocoileus virginianus*) populations but they have also been associated with the population declines of northern bobwhite (*Colinus virginianus*) and wild turkey (*Meleagris gallopavo*) by damaging and destroying food and nesting sites for native animals.

If feral pig populations become a nuisance within the mitigation areas, a management program may be implemented to control the on-site population of this invasive species. This non-native animal has the potential to cause damage to the native habitats proposed for conservation under the HMP. Complete eradication may not be practicable given the presence of feral pig populations on adjacent lands coupled with the existing and proposed wildlife linkages throughout the site.

A variety of methods are available for management of this species ranging from live trapping and removal to lethal hunt and capture techniques. Management methods will be chosen and implemented based on practicability, site conditions, population densities, public safety, and cost effectiveness. Observations of feral pig activity documented during future monitoring events associated with the proposed monitoring plan will serve as a basis for evaluating the effectiveness of specific control methods and allow for adaptive management of feral pig populations within the proposed conservation areas.

6.6 Wildlife

Implementation of the HMP is intended to protect large mosaics of contiguous wetland and upland habitats within the site, thereby providing continuous ecological connections to the off-site natural lands. Implementation of the proposed enhanced preservation activities will provide for significantly improved foraging, nesting, and breeding habitat for a wide variety of wildlife species, such as the white-tailed deer, wild turkey, numerous wading birds, and other wetland-dependent and wetland-independent species. Box

culverts of appropriate dimensions and fencing to direct wildlife toward the crossings will also be placed along access roads to facilitate wildlife movement between on- and off-site habitats. Wildlife species utilizing the conservation areas post-development will be documented during future monitoring events associated with the proposed monitoring plan and adaptive management techniques will be implemented to provide continued habitat support for wildlife species. Individual listed wildlife species were previously discussed in detail in Section 4.3.

6.7 Monitoring Program

A monitoring program is established through permitting with SJRWMD and ACOE to document environmental conditions for wetland and upland mitigation areas and to determine when the enhancement criteria have been met. The general components of the monitoring program include data collection for a variety of attributes including qualitative and quantitative vegetation sampling, hydrologic monitoring, wildlife observations, and photographic documentation at representative locations.

Within each restoration area, a sufficient number of 25-foot-wide belt transects were established to sample a minimum of 10% of these areas. Monitoring within each belt transect will identify the overall percentage of each tree species, the number and species of any trees planted (if applicable), and the percent survival of any species of planted tree; summarize the natural community; estimate the natural establishment and/or recruitment of target vegetative species; and quantify the presence of N/E vegetation. Short-term monitoring will take place annually for an expected term of 5 years per SJRWMD and ACOE permit conditions. Monitoring within each of the sampling plots will identify the composition of groundcover species, quantify the percent cover of each species, and quantify the presence of N/E vegetation.

Metrics that may be used during short-term monitoring iterations to evaluate success include vegetation composition, wetland hydroperiod assessment, and percent occurrence of nuisance and exotic plant species. The criteria being monitored will include data collected in the following three strata:

- Canopy stratum: species composition, density estimates, and estimated percent canopy closure (utilizing a densiometer) within a standard-sized plot (round or square)
- Sapling/Shrub stratum: species composition, density, and estimated percent cover within a standard-sized plot (round or square)
- Groundcover stratum: species composition and estimated percent cover (including estimates for woody debris and litter) within a standard-sized plot (round or square)

Long-term monitoring efforts will be conducted once every 5 years within the mitigation areas, after the SJRWMD and ACOE have signed off on the short-term monitoring results and approved that the initial success criteria have been met. Monitoring of the sites once every 5 years will document the effectiveness of management efforts within the wetlands and uplands.

6.8 Education and Outreach

A goal of the HMP is to enhance public awareness of the importance of the habitats on the ENCPA site and inform residents of the natural flora and fauna that occur within their own neighborhood. The Education Program is envisioned to be phased with the specific elements implemented as development activities progress throughout the entirety of the ENCPA. Each element is intended to build on previous elements, ultimately producing a comprehensive environmental education program that achieves the goal of encouraging protection of the wildlife and natural habitats incorporated within the CHN.

The Education Program may include elements that will be targeted to provide the following specific objectives:

1. Documentation of the ENCPA, DSAP and SJRWMD Permitting Requirements Specific to the CHN

   The operating entity (e.g., Home Owners Association, Community Association, permittee, etc.) will be provided with documents including permits, management plans, and other CHN-controlling authorizations in order to ensure that the proper mechanisms are established to implement them. Annual meetings may be held to review the CHN provisions and their implementation, as necessary. An operating entity representative will be designated to conduct this review and report at an annual meeting of the operating entity.

2. Educational Outreach

   With the approval of each DSAP, education outreach opportunities will be identified and implemented. These may include nature walks, nature programs, land management involvement opportunities and other specific programs to enlighten and educate residents of East Nassau, and the county as a whole, as to the natural values incorporated in the CHN; and provide nature-oriented recreation opportunities.

3. CHN Management Board

   It is envisioned that a CHN Management Board (Board) may be formed. The Board will have a three-pronged focus: coordinated land management of the CHN; development of comprehensive, nature-oriented educational opportunities; and organization of nature-oriented recreational programs. Operational guidelines will be established by the first Board at the time of organization.

Consistent with Nassau County 2030 Comprehensive Plan Future Land Use Element policy FL.13.07(A)(1)(d), an environmental education program will be created for each DSAP during the SJRWMD permitting process.

The intent will be to work with the school to take advantage of the environmental education opportunities available on the site. The master development plan conserves key natural areas, provides important habitat for indigenous wildlife, and provides a system of natural areas that facilitate the use, enjoyment, and educational value of the property's natural ecosystems.

A goal of the educational component of the plan is to enhance public awareness of the importance of the habitats on the East Nassau project site and inform residents of the natural flora and fauna that may be found within the property. Outdoor education programs intended to be implemented within the project site may include nature walks and other programs. Additionally, the plan proposes installation of low-impact nature trails and multi-use paths throughout the property (Comprehensive Plan – Policy FL.13.04). The trails will incorporate interpretive elements such as signs and kiosks, which provide students, residents, and visitors with information regarding the various wetland and upland habitats and the wildlife that may be found within them. The proposed large upland and wetland preserves will provide valuable outdoor classrooms for teaching local school children and residents of all ages that value living in harmony with Florida's natural and cultural resources.

6.9 Goals

Implementation of the HMP will promote the conservation objectives of the CHN. The wetlands remaining post-development will continue to provide habitat for resident wildlife species. The creation of wet

retention ponds will provide for increased contiguity of habitat to other areas of the site that are under-utilized because of lack of hydrology and provide additional functional habitat to wildlife species for loafing, nesting, resting, and/or feeding. The current functions and values on the site are expected to be increased and maintained through the creation of a SWMS associated with the project site.

The wetlands proposed for preservation throughout the ENCPA are regionally significant and connect to regionally significant resources offsite as well (St. Marys River and Nassau River). Preservation of enhanced upland habitats adjacent to the wetland conservation lands described above will also contribute to the ecological value of habitat linkages throughout the site. Proposed enhanced upland preservation areas will offer habitat diversity within the conservation linkages and habitat support of large, preserved wetland systems on the project. Successful achievement of the HMP goals will be documented through implementation of the monitoring plan designed for the ENCPA.

To meet the objectives of the approved compensatory mitigation plan, the wetland restoration areas will achieve the following performance standards as conditioned in the ACOE permit (SAJ-2014-02316) for DSAP 1:

- At least 80% cover by appropriate wetland species (i.e., Facultative [FAC] or wetter);
- Less than 10% total cover by Category I and II invasive exotic plant species, pursuant to the most recent list established by the Florida Exotic Pest Plant Council, and including the nuisance species Peruvian primrosewillow (*Ludwigia peruviana*), dogfennel (*Eupatorium capillifolium*), bermudagrass (*Cynodon dactylon*), bahiagrass (*Paspalum notatum*), and cattail;
- Less than 20% mortality of any planted wetland species;
- Hydrologic conditions supporting soils that are saturated to the surface between 5% and 12.5% of the growing season; and

- If the restoration areas do not retain an 80% canopy of wetland vegetation within three years, supplemental plantings of wetland canopy species will be implemented in accordance with the permit conditions to promote growth by target vegetation.

These performance standards shall be achieved by the end of the 5-year monitoring period for each mitigation site, with no maintenance during the fifth year of monitoring. In the event the performance standards have not been achieved, an approved remediation program will be implemented in accordance with the permit conditions.

6.10 Adaptive Management

Adaptive management is intended to modify management strategies in response to new data as needed during the habitat restoration and enhancement processes. Wildlife utilization, abundance, and diversity of species can be assessed as a reliable indicator of the productivity and success of the HMP management strategies. The incorporation of adaptive management into the overall plan will provide opportunities to modify those elements of the HMP to reflect new information that may become available as continued surveys and monitoring are conducted. This will allow for adjustments to be incorporated into the on-site management and maintenance plans, if results of the monitoring program indicate that the proposed goals are not being achieved or that the management design may need to be modified to better achieve the proposed goals for wildlife habitat.

Species indicative of successful wildlife management efforts include wild turkeys, white-tailed deer, wading birds (including listed species), dabbling ducks, and migratory songbirds. Regeneration of grasses and forbs would be indicators of successful vegetation management efforts. Seasonal wildlife population and vegetation survey data will be collected during bi-annual wetland and upland monitoring events.

Trends in animal populations and plant communities will become evident once the data is interpreted over the course of time. Modifications to management strategies may be made, as necessary, to meet proposed goals.

6.11 Summary of Conservation and Management Measures

The ENCPA Sector Plan and Comprehensive Plan policies describe the conservation measures that may be employed for long-term protection and management of preserved wetland and upland habitats and resident wildlife species. Proposed conservation measures and management practices are intended to benefit local and regional wildlife by maintaining and/or improving hydrologic connectivity and ecological functions and values that are typical of wetlands, lakes, and associated upland communities. The conservation areas will also provide aesthetic, educational, and recreational benefits for local and regional residents. The following is a summary of the proposed conservation and management measures that may be implemented, and the conservation benefits that may be anticipated to result from implementation of these measures:

- Preserve natural values and functions within the region for benefit of wildlife and human quality of life
- Wetland Preservation
    - Wetlands within the mitigation areas and CHN will be protected in perpetuity through recordation of a conservation easement
    - Permanent protection from future disturbances to the vegetative community structure
    - Natural plant communities in clearcuts will regenerate over time, resulting in enhanced wetland function and increased benefit to resident and regional wildlife

    - Protection from future disturbances will result in increased habitat diversity and quality as communities re-establish and mature
    - Long-term conservation benefits to local and regional wildlife
- Wetland and Surface Water Enhancement
    - Removal of N/E plant species to improve habitat diversity and value
    - Restore or maintain natural sheet flow and hydrology on the site
    - Improve regeneration of native plant communities from remaining and adjacent seed sources
    - Enhance and/or restore habitat diversity for the benefit of resident and regional wildlife
- Upland Enhancement
    - Buffers
        - permanent preservation of forested buffers will improve wildlife habitat quality, improve water quality, and protect wetlands from future disturbances
        - uplands protected in perpetuity through recordation of conservation easement
        - preservation will protect from further disturbance and allow natural regeneration of native plant communities and wildlife habitats typical of uplands
        - implementation of long-term prescribed fire and/or other management techniques and N/E plant management programs
        - allow native vegetative community to regenerate
        - improve quality and diversity of upland wildlife habitat
- Wildlife Habitat linkages
    - Allow for large contiguous linkages
    - Reduce landscape fragmentation
    - Increase habitat heterogeneity

    - Provide habitat for upland, wetland, wetland-dependent, and aquatic species
    - Provide buffers wider than required for wetlands within linkages
    - Ensure long-term preservation of biodiversity and ecological functions and connectivity (e.g., hydrologic connectivity) to off-site adjacent and regional landscapes
    - Ensure genetic health of animal populations by providing connectivity within regional populations
    - Provide landscape connectivity along Lofton Creek and other blackwater creeks through the ENCPA as part of the CHN
- Surface Water Protection
    - Prevent future disturbances to water quality and surface water habitat
    - Improve habitat quality by providing deep and shallow waters within the SWMS that afford long-term conservation benefits to a variety of species

7.0 SILVICULTURAL AND AGRICULTURAL ACTIVITIES

As part of the Future Land Use Element of the Comprehensive Plan, Policy FL.13.13, silvicultural and agricultural activities will continue to be allowed within the CHN. When final boundaries of any portion of the CHN are established as described in Section 2.1, a silvicultural management plan will be developed in accordance with BMPs to protect the conservation objective of the CHN. Silvicultural activities will be allowed within a parcel until building permits are issued for the parcel. After development, such activities will be limited to the range of allowable uses for the applicable land use sub-category, unless these uses are provided for by the development order applicable to such parcel.

8.0 ST. MARYS RIVER GREENWAY

The Future Land Use Policy in the Comprehensive Plan for the ENCPA established specific development criteria for the St. Marys River Greenway (Greenway). The Greenway shall consist of the areas with remarkable high topography (bluffs) adjacent to the St. Marys River or Bells River in locations as depicted on the adopted ENCPA Master Land Use Plan. The development design of areas adjacent to the St. Marys River within the Greenway will focus on the protection of the bluffs and view of the river. These areas will be preserved for the unique visual and physical characteristics of the riverfront and bluffs. The following development guidelines shall be enforced to ensure consistency with this policy:

A) The Greenway shall have an average minimum width of 100 feet, with a minimum width of 50 feet in any one location;

B) Development within the Greenway shall include points of public access for the purposes of providing non-vehicular pedestrian connectivity to key locations in the resort area and to the internal ENCPA multi-use pathway system; and

C) Development within the Greenway shall be limited to river access facilities observation decks and walkways, educational or conservation centers, golf courses, walking trails, and other passive recreational uses. Golf course areas within the Greenway shall not be permitted within the minimum required 50 feet buffer area.

A more detailed management plan for this area will be provided at the time site plans for this area are developed.

9.0 END REFERENCES

1. Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Third Edition. 91pp.

2. Florida Natural Areas Inventory. 2010. Natural Resource Inventory for Osceola County, Florida. Florida Natural Areas Inventory. Tallahassee; (FL).

Volume II

E. NASSAU COUNTY PLANNING AREA
FEDERAL & STATE PERMITS and CONDITIONS

DSAP 1

State Permit – St. Johns River Water Management District (SJRWMD)

Conceptual Permit – #139976-1
Issued: June 22, 2015

Conceptual Permit - #139976-46
Modified in 2019 to remove the Wildlight Commerce Center project area from the conceptual permit.
Revised acreage: 2,938 acres to 2,777.68
Permit Valid for 20-years

Numerous construction permits have been issued. Permits with mitigation include:
#139976-2 – Elementary school
#139976-3 – Market Street
#139976-6 – North Village Center
#139976-7 – Haul Road & 84 Lots
#139976-17 – Wildlight Phase 1C
#139976-47 – Commerce Park
#139976-54 – Pod 7, Phases I and II (Pulte Project)
#139976-55 – Pod 4 Mass Grading
#139976-61 – Pod 4 Mass Grading Modification

Pending permit applications
#139976-59 – Wildlight Avenue Extension

Federal Permit – Department of the Army, Corps of Engineers (ACOE)

Individual Permit – SAJ-2014-02316
Issued: September 30, 2015
Permit Valid for 25 years

Two modifications were issued by ACOE.
SAJ-2014-02316 – Modification – 1 for changes in impacts and wetland acreage for Wildlight Phase 1C
SAJ-2014-02316 – Modification – 2 for changes in impacts and wetland acreage for Commerce Park

Third modification was assumed by DEP and is pending for Pods 4, 5, 6, and 7.
3rd modification is for remaining wetland acreage changes and some wetland impact changes.

Approved Jurisdictional Determination for SAJ-2015-02316.
Expired: August 27, 2020

DSAP 1: Permit Conditions for Mitigation

SJRWMD

Mitigation will occur in phases to offset the impacts per phase.
A conservation easement must be recorded 1) before dredging, filling or clearing any wetland or surface water for which mitigation is required, 2) before the sale of any parcel or lot, 3) before recording the subdivision plat or 5) before use of infrastructure for its intended use, whichever occurs first.

ACOE
Mitigation Conditions based on the last approved Modification - 2
Wetland Restoration
0.93 acre of trail roads to be removed and elevation/grade restored to wetland elevation.
86.59 acres **minimum** of planted pine to be restored to wet pine flatwoods.
- selectively remove slash pine to 50 basal area.
- remove beds and furrows to restore to natural elevation and grade.

Wetland Preservation
949.09 acres **minimum**

Upland Restoration
247.58 acres **minimum** will be restored to upland pine flatwoods.
- selectively remove slash pine to 50 basal area.
- remove beds and furrows to restore to natural elevation and grade.

Upland Preservation
11.63 acres

ACOE Mitigation Performance Standards
- Achieve at least 80% cover by appropriate wetland species,
- Cover of Category I and II invasive plant species, pursuant to the most current list established by the Florida Exotic Pest Plan Council and the nuisance species primrose willow (*Ludwigia peruviana)*, dog fennel (*Eupatorium capilllifolium*), bermudagrass (*Cynodon dactylon*), bahiagrass (*Paspalum notatum*), and cattail (*Typha* spp.) shall total less than 10%,
- Have less than 20% mortality of any planted wetland species,
- Maintain hydrologic conditions supporting soils that are saturated to the surface between 5 and 12.5% of the growing season,
- If restoration does not meet 80% canopy of wetland vegetation within 3 years, the permittee shall promote the growth of target vegetation by randomly planting an equal mixture of cypress (*Taxodium* sp.), sweetbay (*Magnolia virginiana*), loblolly bay (loblolly bay (*Gordonia lasianthus*), and swamp tupelo (*Nyssa sylvatica* var. *biflora*) at a density of a minimum of 100 stems per acre of 3-gallon size, 5-6 feet in height, no single species comprises more than 30% of the total number of trees planted,
- The Performance Standards must be achieved by the end of the 5-year monitoring period. Remediation will be required if the Performance Standards are not met.

ACOE Monitoring and Reporting
Restoration Area Monitoring
- Establish 25-foot-wide belt transects covering a minimum of 10% of the area,
- Identify the overall percentage of each species of tree, number planted (if planting occurred), percent survival of planted trees, summarize the natural community, estimate natural recruitment of target species and quantify the presence of nuisance/exotic vegetation.

- Establish 10 randomly placed 1-square-meter plots along the transects,
- Stake in the field fixed reference points,
- Identify the composition of ground cover species, quantify the percent cover of the species and quantify the presence of nuisance/exotic vegetation.

Reporting

- Perform a time-zero monitoring event within 60 days of completion of each phase,
- Submit the report within 60 days of completion of the monitoring event,
- Perform annual monitoring of the restoration areas for a total of no less than 5 years for each area,
- Submit reports within 60 days of completion of monitoring event.

Mitigation will be released upon meeting the performance standards after the 5 years of monitoring.
Once the area is released, no further monitoring or reporting is required.
The permittee, successors or transferees remain perpetually responsible to ensure the mitigation areas remain in a condition appropriate to offset the authorized impacts.

Conservation easements will placed over mitigation areas with ACOE as a third party beneficiary.

Permit Condition Status - Mitigation Monitoring Status

Permit Nos. 139976-2, -3, -6, and -7:
Performance standards met, monitoring no longer required. ACOE and SJRWMD signed off on the mitigation areas in 2020.

Permit No. 139976-17:
Completed Time zero and First Annual monitoring events.

Permit No. 139976-47, -54 and -61– monitoring has not yet begun.
-47: monitoring will begin when project begins.
-54, -61: monitoring will begin in 2021.

CHESTER ROAD PROJECT

State Permit – SJRWMD

Conceptual Permit – #145638-1
Issued: September 6, 2016
A permit extension was issued (August 2020) and the expiration is now June 26, 2037.
However, some form of construction must begin within 5 years (by September 2021) of the original issued permit for the permit to remain valid.

Federal Permit – ACOE

SAJ-2016-00118
Permit Valid for 25-years

Approved Jurisdictional Determination for SAJ-2016-00118.
Expires: August 4, 2021

Chester Road: Permit Conditions for Mitigation

SJRWMD
Mitigation will occur in phases to offset the impacts per phase.
A conservation easement must be recorded 1) before dredging, filling or clearing any wetland or surface water for which mitigation is required, 2) before the sale of any parcel or lot, 3) before recording the subdivision plat or 5) before use of infrastructure for its intended use, whichever occurs first.

Mitigation Conditions
Wetland Restoration
62.24 acres **minimum** of planted pine to be restored to wet pine flatwoods.
- selectively remove slash pine to 50 basal area
- remove beds and furrows to restore to natural elevation and grade.

Wetland Preservation
346.05 acres **minimum**
Upland Restoration
144.21 acres **minimum** restored to upland pine flatwoods
- selectively remove slash pine to 50 basal area
- remove beds and furrows to restore to natural elevation and grade.

Upland Preservation
11.63 acres

ACOE Mitigation Performance Standards
- Achieve at least 80% cover by appropriate wetland species,
- Cover of Category I and II invasive plant species, pursuant to the most current list established by the Florida Exotic Pest Plan Council and the nuisance species primrose willow (*Ludwigia peruviana)*, dog fennel (*Eupatorium capilllifolium*), bermudagrass (*Cynodon dactylon*), bahiagrass (*Paspalum notatum*), and cattail (*Typha* spp.) shall total less than 10%,
- Have less than 20% mortality of any planted wetland species,
- Maintain hydrologic conditions supporting soils that are saturated to the surface between 5 and 12.5% of the growing season,
- If restoration does not meet 80% canopy of wetland vegetation within 3 years, the permittee shall promote the growth of target vegetation by randomly planting an equal mixture of cypress (*Taxodium* sp.), sweetbay (*Magnolia virginiana*), loblolly bay (loblolly bay (*Gordonia lasianthus*), and swamp tupelo (*Nyssa sylvatica* var. *biflora*) at a density of a minimum of 100 stems per acre of 3-gallon size, 5-6 feet in height, no single species comprises more than 30% of the total number of trees planted,
- The Performance Standards must be achieved by the end of the 5-year monitoring period. Remediation will be required if the Performance Standards are not met.

ACOE Monitoring and Reporting
Restoration Area Monitoring
- Establish 25-foot-wide belt transects covering a minimum of 10% of the area,
- Identify the overall percentage of each species of tree, number planted (if planting occurred), percent survival of planted trees, summarize the natural community, estimate natural recruitment of target species and quantify the presence of nuisance/exotic vegetation.
- Establish 10 randomly placed 1-square-meter plots along the transects,
- Stake in the field fixed reference points,

- Identify the composition of ground cover species, quantify the percent cover of the species and quantify the presence of nuisance/exotic vegetation.

Reporting

- Perform a time-zero monitoring event within 60 days of completion of each phase,
- Submit the report within 60 days of completion of the monitoring event,
- Perform annual monitoring of the restoration areas for a total of no less than 5 years for each area,
- Submit reports within 60 days of completion of monitoring event.

Mitigation will be released upon meeting the performance standards after the 5 years of monitoring. Once the area is released, no further monitoring or reporting is required.
The permittee, successors or transferees remain perpetually responsible to ensure the mitigation areas remain in a condition appropriate to offset the authorized impacts.

Conservation easements will placed over mitigation areas with ACOE as a third party beneficiary.

Chester Road: Permit Conditions for Mitigation

Project has not begun, therefore, no mitigation has been utilized or placed under CE.

E. Nassau DSAP 1

Long-Term Management and Maintenance Plan

Due to the location of the site (adjacent to Interstate 95, State Road 200 [A1A], and future surrounding development), prescribed burning will not be a feasible management technique for the upland areas within this portion of the Conservation Habitat Network (CHN) and mitigation areas. Mechanical treatment of the restoration areas, primarily uplands, will be used, along with pine (*Pinus* sp.) tree thinning techniques, as needed. Site evaluations will be conducted every 5-years to determine the maintenance needs of the conservation areas.

The Long-Term Management/Maintenance Plan is as follows:

1. Conduct maintenance events for nuisance and/or exotic species observed in the conservation areas. Maintenance will include herbicide control and/or manual removal of invasive and nuisance/exotic species;

2. If pine tree densities within the hydric pine flatwoods and the upland flatwoods become greater than a basal area ranging from 30 to 50 sq. ft. (total cross-sectional area of trees at diameter at breast height per acre) within the conservation areas, thinning of the pine trees will be conducted;

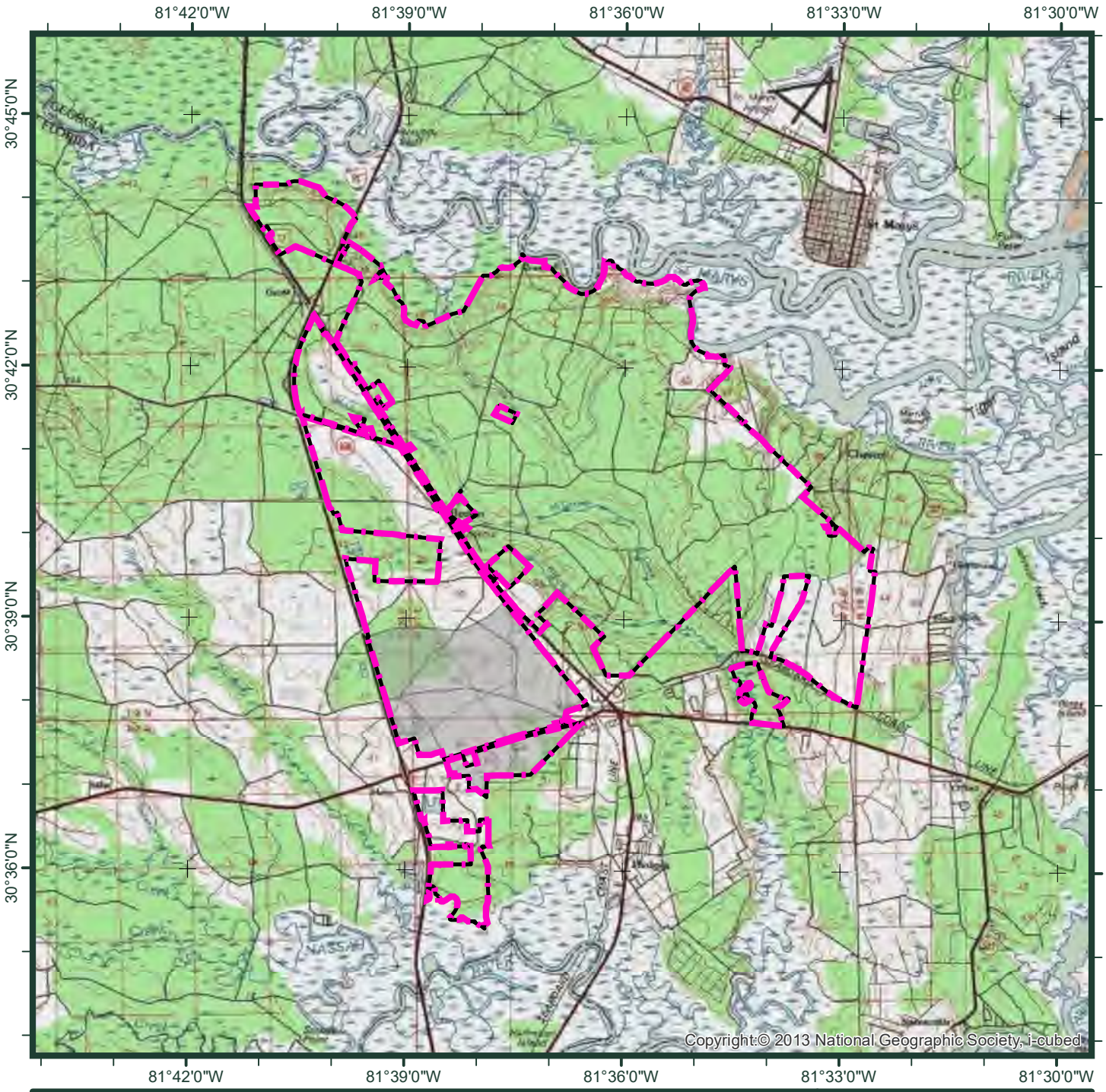
3. Conduct mechanical treatments (roller chopping) of the understory within the conservation areas, primarily the upland buffers, to reduce fuel loads in order to prevent dangerous wildlife fires, as needed based on the 5-year site evaluation;

4. Removal of trash and/or yard waste debris from the conservation areas on a quarterly basis;

5. Maintain the upkeep of conservation area signs and any boardwalks within the mitigation areas.

EXHIBIT 1

LOCATION MAP
OF THE E. NASSAU COMMUNITY PLANNING AREA,
NASSAU COUNTY, FLORIDA

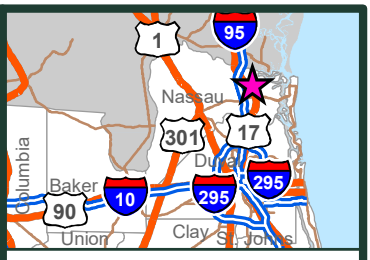


Legend

ENCPA Boundary

DSAP 1

Source: Breedlove, Dennis & Associates, Inc.



0 1 2 Miles

1 inch = 10,560 feet

EXHIBIT 1.
LOCATION OF THE EAST NASSAU COMMUNITY PLANNING AREA (ENCPA), NASSAU COUNTY, FLORIDA.

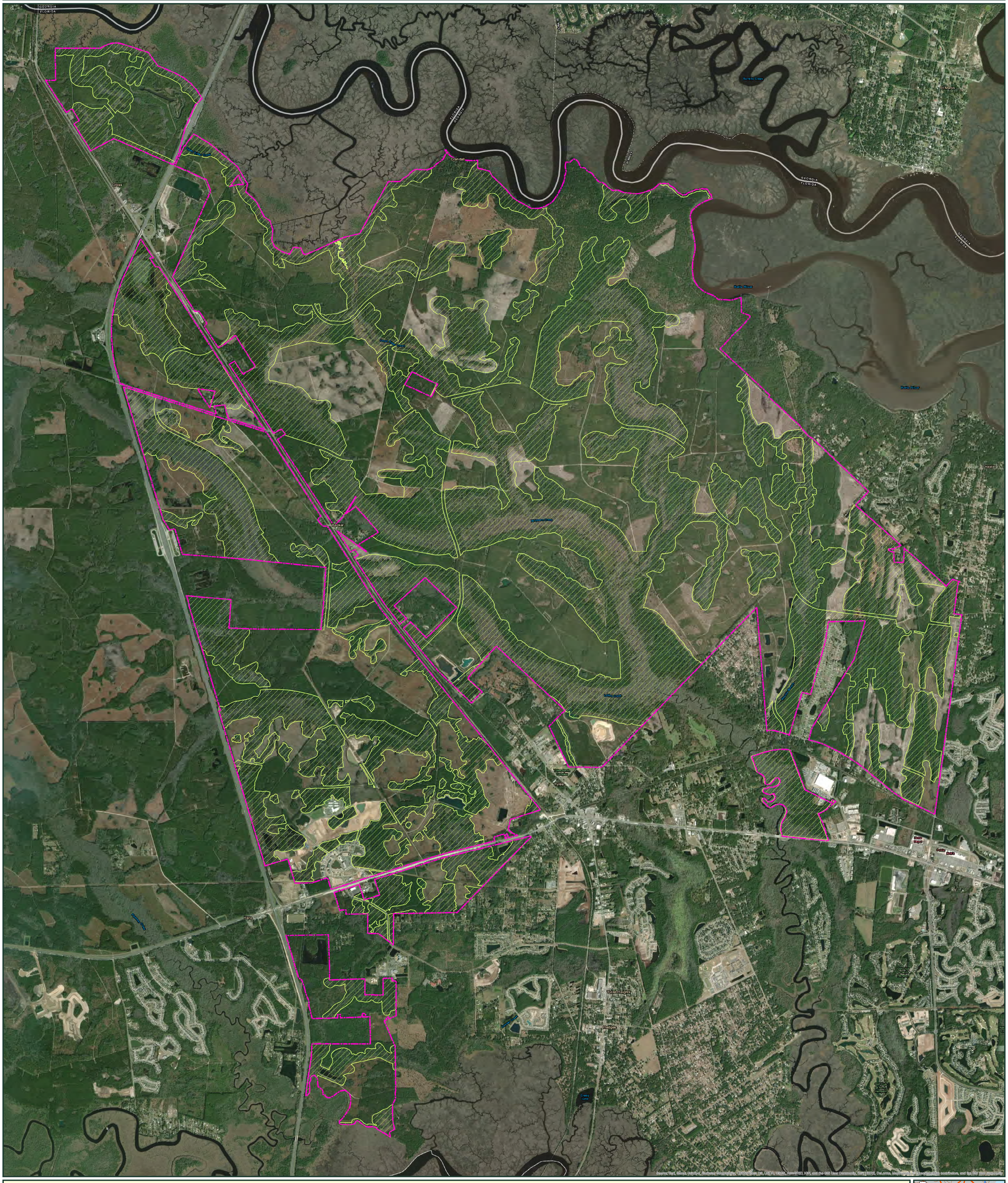
BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
Environmental Consultants
330 W. Canton Ave., Winter Park, FL 32789 • 407-677-1882

FML • 8/26/2020 • P:\ATG\2004099\HMP_202008\ARCGIS\Location.mxd

EXHIBIT 2

CONSERVATION AND HABITAT NETWORK MAP WITHIN THE E. NASSAU COMMUNITY PLANNING AREA, NASSAU COUNTY, FLORIDA

EXHIBIT 2. CONSERVATION HABITAT NETWORK (CHN) FOR THE EAST NASSAU COMMUNITY PLANNING AREA (ENCPA), NASSAU COUNTY, FLORIDA.



Legend

- ENCPA Boundary
- Conservation Habitat Network (CHN) (10,171.89 acres)

Source: various

0 1,500 3,000 4,500 Feet

1 inch = 1,500 feet

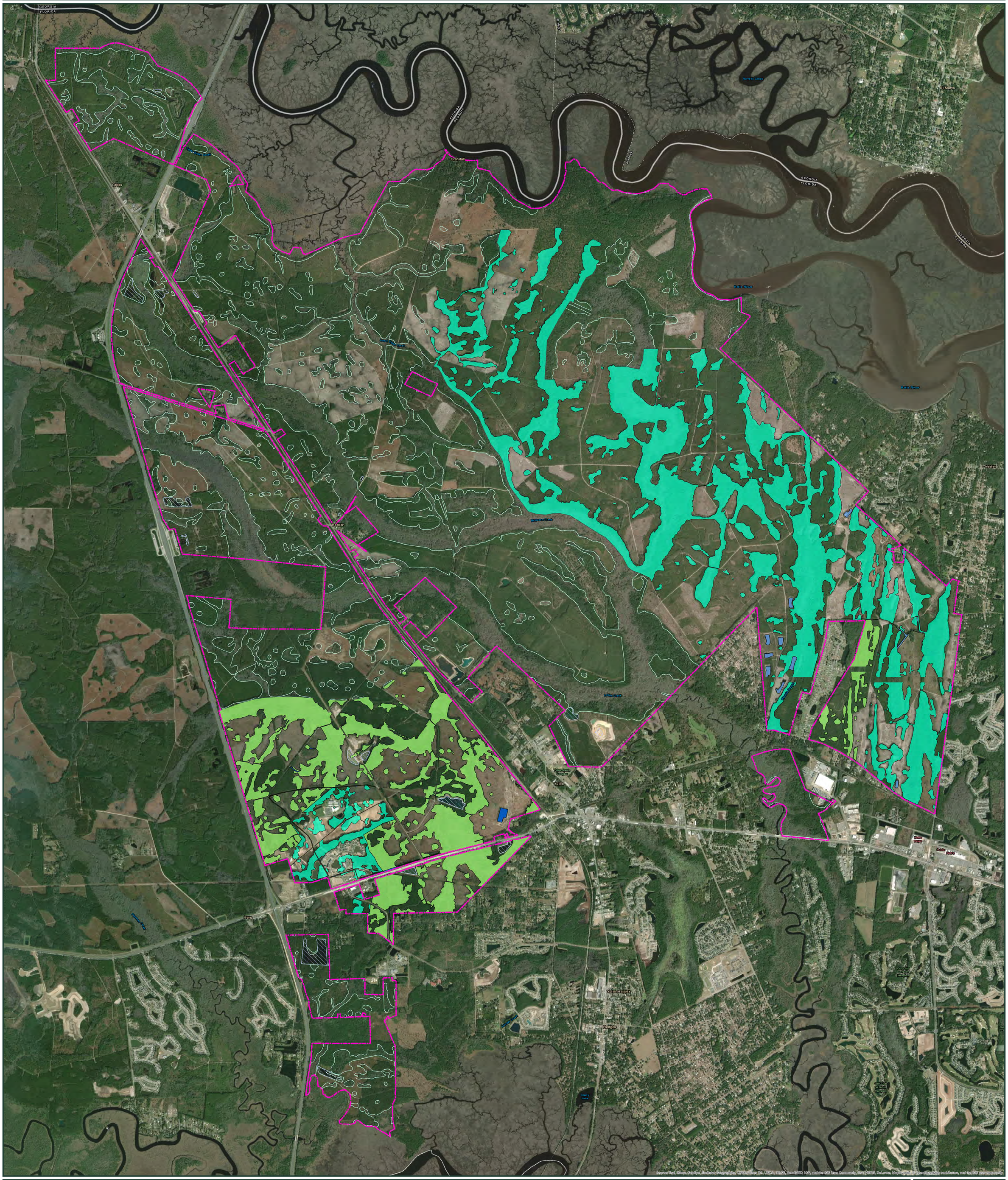
BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
Environmental Consultants
330 W. Canton Ave., Winter Park, FL 32789 • 407-677-1882

CBT • 8/27/2020 • P:\ATG\2004099\HMP_202008\ARCGIS\CHN.mxd

EXHIBIT 3

JURISDICTIONAL WETLAND MAP
WITHIN THE E. NASSAU COMMUNITY PLANNING AREA,
NASSAU COUNTY, FLORIDA

EXHIBIT 3. JURISDICTIONAL WETLANDS AND SURFACE WATERS ON THE EAST NASSAU COMMUNITY PLANNING AREA (ENCPA), NASSAU COUNTY, FLORIDA.



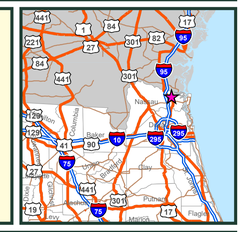
Legend

ENCPA Boundary

Approved Jurisdiction:
- Wetlands (1,203.63 ac)
- Surface Waters (11.48 ac)

Formal Wetland Determination (FWD):
- Wetlands (2,573.02 ac)
- Surface Waters (26.54 ac)

Potentially Jurisdictional:
- Wetlands (4,219.43 ac)
- Surface Waters (103.77 ac)



Source: various.

0 1,500 3,000 4,500 Feet

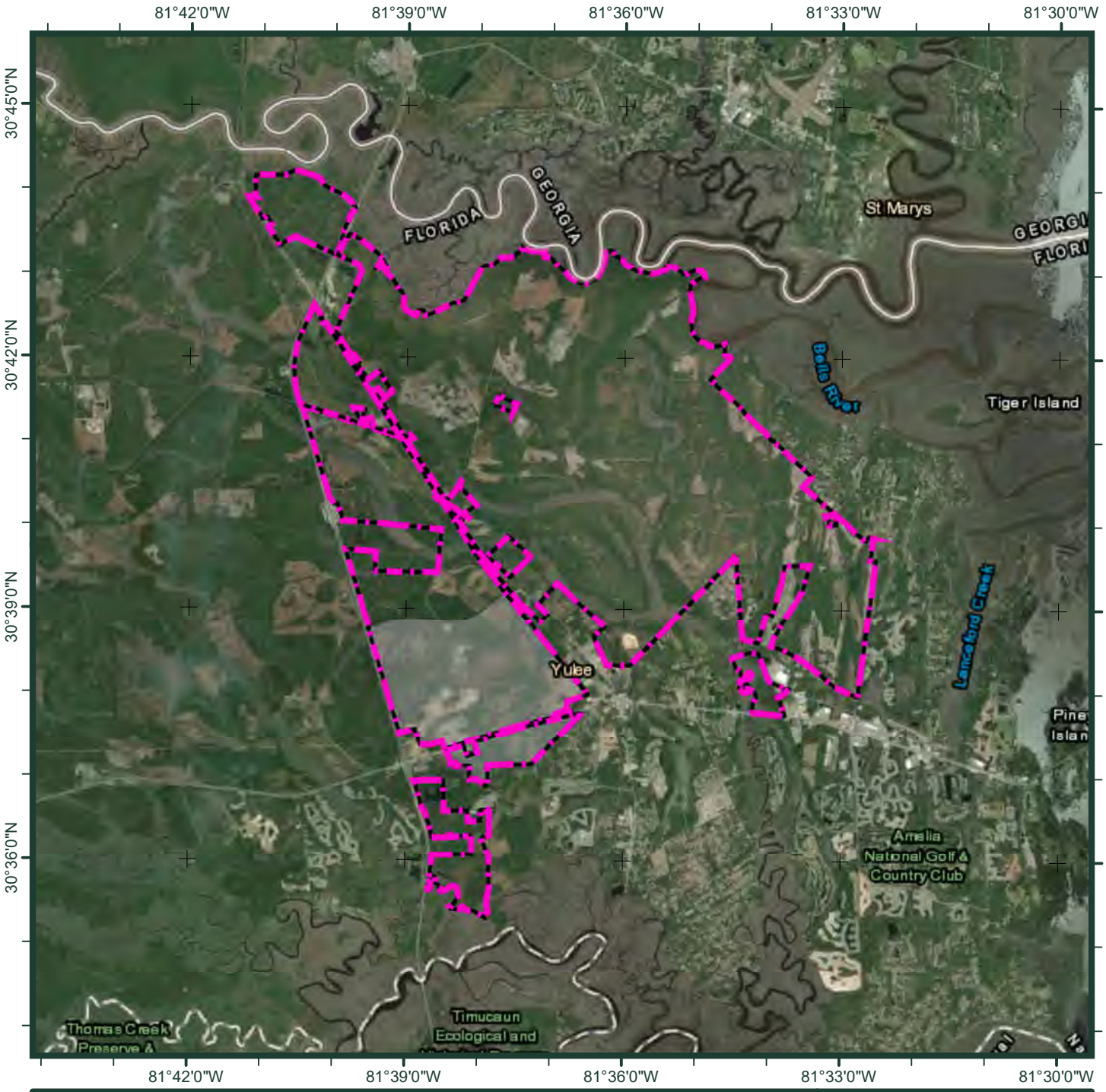
1 inch = 1,500 feet

BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
Environmental Consultants
330 W. Canton Ave., Winter Park, FL 32789 • 407-677-1882

CBT • 8/26/2020 • P:\ATG\2004099\HMP_202008\ARCGIS\Wetlands.mxd

EXHIBIT 4

AERIAL PHOTOGRAPH OF THE E. NASSAU COMMUNITY PLANNING AREA, NASSAU COUNTY, FLORIDA

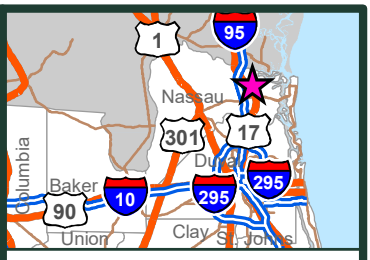


Legend

ENCPA Boundary

DSAP 1

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



0 1 2 Miles

1 inch = 10,560 feet

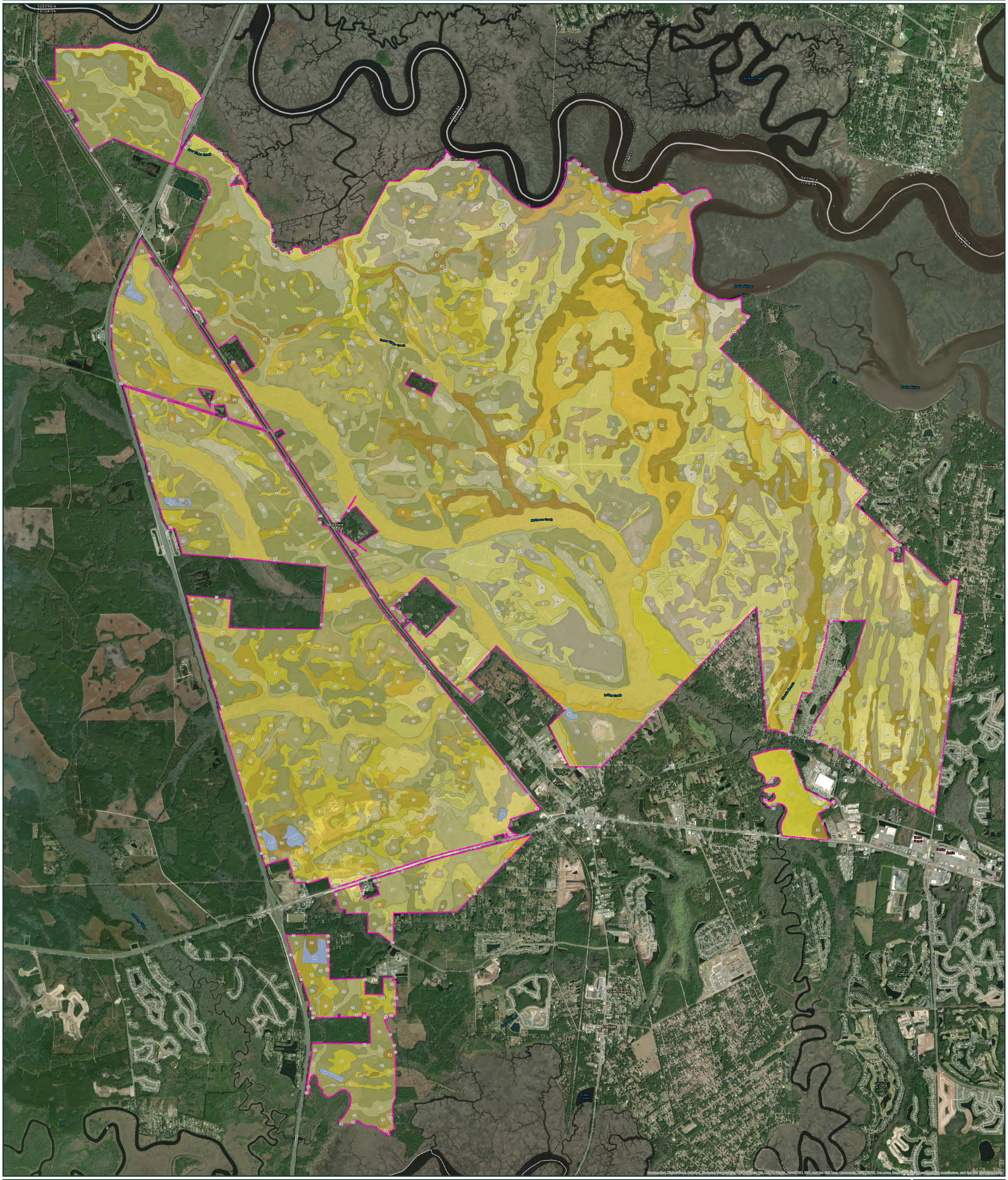
EXHIBIT 4.
LOCATION OF THE EAST NASSAU COMMUNITY PLANNING AREA (ENCPA), NASSAU COUNTY, FLORIDA.

BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
Environmental Consultants
330 W. Canton Ave., Winter Park, FL 32789 • 407-677-1882

EXHIBIT 5

NATURAL RESOURCE CONSERVATION SERVICE SOILS MAP OF THE E. NASSAU COMMUNITY PLANNING AREA, NASSAU COUNTY, FLORIDA

EXHIBIT 5. LAND USE / LAND COVER MAP OF THE EAST NASSAU COMMUNITY PLANNING AREA (ENCPA), NASSAU COUNTY, FLORIDA.



Legend

- ENCPA Boundary

NRCS Soils

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

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

0 1,500 3,000 4,500 Feet

1 inch = 1,500 feet

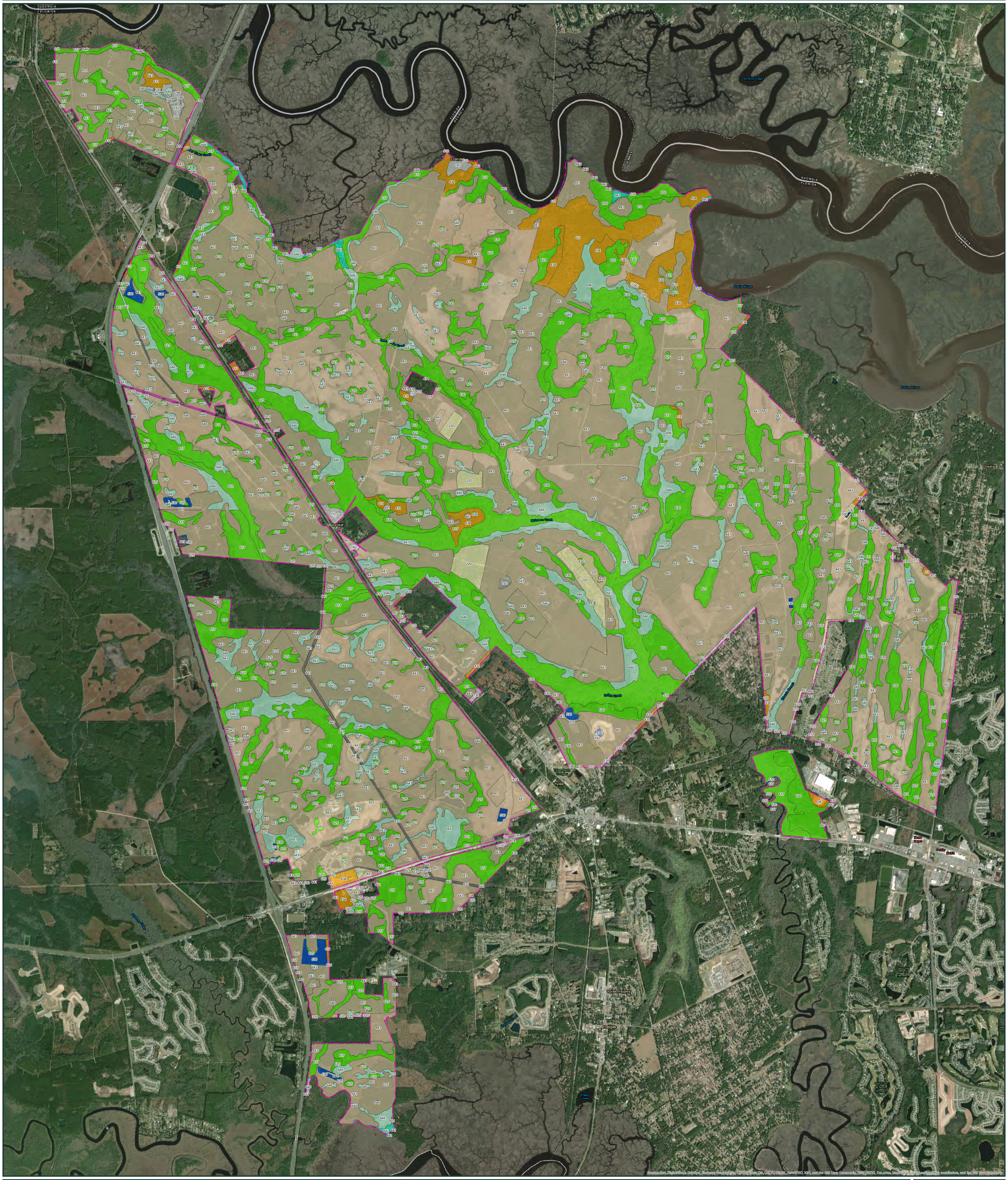
BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
Environmental Consultants
330 W. Canton Ave., Winter Park, FL 32789 • 407-677-1882

CBT • 8/26/2020 • P:\ATG\2004099\HMP_202008\ARCGIS\Soils.mxd

EXHIBIT 6

FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM MAP OF THE E. NASSAU COMMUNITY PLANNING AREA, NASSAU COUNTY, FLORIDA

EXHIBIT 6. LAND USE / LAND COVER MAP OF THE EAST NASSAU COMMUNITY PLANNING AREA (ENCPA), NASSAU COUNTY, FLORIDA.

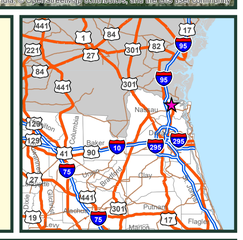


Legend

- ENCPA Boundary

SJRWMD Land Use

- 110 - Residential, Low Density
- 120 - Residential, Medium Density
- 130 - Residential, High Density
- 140 - Commercial and Services
- 155 - Other Light Industrial
- 162 - Sand and Gravel Pits
- 166 - Holding Ponds
- 186 - Community Recreational Facilities
- 211 - Improved Pastures
- 212 - Unimproved Pastures
- 213 - Woodland Pastures
- 215 - Field Crops
- 220 - Tree Crops
- 310 - Herbaceous (Dry Prairie)
- 320 - Shrub and Brushland
- 330 - Mixed Rangeland
- 411 - Pine Flatwoods
- 434 - Hardwood - Coniferous Mixed
- 440 - Tree Plantations
- 441 - Coniferous Plantations
- 443 - Forest Regeneration Area
- 510 - Streams and Waterways
- 530 - Reservoirs
- 611 - Bay Swamps
- 617 - Mixed Wetland Hardwoods
- 621 - Cypress
- 625 - Hydric Pine Flatwoods
- 630 - Wetland Forested Mixed
- 641 - Freshwater Marshes
- 642 - Saltwater Marshes
- 643 - Wet Prairies
- 644 - Emergent Aquatic Vegetation
- 646 - Treeless Hydric Savanna
- 720 - Sand Other than Beaches
- 741 - Rural land in transition
- 742 - Borrow Areas
- 814 - Roads and Highways
- 819 - Transportation Facilities Under Construction
- 820 - Communications
- 832 - Electrical Power Transmission Lines



Source: St. Johns River Water Management District Land Use / Land Cover (SJRWMD); 2004.

0 1,500 3,000 4,500 Feet

1 inch = 1,500 feet

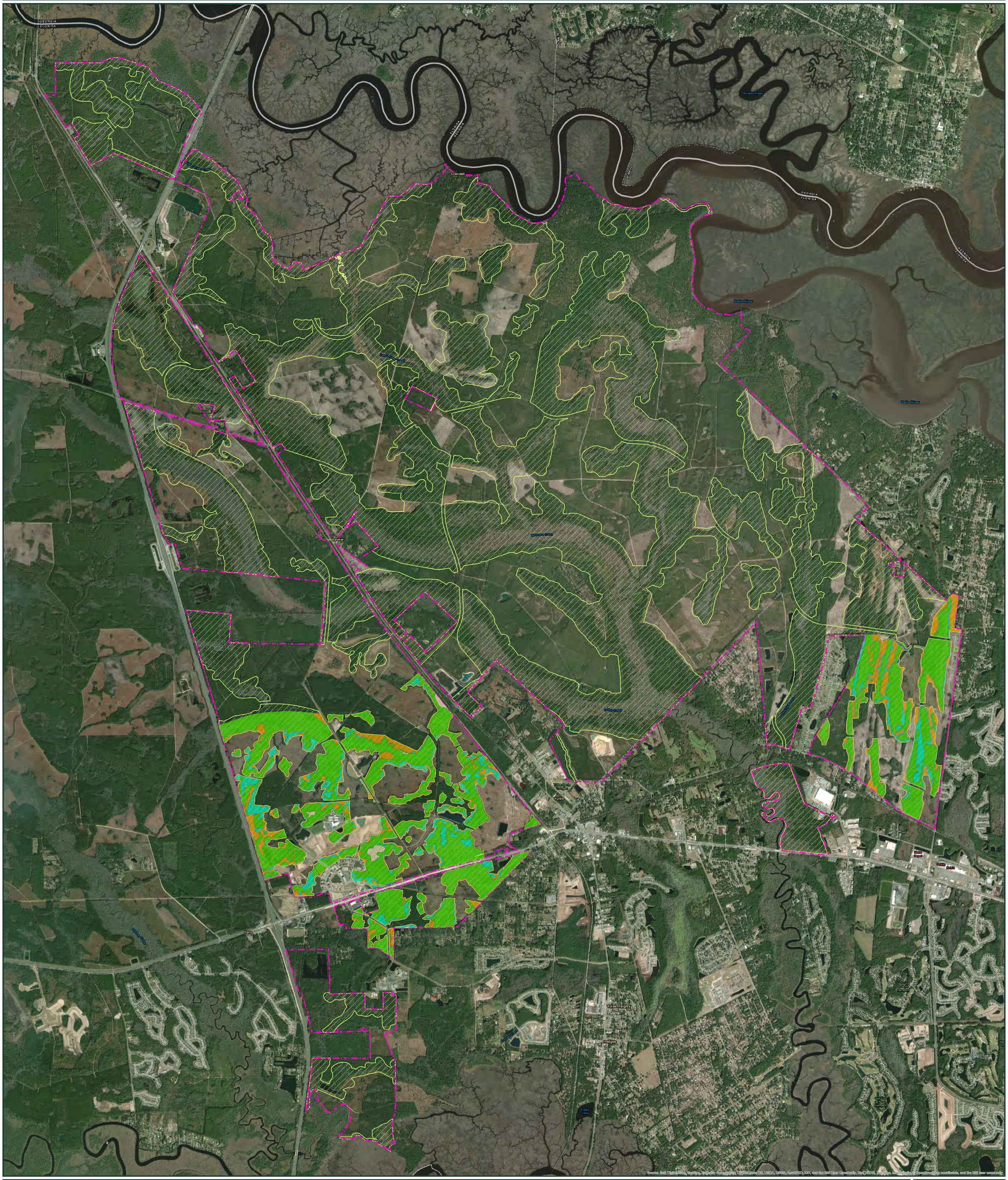
BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
Environmental Consultants
330 W. Canton Ave., Winter Park, FL 32789 • 407-677-1882

CBT • 8/26/2020 • P:\ATG\2004099\HMP_202008\ARCGIS\Landuse.mxd

EXHIBIT 7

PERMITTED MITIGATION AREAS WITHIN THE E. NASSAU COMMUNITY PLANNING AREA, NASSAU COUNTY, FLORIDA

EXHIBIT 7. MITIGATION PLAN FOR THE EAST NASSAU COMMUNITY PLANNING AREA (ENCPA), NASSAU COUNTY, FLORIDA.



Legend

- ENCPA Boundary
- Conservation Habitat Network (CHN)

DSAP1 Mitigation

- Buffer (NO CREDIT)
- Surface Water Preserve
- Upland Preservation
- Upland Restoration
- Wetland Preservation
- Wetland Restoration

Chester Road Property Mitigation

- Surface Water Preservation
- Upland 25ft Buffer Restoration
- Upland Buffer (NO CREDIT)
- Upland Restoration
- Wetland Enhancement
- Wetland Preservation

Source: various

0 1,500 3,000 4,500 Feet

1 inch = 1,500 feet

BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
Environmental Consultants
330 W. Canton Ave., Winter Park, FL 32789 • 407-677-1882

CBT • 8/26/2020 • P:\ATG\2004099\HMP_202008\ARCGIS\Mitigation.mxd

EXHIBIT 8

LISTED SPECIES
WITH POTENTIAL FOR OCCURRENCE
ON THE E. NASSAU COMMUNITY PLANNING AREA,
NASSAU COUNTY, FLORIDA

Exhibit 8: Listed Species with Potential for Occurrence on the ENCPA Project Site, Nassau County, Florida.

Species	Habitat of Occurrence	Likelihood of Occurrence	Designated Status[1]	
			USFWS[2]	FWC[3,4]
FISH				
Acipenser brevirostrum shortnose sturgeon	Rivers, estuaries.	Low	T	FT
Acipenser oxyrinchus Atlantic sturgeon	Rivers, estuaries, marine waters.	Unlikely	E	FE
REPTILES				
Alligator mississippiensis American alligator	Freshwater marsh, cypress swamp, mixed hardwood swamp, shrub swamp, bottomland hardwoods, lakes, ponds, rivers, streams.	High	T(S/A)	FT(S/A)
Caretta caretta loggerhead sea turtle	Marine coastal and oceanic waters, beaches.	N/A	T	FT
Chelonia mydas green sea turtle	Estuarine and marine coastal and oceanic waters, beaches.	N/A	E	FE
Dermochelys coriacea leatherback sea turtle	Oceanic waters, beaches.	N/A	E	FE
Drymarchon corais couperi eastern indigo snake	Xeric oak scrub, sand pine scrub, sandhill, pine flatwoods, pine rocklands, tropical hardwood hammock, hydric hammock, wet prairie, mangrove swamp.	High	T	FT
Gopherus polyphemus gopher tortoise	Sandhill, sand pine scrub, xeric oak scrub, coastal strand, xeric hammock, dry prairie, pine flatwoods, mixed hardwood-pine forests, ruderal.	Present	—	ST

Exhibit 8: Continued.

Species	Habitat of Occurrence	Likelihood of Occurrence	Designated Status[1]	
			USFWS[2]	FWC[3,4]
Lepidochelys kempii Kemp's ridley sea turtle	Marine coastal waters.	N/A	E	FE
Pituophis melanoleucus mugitus Florida pine snake	Xeric oak scrub, sand pine scrub, sandhill, scrubby pine flatwoods, old fields on former sandhill and scrub sites.	High	—	ST
BIRDS				
Charadrius melodus piping plover	Beaches, tidal mud flats.	Low	T	FT
Cistothorus palustris griseus Worthington's marsh wren	Salt marsh.	Unlikely	—	ST
Dryobates (=Picoides) borealis red-cockaded woodpecker	Sandhill, pine flatwoods.	Unlikely	E	FE
Egretta caerulea little blue heron	Freshwater marsh, various types of forested wetlands, lakes, streams, salt marsh, mangrove swamp, tidal mud flats.	Observed	—	ST
Egretta tricolor tricolored heron	Salt marsh, mangrove swamp, tidal mud flats, tidal creeks, tidal ditches, freshwater marsh, various types of forested wetlands, lakes and ponds.	Observed	—	ST
Falco sparverius paulus southeastern American kestrel	Sandhill, pine flatwoods, dry prairie, pasture, old field.	Moderate	—	ST

Exhibit 8: Continued.

Species	Habitat of Occurrence	Likelihood of Occurrence	Designated Status[1]	
			USFWS[2]	FWC[3,4]
Haematopus palliatus American oystercatcher	Beaches, sandbars, tidal mud flats, shellfish beds.	Low	—	ST
Mycteria americana wood stork	Freshwater marsh, various types of forested wetlands, ponds, salt marsh, mangrove swamp, tidal mud flats, lagoons, flooded pastures.	Observed	T	FT
Rhynchops niger black skimmer	Beaches, tidal mud flats, sandbars, tidal creeks, estuarine bays and lagoons.	Low	—	ST
Sterna antillarum least tern	Beaches, tidal mud flats, estuarine and marine waters, lakes.	Low	—	ST
MAMMALS				
Trichechus manatus latirostris Florida manatee	Estuarine bays and lagoons, seagrass beds, rivers, spring runs.	N/A	E	FE

[1] Federal Designations: E = Endangered; T = Threatened; T(S/A) = Threatened Due to Similarity of Appearance; State Designations: ST = State-designated Threatened; SSC = State Species of Special Concern; ST(S/A) = State-designated Threatened Due to Similarity of Appearance; FE = Federally-designated Endangered; FT = Federally-designated Threatened; FT(S/A) = Federally-designated Threatened Due to Similarity of Appearance.

[2] U.S. Fish and Wildlife Service.

[3] Florida Fish and Wildlife Conservation Commission.

[4] Species are listed as "Federally-designated endangered or threatened species" on the Florida Endangered and Threatened Species list; however, regulatory authorizations for take are only provided by the federal agency administering the species under the Endangered Species Act of 1973, as amended.

APPENDIX A

LONG TERM MASTER PLAN CONVERSION AGREEMENT

AND

OBJECTIVE FL. 13 FOR
THE NASSAU COMMUNITY PLANNING AREA,
NASSAU COUNTY, FLORIDA

INSTR # 201118977, Book 1750, Page 809 Doc Type AGR, Pages 33, Recorded 08/09/2011 at 03:21 PM, John A Crawford, Nassau County Clerk of Circuit Court, Rec. Fee $282.00

LONG TERM MASTER PLAN CONVERSION AGREEMENT FOR EAST NASSAU COMPREHENSIVE PLANNING AREA PURSUANT TO FLORIDA STATUTES, SECTION 163.3245(10)

THIS AGREEMENT is entered into by and between the **STATE OF FLORIDA, DEPARTMENT OF COMMUNITY AFFAIRS**, the "Department", and the **BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA**, the "County", pursuant to Florida Statutes, Section 163.3245(10), as amended by Chapter 2011-139, Laws of Florida.

Recitals

WHEREAS, the County adopted its EAR-Based Comprehensive Plan Amendment pursuant to Ordinance 2010-11 on October 18, 2010, which included a large-area Master Land Use Plan consisting of 24,000 (±) acres; and

WHEREAS, the Department issued its Notice of Intent, on December 7, 2010, finding the Comprehensive Plan Amendment not "in compliance"; and

WHEREAS, the Department and the County, along with Intervenor, TerraPointe LLC, on May 23, 2011, executed a Stipulated Settlement Agreement providing for remedial actions in order to find the Plan "in compliance"; and

WHEREAS, the Board of County Commissioners approved the Stipulated Settlement Agreement on May 23, 2011; and

WHEREAS, the County approved Ordinance 2011-04 on May 23, 2011, which contained the agreed upon remedial plan amendments; and

WHEREAS, pursuant to Florida Statutes, Section 163.3245(10), the state land planning agency may enter into an agreement with a local government that, on or before July 1, 2011,

adopted a large-area comprehensive plan amendment, and said large-area plan shall be implemented through detailed specific area plans.

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants and promises herein below set forth, and in consideration of the benefits to accrue to each of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby represent and agree as follows:

I. General Provisions

A. Definitions - as used in this agreement, the following words and phrases shall have the following meanings:

1. Act: The Local Government Comprehensive Planning and Land Development Regulation Act, as codified in Florida Statutes Part II, Chapter 163.

2. Agreement: This Agreement.

3. Department: The Department of Community Affairs, or its successor agency, the Department of Economic Opportunity, acting as the state land planning agency.

4. East Nassau Comprehensive Planning Area (ENCPA): The ENCPA is a large-area comprehensive planning area consisting of 24,000 (±) acres described in Exhibit "A", and is included in the adopted Nassau County Comprehensive Plan as Policy FL.13.

5. Support Documents: The studies, inventory maps, surveys, data, inventories, listings or analyses, and Response To ORC Report dated October 18, 2010, used to develop and support the large area Comprehensive Plan amendment consisting of 24,000 (±) acres (ENCPA).

6. ENCPA: The ENCPA was adopted on October 18, 2010, and subsequently amended on May 23, 2011. The ENCPA Master Plan meets the requirements of a long-term master plan set forth in Florida Statutes, Section 163.3245(3)(a).

II. Conversion. Upon the effective date of this Agreement, the ENCPA Master Plan in Policy FL.13 of the Nassau County Comprehensive Plan shall be a long-term master plan that meets the requirements of Florida Statutes, Section 163.3245(3)(a). Thereafter, the ENCPA Master Plan shall be implemented through detailed specific area plans that meet the requirements of Florida Statutes, Section 163.3245(3)(b) and shall otherwise be subject to the Act as a long-term master plan adopted pursuant to Florida Statutes, Section 163.3245.

A. The final boundaries of the lands within the Conservation Habitat Network ("CHN") shall be placed under conservation easement(s) consistent with Florida Statutes, Section 704.06, and Policy FL.13.07, except the lands may not be established as conservation tracts. The conservation easement(s) may be geographically phased or staged in coordination with each detailed specific area plan as described in Policy FL.13.07.A.1.e.

III. Approval by Governing Body. This Agreement has been approved by the Nassau County Commission after notice and public hearing. This Agreement has been executed by the appropriate officer.

IV. Changes in Law. Nothing in this Agreement shall be construed to relieve either party from adhering to the law, and in the event of a change in any statute or administrative regulation inconsistent with this agreement, the statute or regulation shall take precedence and shall be deemed incorporated in this Agreement by reference.

V. Other Persons Unaffected. Nothing in this Agreement shall be deemed to affect the rights of any person not a party to this Agreement. This Agreement is not intended to benefit any third party.

VI. Attorney Fees and Costs. Each party shall bear its own costs, including attorney fees, incurred in connection with this Agreement.

VII. Recordation. Nassau County shall record this Agreement in the Official Records of Nassau County, Florida, and shall provide the Department with a copy of the recorded Agreement within fifteen (15) days of the effective date of this Agreement. The terms and conditions of this Agreement shall run with the property.

VIII. Effective Date. This Agreement shall become effective upon execution by all parties.

IX. Construction of Agreement. All parties to this Agreement are deemed to have participated in its drafting. In the event of any ambiguity in the terms of this Agreement, the parties agree that such ambiguity shall be construed without regard to which of the parties drafted the provision in question.

X. Entire Agreement. This is the entire agreement between the parties and no verbal or written assurance or promise is effective or binding unless included in this document.

XI. Multiple Originals. This Agreement may be executed in any number of originals, all of

which evidence one agreement, and only one of which need be produced for any purpose.

DEPARTMENT OF COMMUNITY AFFAIRS

Approved as to form and legality:

By: _____
William A. Buzzett, Secretary
Department of Community Affairs

_____
David L. Jordan
Deputy General Counsel

Date: August 2, 2011

Date: Aug 1, 2011

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 2nd day of August 2011, by William A. Buzzett as Secretary of the Department of Community Affairs, who is personally known to me or has produced personally known as identification.

GLORIA S. COBB
Commission DD 707765
Expires October 28, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

_____
Notary Public, State of Florida

Gloria S. Cobb
Print Name

NASSAU COUNTY

Approved as to form and legality:

By: _____
Walter "Junior" Boatright
Chairman, Board of County Commissioners

_____
David A. Hallman
County Attorney

Date: July 25, 2011

Date: July 25, 2011

Attest as to Chairman's signature:

JOHN A. CRAWFORD
As: Ex-Officio Clerk

8/4/11

STATE OF FLORIDA
COUNTY OF NASSAU

8/4/11

The foregoing instrument was acknowledged before me this 25th day of July 2011, by Walter "Junior" Boatright as Chairman of the Board of County Commissioners of Nassau County, who is personally known to me or has produced personally known as identification.

Notary Public, State of Florida

Joyce T. Bradley
Print Name

JOYCE T. BRADLEY
Notary Public, State of Florida
My Comm. Expires Dec. 23, 2013
Commission No. DD 948642

Exhibit A

Legal description of ENCPA

EXHIBIT "A"
Nassau County, Florida

Tract 1
North Development Area - Parcel 1

A parcel of land lying conjointly in Sections 25,26,34,35,36 and the John Frazier Grant (Section 39), Township 4 North, Range 26 East, all being in Nassau County, Florida and being more particularly described as follows.

BEGIN at the Northeast corner of Section 34, Township 4 North, Range 26 East, Nassau County, Florida said corner also being the Southwest corner of Section 26, Township 4 North, Range 26, East, Nassau County, Florida; thence on the North line of said Section 34, S 89°38'09" W, a distance of 352.39 feet to a point on the Easterly right-of-way line of U.S. Highway No. 17; thence departing said North line and on said Easterly Right-of-way Line, S 32°54'29" E, a distance of 2004.18 feet; thence departing said Easterly Right-of-way line, S 78°08'10" E, a distance of 68.23 feet, thence N 56°51'47" E, a distance of 214.00 feet; thence S 33°08'08" E, a distance of 495.00 feet; thence S 56°51'55" W, a distance of 214.00 feet; thence S 11°51'43" W, a distance of 70.71 feet to the Easterly Right-of-way line of aforesaid U.S. Highway No. 17; thence on said Easterly Right-of-way line, S 32°56'22" E, a distance of 1677.67 feet; thence departing said Easterly Right-of-way line, N 57°06'03" E, a distance of 1263.89 feet; thence S 65°17'27" E, a distance of 3081.50 feet to a point on the Westerly Right-of-way line of Interstate No. 95; thence on said Westerly Right-of-way line through the following courses; N 20°45'44" E, a distance of 1899.29 feet; thence N 24°42'34" E, a distance of 1200.00 feet; thence N 30°46'08" E, a distance of 1307.30 feet; thence N 24°42'34" E, a distance of 356.57 feet to a point on the Northerly meander line of Section 25; thence departing said Right-of-way line and on the Northerly meander lines of Section 25 and the John Frazier Grant (Section 39), Township 4 North, Range 26 East, Nassau County, Florida; Northwesterly a distance of 4107 feet more or less to the Southerly shores of the St. Mary's River; thence departing said meander lines, Southerly and Westerly along the Southerly shores of said St. Mary's River, a distance of 5911 feet, more or less to a point on the West line of Section 26, Township 4 North, Range 26 East, Nassau County, Florida; thence on said West line, S 02°13' 52" W, a distance of 3200 feet more or less to the POINT OF BEGINNING.

North Development Area Parcel 2

A parcel of land lying conjointly in Section 36 and the William Fox Grant (Section 38), Township 4 North, Range 26 East; also being located in the Charles Seton Grant (Section 37) and the William Fox Grant (Section 38), Township 3 North, Range 26 East; also being located in Section 1, Township 3 North, Range 26 East, all being in Nassau County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 1, Township 3 North, Range 26 East, Nassau County, Florida; thence on the South line of said Section 1, S 88°46'47" E, a distance of 706.24

feet to a point on the Easterly Right-of-way line of U.S. Highway No. 17; thence departing said South line and on said Easterly Right-of-way line N 32°53'25" W, a distance of 853.02 feet; thence departing said Easterly Right-of-way line, N 24°42'34" E, a distance of 1762.41 feet, to the Point of Beginning, of the herein described parcel of land; thence N 24°42'34" E, a distance of 2756.97 feet; thence N 21°07'52" W, a distance of 658.36 feet; thence N 65°17'26" W, a distance of 1625.89 feet to a point on the Easterly Right-of-way line of Interstate 95; thence on the Easterly Right-of-way line of Interstate 95 through the following courses; N 24°42'34" E, a distance of 688.00 feet; thence N 31°16'11" E, a distance of 1207.91 feet; thence N 24°42'34" E, a distance of 1200.00 feet; thence N 20°56'59" E, a distance of 1824.30 feet to a point on the North line of Section 36, Township 4 North, Range 26 East; thence departing said Easterly Right-of-way line and on the North line of said Section 36, N 87°58'51" E, a distance of 1509 feet, more or less, to the Southerly shores of the St. Mary's River; thence departing said North line and on the Southerly shores of the St. Mary's River, Southeasterly, a distance of 2751 feet more or less to a point on the East line of said Section 36; thence S 00°28'47" E, departing the Southerly shores of said St. Mary's River and on said East line, and on the East line of the Charles Seton Grant (Section 37) , a distance of 9626 feet, more or less, to a point being located on the East line of said Charles Seton Grant (Section 37); thence N 65°12'45" W, departing said East line, a distance of 5087.75 feet, to the Point of Beginning.

LESS: All lands lying in the Charles Seton Grant (Section 37). Township 4 North, Range 26 East, Nassau County, Florida. as being described in Official Records 90, Page 496 and Official Records 90, Page 591, of said Public Records.

Tract 2
Workplace Central Area

A parcel of land lying conjointly in the E. Waterman Grant (Section 50), Township 3 North, Range 27 East, E. Waterman Grant (Section 44), Township 2 North, Range 27 East, E. Waterman Grant (Section 39), Township 2 North, Range 26 East and E. Waterman Grant (Section 41), Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:
Commence at the Southeast corner of the E. Waterman Grant (Section 41), Township 3 North, Range 26 East, Nassau County, Florida; thence on the South line of said Section 41, S 89°13'01" W, a distance of 1543.94 feet, to a point being on the Easterly Right-of-way line of Interstate 95 (A variable width Right-of-way, as now established), said point also being the Point of Beginning of the herein described parcel of land; thence departing said South line and on said Easterly Right-of-way line, S 17°24'00" E, a distance of 1937.41 feet, to the Northwesterly corner of a parcel of land as described in Official Records 956, Page 1636, of the Public Records of Nassau County, Florida; thence departing said Easterly Right-of-way line and on said Northerly line, N 72°41'05" E, a distance of 1172.74 feet, to the Northeasterly corner of said parcel of land as described in Official Records 956, Page 1636; thence departing said Northerly line and on the Easterly line of said parcel of land as described in Official Records 956, Page 1636, S 17°19'24" E, a distance of 397.86 feet, to a point on the Southerly line of Rayonier Road No. 52, as described in Official Records Book 1372, Page 1572 of the Public Records of Nassau County, Florida; thence departing said Easterly line and on said Southerly line of Rayonier Road No. 52, through the following courses, N 50°18'29" E, a distance of

2102.84 feet; thence N 49°44'00" E, a distance of 1458.42 feet; thence N 60°59'32" E, a distance of 2165.39 feet, to a point on the Westerly line of Rayonier Road No. 50; thence departing said Rayonier Road No. 52 and on said Westerly line of Rayonier Road No. 50, S 32°50'39" E, a distance of 1085 feet, more or less, to the intersection of said Westerly line of Rayonier Road No. 50 with the centerline of an existing drainway; thence departing said Westerly line of Rayonier Road No. 50 and on the centerline of said existing drainway, Northeasterly, a distance of 2088 feet, more or less, to a point on the Southerly line of Rayonier Road No. 48; thence departing said centerline and on the Southerly line of said Rayonier Road No. 48, S 72°32'35" E, a distance of 369 feet, more or less, to a point on the Easterly line of Rayonier Road No. 71; thence departing said Rayonier Road No. 48 and on the Easterly line of said Rayonier Road No. 71, N 03°40'14" E, a distance of 1580.86 feet, to a point on the Southerly line of Rayonier Road No. 71C; thence, departing said Easterly line of Rayonier Road No. 71 and on the Southerly line of said Rayonier Road No. 71C through the following courses, N 61°32'04" E, a distance of 574.82 feet; thence N 53°34'27" E, a distance of 572.78 feet; thence N 50°26'37" E, a distance of 613.77 feet; thence N 59°12'40" E, a distance of 995.41 feet, to a point on the Southwesterly Right-of-way line of the CSX Railroad; thence departing the Southerly line of said Rayonier Road No. 71c and on the Southwesterly Right-of-way line of said CSX Railroad; thence N 39°27'41" W, a distance of 2595 feet, more or less, to a point on the centerline of a creek; thence departing the Southwesterly Right-of-way line of said CSX Railroad and on the centerline of said creek, Southerly, Northwesterly and Southwesterly, a distance of 13218 feet, more or less, to the Easterly Right-of-way line of aforesaid Interstate 95; thence departing the centerline of said creek and on aforesaid Easterly Right-of-way line of Interstate 95, S 17°24'00" E, a distance of 5768 feet, more or less, to the Point of Beginning.

Tract 3
Central Development Area

A parcel of land, lying conjointly and being located in part of the John Wingate Grant (Section 53), part of the Thomas May Grant, (Section 43), part of the W&J Lofton Grant (Section 54), part of the W & J Lofton Grant (Section 55), and part of the E. Waterman Grant (Section 50), Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Begin at the Northerly most corner of those lands as described in Official Records 592, Page 820, of the Public Records of Nassau County, Florida; thence S 44°39'56" E, on the Easterly most line of said lands, and on the Easterly most line of those lands as described in Official Records 697, Page 547, Official Records 950, Page 1376, Official Records 789, Page 479, Official Records 440, Page 22, Official Records 195, Page 468, and Official Records 762, Page 958, a distance of 2190.78 feet, to a point being located at the Northeast corner of said lands described in Official Records 762, Page 958; thence N 44°54'43" E, on the Northerly line of said Section 54, a distance of 649 feet, more or less, to a point being located at the centerline of a creek; thence Southeasterly, on the meanders of the centerline of said creek, a distance of 2814 feet, more or less, to a point being located at the Northerly most corner of those lands as described in Official Records 222, Page 482; thence S 46°01'04" E, departing the centerline of said creek and along the Easterly line of said lands and along the Easterly line of those lands as described in Official Records 222, Page 484, Official Records 83, Page 157, Official Records 992,

Page 1079, and Official Records 222, Page 480, a distance of 4644.95 feet, to a point being located at the Northeasterly corner of said lands described in Official Records 222, Page 480; thence S 44°27'11" W, departing said Easterly line and along the Southeasterly line of said lands, a distance of 1120.87 feet, to a point being located at the Northerly most corner of those lands as described in Official Records 325, Page 159; thence S 27°37'26" E, departing said Southeasterly line and along the Easterly line of said lands, a distance of 2251.55 feet, to a point being located on the North Right-of-Way line of County Road No. 200-A (A 100 foot Right-of-Way, as now established); thence S 89°06'14" E, departing said Easterly line and along said North Right-of-Way line, a distance of 1569.81 feet, to a point being located at the Southwesterly most corner of those lands as described in Official Records 843, Page 1204, of said Public Records; thence N 44°00'02" E, departing said North Right-of-Way line and along the Northwesterly line of said lands, and on the Northwesterly line of those lands as described in Official Records 843, Page 1204, Official Records 772, Page 427, Official Records 1299, Page 1529, Official Records 911, Page 230, and Official Records 615, Page 446, a distance of 4750 feet, more or less, to a point being located on the Northwesterly line of said lands described in Official Records 615, Page 446; said point also being located at the centerline of McQueen Creek; thence Northerly, departing said Northwesterly line and on the meanders of the centerline of said McQueen Creek, a distance of 6204 feet, more or less, to the confluence of said McQueen creek and a creek; thence Northerly, departing the centerline of said McQueen Creek and on the meanders of a creek, a distance of 9936 feet, more or less, to a point being located at the confluence two creeks; thence, departing last said creek and along a creek, through the following courses and distances: thence S 86°45'40" W, a distance of 421.66 feet; thence N 69°34'52" W, a distance of 726.75 feet; thence N 42°46'45" W, a distance of 983.60 feet; thence N 05°57'45" W, a distance of 704.19 feet; thence N 41°45'08" E, a distance of 1091.81 feet; thence N 07°07'01" E, a distance of 326.37 feet, to a point; thence N 02°02'06" E, a distance of 1723.71 feet, to a point; thence N 30°36'24" W, a distance of 795.17 feet, to a point; thence N 46°51'32" W, a distance of 555.72 feet, to a point being located on the Southeasterly line of the J. Smith Grant (Section 44); thence S 75°25'22" W, departing the centerline of said creek, and along said Southeasterly line, a distance of 1213.66 feet, to a point being located at the Southerly most corner of said J. Smith Grant (Section 44); thence N 61°45'24" W, departing said Southeasterly line and on the Southwesterly line of said J. Smith Grant (Section 44) a distance of 207.12 feet, to a point being located at the intersection of last said Southwesterly line and the centerline of a creek; thence Southerly, departing said Southwesterly line, and along the meanders of said creek, a distance of 13792 feet, more or less, to a point being located at the confluence of said creek and said McQueen Creek; thence Southwesterly, departing said creek and along the meanders of said McQueen Creek, a distance of 5731 feet, more or less; thence S 02°17'19" E, departing the centerline of said McQueen Creek, a distance of 1772 feet, more or less, to the Point of Beginning.

Tract 4
East Development Area

A parcel of land, lying conjointly in part of the John Low Grant (Section 44), Township 3 North, Range 27 East, the E. Waterman Grant (Section 50), and the John Lowe Grant (Section 51), Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Begin at the Northwest Corner of Page Hill, a subdivision according to the Plat thereof recorded in Plat Book 6, Page 237, of the Public Records of Nassau County, Florida; thence N 88°02'36" E, along the North line of said Page Hill, and along the North line of those lands as described in Official Records 1253, Page 12, a distance of 2692.20 feet, to a point being located at the Northeasterly most corner of said lands recorded in Official Records 1253, Page 12; thence S 22°49'19" E, departing said North line and along the East line of said lands, a distance of 345.80 feet, to a point being on a Easterly line of said lands; thence, departing said Easterly line and along the North line of said lands, and along the North line of those lands as described in Official Records 1372, Page 1572, through the following courses and distances; thence N 78°15'50" E, a distance of 1048.12 feet; thence N 70°57'24" E, a distance of 1117.28 feet; thence N 37°42'55" E, a distance of 1692.05 feet, to a point being located at the Southerly most corner of those lands as described in Official Records 631, Page 31, of said Public Records; thence N 47°50'30" W, along the Southwesterly line of said lands, and along the Southwesterly line of those lands as described in Official Records 1214, Page 1050, a distance of 2629.52 feet, to a point being located on the Southwesterly line of said lands recorded in Official Records 1214, Page 1050; thence S 88°14'15" W, departing said Southwesterly line, a distance of 86.49 feet; thence S 47°50'30" W, a distance of 87.39 feet; thence S 00°16'58" W, a distance of 611.64 feet; thence S 88°14'10" W, a distance of 450.28 feet; thence N 0°16'54" E, a distance of 482.17 feet; thence S 88°14'14" W, a distance of 237.62 feet; thence N 47°50'28" W, a distance of 273.90 feet; thence N 88°14'13" E, a distance of 549.97 feet; thence N 43°55'19" E, a distance of 252.21 feet, to a point being located on the Southwesterly line of said lands recorded in Official Records 1214, Page 1050; thence N 47°50'30" W, on the Southwesterly line of said lands, and along the Southwesterly line of Creekside, a subdivision according to the plat thereof recorded in Plat Book 6, Page 320, of said Public Records, a distance of 2924.47 feet, to a point being located at the Southwesterly most corner of said Creekside subdivision; thence N 44°03'06" E, departing said Southwesterly line and on the Northwesterly line of said Creekside subdivision, a distance of 917.74 feet, to a point being located on the Southwesterly Right-of-Way line of Roses Bluff Road (A 60 foot Right-of-Way, as now established); thence N 46°53'55" W, departing said Northwesterly line and on said Southwesterly Right-of-Way line, a distance of 4284 feet, more or less, to a point being located at the intersection of said Southwesterly Right-of-Way line and the centerline of Cone Creek; thence Southerly, on the meanders of the centerline of Cone Creek, a distance of 1757 feet, more or less, to a point being located at the intersection of said Cone Creek and Rayonier Road No. 10; thence departing the centerline of said Cone Creek, and along the centerline of Rayonier Road No. 10, through the following courses and distances: thence S 89°19'30" W, a distance of 1977.08 feet; thence N 55°44'11" W, a distance of 1803.81 feet; thence N 35°13'28" W, a distance of 1145.90 feet; thence N 78°49'11" W, a distance of 1360.25 feet; thence S 68°31'11" W, a distance of 357.77 feet; thence S 84°27'44" W, a distance of 905.90 feet, to a point; thence N 21°04'32" W, a distance of 224.99 feet, to a point; thence N 64°01'58" W, a distance of 488.27 feet, to a point being located at the centerline of a creek; thence Southerly, on the meanders of said creek, a distance of 9936 feet, to a point being located at the confluence of said creek and McQueen Creek; thence Southerly, departing the centerline of said creek and along the meanders of the centerline of McQueen Creek, a distance of 6204 feet, more or less, to a point being located on the Northwesterly line of those lands as described in Official Records 615, Page 446; thence N 43°43'13" E, along the Northwesterly line of said lands, and along the Northwesterly line of Yulee Hills, a subdivision according to the plat

thereof recorded in Plat Book 4, Page 31, of said Public Records of Nassau County, Florida, a distance of 6263.55 feet, to a point being located at the Northerly most corner of said Yulee Hills; thence departing said Northwesterly line and along the Easterly line of said Yulee Hills, through the following courses and distances; thence S 04°57'54" E, a distance of 6016.94 feet; thence S 01°22'31" E, a distance of 165.01 feet, to a point being located on the Northerly Right-of-Way line of County Road No. 200-A (A 100 foot Right-of-Way, as now established); thence Southeasterly, departing said Easterly line and along said Northerly Right-of-Way line, a distance of 1174 feet, more or less, to a point being located on the Westerly line of aforesaid Page Hill subdivision; said point also being located on the Westerly line of those lands as described in Official Records 538, page 1218 thence, departing said Northerly Right-of-Way line and on said Westerly line, through the following courses and distances; thence N 14°51'46" E, a distance of 2202.48 feet; thence S 80°46'23" E, a distance of 411.17 feet; thence N 15°15'17" E, a distance of 2802.18 feet; thence N 06°12'58" E, a distance of 846.41 feet, to the Point of Beginning.

Tract 5
Center City Area - Parcel 1

A parcel of land lying conjointly in the E. Waterman Grant (Section 50) and the John Carr Grant (Section 56), Township 3 North, Range 27 East and also being a part of the E. Waterman Grant (Section 41), Township 3 North, Range 26 East, all being located in Nassau County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the E. Waterman Grant (Section 41), Township 3 North, Range 26 East, Nassau County, Florida; thence, on the South line of said Section 41, S 89°13'01" W, a distance of 1543.94 feet, to a point being on the Easterly Right-of-way line of Interstate 95 (A variable width Right-of-way, as now established); thence departing said South line and on said Easterly Right-of-way line, N 17°24'00" W, a distance of 5768 feet, more or less, to a point being located at the intersection of said Easterly Right-of-way line and the centerline of a creek; said point also being the Point of Beginning, of the herein described parcel of land; thence continuing on said Easterly Right-of-way line, N 17°24'00" W, a distance of 6142 feet, more or less, to the North line of the E. Waterman Grant (Section 41); thence, departing said Easterly Right-of-way line and on the North line of said E. Waterman Grant (Section 41), S 88°29'38" E, a distance of 2099.47 feet, to a point being located on the West line of those lands as described in Official Records 1128, Page 1599 of the Public Records of said Nassau County, Florida; said point also being located on the West line of the N. Wildes Grant (Section 39), Township 1 North, Range 26 East, Nassau County, Florida; thence, along said West line, S 02°50'39" W, a distance of 1449.81 feet, to a point being located at the Southwest corner of last described lands, and on the South line of the N. Wildes Grant (Section 57), Township 3 North, Range 27 East; thence S 89°43'17" E, departing said West line and along the South line of said lands, a distance of 4783.49 feet, to a point being located at the Southeast corner of said lands; thence, departing said South line and along the East line of said lands, N 02°54'46" E, a distance of 1529 feet, more or less, to a point being located at the intersection of said East line and the centerline of Lofton Creek; thence departing said Easterly line and along the centerline of said Lofton Creek, Northeasterly, a distance of 2188 feet, more or less, to a point being located on the Southwesterly Right-of-way line of the CSX Railroad;

thence departing said Lofton Creek centerline and on said Southwesterly Right-of-way line, through the following courses and distances: S 33°34'41" E, a distance of 856 feet, more or less, to a point being located at the Point of Curvature of a curve concave Northeasterly, having a radius of 5967.15 feet; thence, on and around the arc of said curve, through a central angle of 5°53'00", an arc distance of 612.72 feet, to a point being a Point of Tangency; said curve being subtended by a chord bearing and distance of S 36°31'11" E, 612.45 feet; thence S 39°27'41" E, a distance of 5388 feet, more or less, to a point being located at the intersection of said Southwesterly Right-of-way line and the centerline of a creek; thence, departing said Southwesterly Right-of-way line and on said creek centerline, Southerly, Northwesterly, and Southwesterly, a distance of 13218 feet, more or less, to the Point of Beginning.

Center City Area - Parcel 2

A parcel of land lying conjointly in the John Carr Grant (Section 56), the E. Waterman Grant (Section 50), and the W & J Lofton Grant (Section 55), Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of aforesaid J Lofton Grant (Section 55), Township 3 North, Range 27 East; thence on the Westerly line of aforesaid said Section 55, and along the Westerly line of those lands as described in Official Records 440, Page 22, Official Records 1856, Page 803, and Official Records 697, Page 547, and Official Records 590, Page 820 of the Public Records of said Nassau County, Florida, N 45°40'37" W, a distance of 1292.28 feet, to a point being located on the Westerly line of said lands described in Official Records 590, Page 820; said point also being the Point of Beginning, of the herein described parcel of land; thence continuing along last described line N 45°40'37" W, a distance of 892.12 feet, to a point being located at the Northwesterly corner of said Official Records 590, Page 820; thence, departing said Westerly line and on a the Northerly line of those lands described in Official Records 590, page 820, N 44°54'43" E, a distance of 1645 feet, more or less, to a point being located at the intersection of last said Northerly line and the centerline of Lofton Creek; thence Westerly, departing said Northerly line and along said creek centerline, a distance of 2243 feet, more or less, to a point being located at the intersection of the centerline of said Lofton Creek and the Northeasterly Right-of-way line of U.S. Highway 17 (A variable width Right-of-way, as now established); thence departing said centerline and along said Northeasterly Right-of-way line, through the following courses and distances: thence S 33°34'41" E, a distance of 787 feet, more or less, to a point being located at a Point of Curvature of a curve concave Northeasterly, having a radius of 5629.65 feet; thence on and around the arc of said curve, through a central angle of 05°53'00", an arc distance of 578.06 feet, to a Point of Tangency; said curve being subtended by a chord bearing and distance of S 36°31'11" E, a distance of 577.81 feet; thence S 39°27'41" E, a distance of 897.57 feet; thence, departing said Northeasterly Right-of-way line, and on the Northerly most line of those lands as described in Official Records 1186, Page 866 and Official Records 1163, Page 95, N 50°32'19" E, a distance of 428.71 feet, to the Point of Beginning.

Center City Area - Parcel 3

A parcel of land lying conjointly in the E. Waterman Grant (Section 50) and the W & J Lofton Grant (Section 54), Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Begin at the Westerly most corner of said Section 54 of the W & J Lofton Grant; said point also being located at the Southwest corner of those lands as described in Official Records 440, Page 22 of the Public Records of said Nassau County; thence on the Northerly most line of said Section 54, and on the Southerly most line of those lands as described in Official Records 440, Page 22, Official Records 145, Page 680, Official Records 759, Page 123, and Official Records 762, Page 958, N 44°54'43" E, a distance of 2735 feet, more or less, to the intersection of last described line and the centerline of Lofton Creek; thence, departing said Southerly most line and on said centerline of Lofton Creek, Southeasterly a distance of 2814 feet, more or less, to a point being located at the Northeasterly most corner of those lands as described in Official Records 222, Page 482, of said Nassau County, Florida; thence departing said centerline and on the Northerly most line of said Official Records 222, Page 482, S 43°33'53" W a distance of 2177 feet, more or less, to a point being located at the Northwesterly most corner of said lands; thence departing said Northerly most line and on the Westerly most line of said Official Records 222, Page 482, S 46°41'47" E, a distance of 984.74 feet; thence, departing said Westerly most line, S 44°15'32" W, a distance of 775.57 feet, to a point being located on the Northeasterly Right-of-way line of U.S. Highway 17 (a variable width Right-of-way, as now established); thence on said Northeasterly Right-of-way line through the following courses and distances; N 46°37'41" W, a distance of 1667.96 feet, to a point being located at the Point of Curvature of a curve concave Northeasterly, having a radius of 5629.65 feet; thence on and around the arc of said curve, through a central angle of 07°10'00", an arc distance of 704.16 feet, to a Point of Tangency; said curve being subtended by a chord bearing and distance of N 43°02'41" W, a distance of 703.70 feet; thence N 39°27'41" W, a distance of 2470.26 feet; thence departing said Northeasterly Right-of-way line, and along the Northerly most line of those lands as described in Official Records 1306, Page 335 and Official Records 1306, Page 337, N 50°32'19" E, a distance of 459.13 feet, to a point being located on the Westerly most line of those lands as described in Official Records 697, Page 547; thence along said Westerly most line and along the Westerly most line of those lands as described in Official Records 1856, Page 803 and Official Records 440, Page 22, S 45°40'37" E, a distance of 1017.66 feet, to the Point of Beginning.

Tract 6
Workplace North Area - Parcel 1

A parcel of land, lying conjointly in part of Section 1, part of Section 2 , part of Section11, part of Section 14, and part of the Heirs of E. Waterman Grant (Section 41), being located North of County Road No. 108, West of the CSX Railroad Right-of-Way, and East of Interstate I-95, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 1; thence S 88°46'47" E, along the South line of said Section 1, a distance of 318.36 feet, to a point being located on the Southwesterly Right-of-Way line of CSX Railroad (A variable width Right-of-Way, as now established); said point also being the Point of Beginning, of the herein described parcel of land; thence N 33°36'41" W, departing said South line and on said Southwesterly Right-of-Way line, a distance of 1551.88 feet, to a point being located at the Southeasterly corner of those lands as described in Official Records 260, Page 357, of the Public Records of Nassau County, Florida; thence S 88°34'35" W, departing said Southwesterly Right-of-Way line and on the South line of said lands, a distance of 173.92 feet, to a point being located at the Southwest corner of said lands; thence N 33°35'08" W, departing said South line and on the West line of said lands, a distance of 500.00 feet, to a point being located at the Northwest corner of said lands; thence N 88°34'35" E, departing said West line and on the North line of said lands, a distance of 173.66 feet, to a point being located on said Southwesterly Right-of-Way line of CSX Railroad; thence N 33°36'41" W, departing said North line and on said Southwesterly Right-of-Way line of CSX Railroad, a distance of 890.93 feet, to a point being located at the intersection of said Southwesterly Right-of-Way line of CSX Railroad and the Northeasterly Right-of-Way line of Interstate I-95 (A variable width Right-of-Way, as now established); thence, departing said Southwesterly Right-of-Way of CSX Railroad and on the Northeasterly Right-of-Way line of Interstate I-95, through the following courses and distances: thence S 24°26'42" W, a distance of 1891.95 feet, to a point being located on a curve concave Easterly, having a radius of 6769.49 feet; thence on and around the arc of said curve, through a central angle of 41°19'30", an arc distance of 4882.54 feet, to a point being located at a point of tangency; said curve being subtended by a chord bearing and distance of S 03°26'06" W, a distance of 4777.40 feet; thence S 17°13'39" E, a distance of 551.33 feet, to a point being located at the intersection of said Northeasterly Right-of-Way line and the Northerly Right-of-Way line of County Road No. 108 (A 80 foot Right-of-Way, as now established); thence departing said Northeasterly Right-of-Way line and on said Northerly Right-of-Way line, through the following courses and distances; thence S 67°13'14" E, a distance of 589.65 feet; thence S 73°03'39" E, a distance of 6793.46 feet, to a point being located at the intersection of said Northerly Right-of-Way line and said Southwesterly Right-of-Way line of CSX Railroad; thence departing said Northerly Right-of-Way line and on said Southwesterly Right-of-Way line of CSX Railroad, through the following courses and distances; thence N 33°35'11" W, a distance of 5321.30 feet; thence N 33°36'41" W, a distance of 2819.45 feet, to the Point of Beginning.

LESS AND ACCEPT: Those lands as described in Official Records 942, Page 384, Official Records 883, Page 1590, Official Records 319, Page 540, Official Records 1148, Page 117, and Official Records 1148, Page 115.

Workplace North Area - Parcel 2

A parcel of land lying conjointly and being located in part of Section 11, part of Section 14, part of Section 23, part of the Henry Young Grant (Section 40), and part of the Heirs of E. Waterman Grant (Section 41), Township 3 North, Range 26 East; and also being located in part of the E. Waterman Grant (Section 50), Township 3 North, Range 27 East; being located South of County Road No. 108, West of the CSX Railroad, and East of Interstate I-95, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 11, Township 3 North, Range 26 East; thence S 00°30"54" E, on the East line of Section 11, a distance of 5400.36 feet, to a point being located on the Southerly Right-of-Way line of County Road No. 108 (A 80 foot Right-of-Way, as now established); said point also being located at the Northeast corner of those lands as described in Official Records 538, Page 1218, of the Public Records of Nassau County, Florida, and also being the Point of Beginning, of the herein described parcel of land; thence S 73°03'39" E, on said Southerly Right-of-Way line, a distance of 5063.36 feet, to a point being located at the intersection of said Southerly Right-of-Way line and the Southwesterly Right-of-Way line of CSX Railroad (A variable width Right-of-Way, as now established); thence departing said Southerly Right-of-Way line and on said Southwesterly Right-of-Way line of CSX Railroad, through the following courses and distances; thence S 33°35'11" E, a distance of 1401.32 feet; thence S 33°39'41" E, a distance of 3714.35 feet, to a point being located at the Northeasterly most corner of those lands as described in Official Records 1232, Page 954, of said Public Records of Nassau County, Florida; thence S 57°07'39" W, departing said Southwesterly Right-of-Way line and along the Northerly line of said lands, a distance of 166.92 feet, to a point being located at the Northwesterly most corner of said lands; thence S 40°55'15" E, departing said Northerly line and on the Westerly line of said lands, and along the Westerly line of those lands as described in Official Records 875, Page 1070, of said Public Records, a distance of 319.59 feet, to a point being located at the Southwesterly most corner of those lands described in Official Records 875, Page 1070; thence N 57°07'39" E, departing said Westerly line and on the Southerly line of those lands described in Official Records 875, Page 1070, a distance of 126.08 feet, to a point being located on said Southwesterly Right-of-Way line of the CSX Railroad; thence S 33°34'41" E, departing said Southerly line and on said Southwesterly Right-of-Way line, a distance of 3881 feet, more or less, to a point being located at the intersection of said Southwesterly Right-of-Way line and the centerline of Lofton Creek; thence Southwesterly, departing said Southwesterly Right-of-Way line and along the meanders of the centerline of Lofton Creek, a distance of 2173 feet, more or less, to a point being located at the intersection of the centerline of Lofton Creek and the East line of those lands as described in Official Records 628, Page 608, of said Public Records of Nassau County, Florida, said East Line also being the East line of Section 57, Township 3 North, Range 27 East of said county; thence N 03°10'31" E, departing said Lofton Creek.

Workplace North Area - Parcel 3

centerline and on said East Section line, a distance of 1323 feet, more or less, to a point being located at the Northeast corner of said Section 57; thence N 89°42'55" W, departing said East line and on said North Section Line, a distance of 2135.10 feet, to a point being located on the East line of Section 39, Township 3 North, Range 26 East of said county; thence N 01°08'29" W, departing said North line, and on said East line, a distance of 561.82 feet, to a point being located at the Northeast corner of said Section 39; thence N 89°59'50" W, departing said East line and on the North line of said Section, a distance of 2617.06 feet, to a point being located at the Northwest corner of said lands, said point also being the Northeast corner of Henry Young Grant (Section 40); thence along the North line of said Grant, N 88°48'05" W, a distance of 2802.78 feet, to a point being located at the intersection of said North line and the Northeasterly Right-of-Way line of Interstate I-95 (A variable width Right-of-Way, as now

established); thence, N 17°13'39" W, departing said North line and on said Northeasterly Right-of-Way line, a distance of 10873.38 feet, to a point being located at the intersection of said Northeasterly Right-of-Way line and the Southerly Right-of-Way line of said County Road No. 108; thence departing said Northeasterly Right-of-Way line and on said Southerly Right-of-Way line, through the following courses and distances; thence S 77°59'01" E, a distance of 466.13 feet; thence South 73°03'39" East, a distance of 1827.24 feet, to the Point of Beginning.

Workplace North Area - Parcel 4

A parcel of land lying conjointly and being located in part of the Heirs of E. Waterman Grant (Section 41), Township 3 North, Range 26 East; and also being located in part of the E. Waterman Grant (Section 50), Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Begin at the intersection of the Northeasterly Right-of-Way line of U.S. Highway No. 17 (A variable width right-of-Way, as now established) and the Northerly Right-of-Way line of Crandall Road (A 40 foot County maintained Right-of-Way, as now established); thence N 33°08'19" W, along said Northeasterly Right-of-Way line of U.S. Highway 17, a distance of 5113.40 feet, to a point being located at the Southwesterly corner of those lands as described in Official Records 611, Page 651, of the Public Records of Nassau County, Florida; thence N 56°18'35" E, departing said Northeasterly Right-of-Way line and along the Southerly line of said lands, a distance of 416.11 feet, to a point being located at the Southeasterly corner of said lands; thence N 33°20'26" W, departing said Southerly line and on the Easterly line of said lands, and along the Easterly line of those lands as described in Official Records 1026, Page 1123, a distance of 315.02 feet, to a point being located at the Northeasterly corner of said lands recorded in Official Records 1026, Page 1123; thence S 56°18'35" W, departing said Easterly line and on the Northerly line of said lands, a distance of 415.00 feet, to a point being located on said Northeasterly Right-of-Way line of U.S. Highway No. 17; thence N 33°08'19" W, departing said Northerly line and on said Northeasterly Right-of-Way line, a distance of 2094.04 feet, to a point being located at the intersection of said Northeasterly Right-of-Way line and the centerline of a creek; thence Southeasterly, departing said Northeasterly Right-of-Way line and along the meanders of the centerline of said creek, a distance of 7741 feet, more or less, to a point being located at the intersection of said creek centerline and said Northwesterly Right-of-Way line of Crandall Road; thence departing said creek centerline and on said Northwesterly Right-of-Way line, through the following courses and distances; thence S 32°10'23" W, a distance of 1038.24 feet; thence S 44°52'37'W, a distance of 483.85 feet, to the Point of Beginning.

Workplace North Area - Parcel 5

A parcel of land lying conjointly and being located in part of the E. Waterman Grant (Section 50) and part of the W & J Lofton Grant (Section 55), Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the intersection of the Northeasterly Right-of-Way line of U.S. Highway No. 17 (A variable width Right-of-Way, as now established) and the Northerly Right-of-Way line of Crandall Road (A 40 foot County maintained Right-of-Way, as now established); thence S 33°08'19" E, along said Northeasterly Right-of-Way line of U.S. Highway No. 17, a distance of 466.72 feet, to a point being located at the Southerly most corner of those lands as described in Official Records 756, Page 587, of the Public Records of Nassau County, Florida and also being the Point of Beginning of the herein described parcel of land; thence S 33°34'41" E, continuing along said Northeasterly Right-of-Way line, a distance of 1131.11 feet, to a point being located at the Northwesterly corner of those lands as described in Official Records 87, Page 429; thence N 55°51'50" E, departing said Northeasterly Right-of-Way line and on the Northerly line of said lands, a distance of 205.81 feet, to a point being located at the Northeasterly corner of said lands; thence S 33°34'41"E, departing said Northerly line and on the Easterly line of said lands, a distance of 208.01 feet, to a point being located at the Southeasterly corner of said lands; thence S 55°51'50" W, departing said Easterly line and on the Southerly line of said lands, a distance of 205.81 feet, to a point being located at the Southwesterly corner of said lands; said point also being located on said Northeasterly Right-of-Way line of U.S. Highway No. 17; thence S 33°34'41" E, departing said Southerly line and on said Northeasterly Right-of-Way line, a distance of 1872 feet, more or less, to a point being located at the intersection of said Northeasterly Right-of-Way line and the centerline of Lofton Creek; thence Easterly, departing said Northeasterly Right-of-Way line and on the meanders of the centerline of said Lofton Creek, a distance of 2243 feet, more or less, to a point being located on the Northwesterly line of those lands as described in Official Records 590, Page 820, of said Public Records; thence N 44°40'20" E, departing the centerline of said Lofton Creek and on the Northwesterly line of said lands, a distance of 410.21 feet, to a point being located at the Northeasterly corner of said lands; thence S 02°17'19" E, departing said Northwesterly line, a distance of 1772 feet, more or less, to a point being located on the centerline of Mc Queen Creek; thence Westerly, along the meanders of the centerline of said Mc Queen Creek, a distance of 2224 feet, more or less; thence S 56°10'12" W, a distance of 1377 feet, more or less, to a point being located at the Southerly most corner of those lands as described in Official Records 1131, Page 1698, of said Public Records; thence N 54°59'13" W, along the Southwesterly line of said lands, and along the Southwesterly line of those lands as described in Official Records 725, Page 169, Official Records 725, Page 172, and Official Records 309, Page 673, a distance of 1053.12 feet, to a point being located at the Northwesterly most corner of said lands recorded in Official Records 309, Page 673; thence S 56°17'52" W, along the Southerly line of said lands recorded in Official Records 756, Page 587, a distance of 64.36 feet, to the Point of Beginning.

Tract 7
Workplace South Area - Parcel 1

A parcel of land lying conjointly in Section 12, Township 2 North, Range 26 East, along with those lands lying within Section 7 and Section 18, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Section 39, Township 2 North, Range 26 East, of said County, said corner also being the Southeast corner of Section 41, Township 3 North, Range 26 East, Nassau County, Florida; thence, along the East line of said Section 39 a bearing of

S 01°29'05" E, a distance of 5284.99 feet to its intersection with the North line of Section 7, Township 2 North, Range 27 East, said point also being the POINT OF BEGINNING; thence along the South boundary line of the lands recorded in Official Records 1128, Page 1599, of the public records of said Nassau County, Florida, N 88°13'16" E, a distance of 1992.01 feet, to its intersection with the West boundary line of the lands as recorded in Official Records 148, Page 233 of the public records of said Nassau County, Florida; thence departing the North line of Section 7 and along the Westerly most boundary lines of those lands as described in Official Records 148, Page 233, Official Records 959, Page 126, Official Records 936, Page 891, a bearing of S 01°59'21" E, a distance of 2240.59 feet; thence, N 88°09'13" E, a distance of 1643.54 feet; thence, S 01°50'47" E, a distance of 800.00 feet; thence, N 88°09'13" E, a distance of 800.00 feet; thence, N 01°50'47" W, a distance of 800.00 feet; thence, N 88°09'13" E, a distance of 742.81 feet, to its intersection with the Easterly line of Section 7, Township 2 North, Range 27 East; thence, S 00°37'51" E, a distance of 100.00 feet; thence departing said Easterly line of said Section 7, S 89°22'09" W, a distance of 200.00 feet; thence running parallel to said Easterly line of Section 7, S 00°37'51" E, a distance of 200.00 feet; thence N 89°22'09" E, a distance of 200.00 feet, to its intersection with said Easterly of said Section 7; thence along said line, S 00°37'51" E, a distance of 1490.34 feet, to its intersection with the Northerly line of Section 45, Township 2 North, Range 27 East, said line also being the Northerly boundary line of the lands as recorded in Official Records 1379, Page 1365 of the Public Records of said Nassau County; thence along said Northerly line, S 67°19'00" W, a distance of 610.19 feet, to the Northwest corner of said Section 45; thence departing said Northwest corner and along the Westerly line of said Section 45 S 22°36'15" E, a distance of 1484.08 feet, to its intersection with the Westerly boundary line of the lands recorded in Official Records 853, page 848 of said Nassau County, Florida; said line also being the East line of Section 18, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said Westerly line and along said Easterly line S 00°31'31" E, a distance of 2255.12 feet, to its intersection with the North line of the lands as recorded in Official Records 1110, Page 670 of the public records of said Nassau County, Florida; thence departing said Easterly line and along said North line, S 89°43'13" W, a distance of 34.81 feet; thence departing the North line and along the Westerly line of the aforementioned lands recorded in Official Records 1110, Page 670 of the public records of said Nassau County, Florida, through the following courses; S 01°30'46" W, a distance of 326.16 feet; S 18°54'39" W, a distance of 439.28 feet; S 00°56'20" W, a distance of 579.16 feet; S 09°41'09" E, a distance of 216.59 feet; S 11°20'42" E, a distance of 90 feet, more or less, to its intersection with the meandering of a wetlands line; thence departing said Westerly boundary line and along said meander line in a Westerly and Northerly direction, a distance of 7762 feet, more or less, to its intersection with a parallel offset of the centerline of a dirt timber road No. 145; said parallel offset being 25.00 feet south of the said centerline; thence departing said meander line and along said parallel offset line, N 62°42'26" W, a distance of 310 feet, more or less, to its intersection with a curved portion of the Easterly Right-of-way line of Interstate 95, said Right-of-way having a variable width as now established; said curve being concave Westerly and having a radius of 7789.44 feet; thence departing said parallel offset line and along the arc of said curved Right-of-way line a distance of 1128.49 feet, through a central angle of 08°18'03", to its intersection with the South line of the lands recorded in Official Records 364, Page 395 of the public records of said Nassau County, Florida; said line also being the North line of Section 18, Township 2 North, Range 27 East, Nassau County, Florida; said curve being subtended by a Chord bearing of N 03°48'22" E, distance of 1127.51 feet; thence departing said Right-of-way line of Interstate 95 and along said South

line, N 89°14'10" E, a distance of 2898.95 feet to its intersection with the East line of said lands recorded in Official Records 364, Page 395; thence departing said South line and along said East line, N 00°31'30" W, a distance of 1398.57 feet, to its intersection with the North line of said Official Records 364, Page 395; thence departing said East line and along said North line, S 88°25'29" W, a distance of 1360.78 feet, to its intersection with the East line of Well Site No. 5 as described in Official Records 1376, Page 651 of the public records of said Nassau County, Florida; thence departing said North line and along said East line, N 01°34'31" W, a distance of 200.00 feet, to its intersection with the North line of said Well Site No. 5; thence departing said East line and along said North line, S 88°25'29" W, a distance of 200.00 feet, to its intersection with the West line of said Well Site No. 5; thence departing said North line and along said West line, S 01°34'31" E, a distance of 200.00 feet, to its intersection with the aforementioned North line of the lands recorded in Official Records 364, Page 395; thence departing said West line and along said North line, S 88°25'29" W, a distance of 1453.21 feet, to its intersection with the aforementioned Easterly Right-of-way line of Interstate 95; said point being in a curve concave southwesterly and having a radius of 7789.44 feet; thence departing said North line and along the arc of said curved Easterly Right-of-way line a distance of 852.10 feet, through a central angle of 06°16'04"; said curve being subtended by a Chord bearing of N 03°29'35" W, and a distance of 851.68 feet; thence departing said curve and continuing along said Easterly Right-of-way line, N 16°37'37" W, a distance 3196.48 feet; thence N 11°32'32" W, a distance of 89.79 feet; thence N 88°13'16" E, a distance of 73.32 feet, to the POINT OF BEGINNING.

LESS AND EXCEPT that part of Official Records Book 1376, page 651 as recorded in the public records of said Nassau County, Florida, being known as Well Site No. 3 and Well Site No. 4.

Workplace South Area - Parcel 2

A parcel of land lying within the E. Waterman Grant (Section 44), Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of Section 44, Township 2 North, Range 27 East, of said County, said corner also being the Southeast corner of Section 41, Township 3 North, Range 26 East, Nassau County, Florida; thence, along the West line of said Section 44 a bearing of S 01°29'05" E, a distance of 4291.18 feet to the Southwest corner of said Section 44, Township 2 North, Range 27 East; thence along the South line of said Section 44, N 89°18'07" E, a distance of 8399.62 feet, to the Southeast corner of said Section 44; thence along the East line of said Section N 44°35'26" E, a distance of 1897.03 feet, to the POINT OF BEGINNING; thence departing said Section line, N 81°52'11" W, a distance of 751.78 feet; thence N 80°39'54" W, a distance of 1808.29 feet; thence N 32°08'14" W, a distance of 802.01 feet, to its intersection with the Southerly Right-of-way line of State Road 200, also known as A1A having a Right-of-way width of 100 feet as now established; thence along said Southerly Right-of-way line through the following courses; N 72°19'35" E, a distance of 441.33 feet, to a point of curve in said Right-of-way line; said curve being concave to the South and having a radius of 14,410.73 feet; thence along the arc of said curve a distance of 970.47 feet, through a central angle of 03°51'31"; said curve being subtended by a Chord Bearing of N 74°19'35" E, a distance 970.28 feet; thence departing said curve, N 76°15'16" E, a distance of 2,257.99 feet, to its intersection with the West line of lands described in Official Records 739, Page 1054 of

the public records of Nassau County, Florida; thence departing said Southerly Right-of-way line and along said West line, S 13°44'41" E, a distance of 128.75 feet, to the Southwest corner of said lands; thence departing said West line and along the South line of said lands and also along the South line of the lands as recorded in Official Records 10, Page 206, Official Records 834, Page 1971, Official Records 143, Page 450, Official Records 1275, Page 703 and Official Records 1369, Page 680, all being in said Nassau County, N 70°46'59" E, a distance of 2642.92 feet, to the Southeast corner of the said lands described in Official 1369, page 680 of said County; thence departing said South line and along the East line of said lands N 13°44'41" W, a distance of 78.75 feet, to its intersection with the herein mentioned Southerly Right-of-way line of said State Road 200; thence departing said East line and along said Right-of-way line through the following courses; N 76°15'17" E, a distance of 106.02 feet; thence N 75°35'56" E, a distance of 914.40 feet, to a point of curve in said Right-of-way line; said curve being concave to the North and having a radius of 2,975.09 feet; thence along the arc of said curve a distance of 225.81 feet, through a central angle of 04°20'55"; said curve being subtended by a Chord bearing of N 73°25'28" E, distance of 225.75 feet; thence departing said Southerly Right-of-way line, S 26°51'50" E, a distance of 75.37 feet, to its intersection with the Northwesterly line of Flood Acres, an unrecorded plat; said line also being the East line of said Section 44; thence along said East line through the following courses; S 45°56'13" W, a distance of 1268.66 feet; thence S 42°43'27" W, a distance of 771.87 feet; thence N 86°44'16" W, a distance of 43.23 feet; thence S 03°07'33" W, a distance of 50.06 feet; thence S 43°59'47" W, a distance of 1,234.87 feet, to the POINT OF BEGINNING;

Tract 8
Rayonier Timberland Acquisition Two, LLC

A parcel of land lying conjointly in the J. Smith Grant (Section 44), the Eugenia Brant Grant (Section 45), the S. Cashen Grant (Section 46), the Spicer S. Christopher & J. Smith Grant (Section 47), the E. Waterman Grant (Section 50), Township 3 North, Range 27 East, and being located in Sections 32 and 33, Township 4 North, Range 27 East, Nassau County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 1, Township 3 North, Range 26 East, Nassau County, Florida; thence on the South line of said Section 1, S 88°46'47" E, a distance of 706.24 feet to a point on the Easterly Right-of-way line of U.S. Highway No. 17; thence departing said South line and on said Easterly Right-of-way line N 32°53'25" W, a distance of 853.02 feet; thence departing said Easterly Right-of-way line, N 24°42'34" E, a distance of 1762.41 feet; thence S 65°12'45" E, a distance of 5087.75 feet, to a point being located on the East line of said Charles Seton Grant (Section 37); said point also being located on the Range line common to Ranges 26 and 27, Nassau County, Florida; thence S 00°28'46" E, along last said line, a distance of 1215.65 feet to a point being located at the Southeast corner of said Charles Seton Grant (Section 37), Township 3 North, Range 26 East; said point also being located at the Northwesterly corner of said E. Waterman Grant (Section 50), and being the Point of Beginning, of the herein described parcel of land; thence N 33°10'10" E, departing said Range line and on the North line of said E. Waterman Grant (Section 50) and on the Southeasterly line of the Charles Seton Grant (Section 49), Township 3 North, Range 27 East, a distance of 5539.97 feet, to a point being located at a corner common to said Charles Seton Grant (Section 49) and said

Spicer S. Christopher Grant (Section 48); thence departing said Southerly line and continuing on said Northerly line of the E. Waterman Grant (Section 50), and the Southerly line of said Spicer S. Christopher Grant (Section 48), through the following courses and distances; thence S 23°09'09" E, a distance of 4701.54 feet; thence N 72°21'49" E, a distance of 3529.10 feet; thence North 38°37'31" E, a distance of 2433.61 feet, to a point being a corner common to said E. Waterman Grant (Section 50), the J. Smith Grant (Section 44), and the Spicer S. Christopher Grant and the J. Smith Grant (Section 47); said parcels lying conjointly and being located in Township 3 North, Range 27 East, Nassau County, Florida; thence departing the Northerly line of said E. Waterman Grant (Section 50), and on the Westerly line of said Spicer S. Christopher Grant and J. Smith Grant (Section 47), and on the Easterly line of said Spicer S. Christopher Grant (Section 48), through the following courses and distances; thence N 39°27'32" W, a distance of 2716.82 feet; thence N 69° 54'27" E, a distance of 2901.48 feet, to a point being located at a corner common to said Spicer S. Christopher Grant and J. Smith Grant (Section 47), and said Spicer S. Christopher Grant (Section 48); thence S 89°57'03" W, departing last said line and on the North line of said Spicer S. Christopher Grant (Section 48), a distance of 1863.65 feet, to a point being located on the East line of those lands as described in Official Records 685, Page 819, of the Public Records of Nassau County, Florida; thence N 09°57'18" E, departing last said line and along said East line, a distance of 637.08 feet, to a point being located at the Northeast corner of said lands; thence N 80°02'42" W, departing said East line and on the North line of said lands, and on the North line of those lands as described in Official Records 1332, Page 876, of said Public Records, a distance of 671.50 feet, to a point being located at the Northwest corner of said lands recorded in Official Records 1332, Page 876; thence N 09°57'17" E, departing said North line a distance of 607 feet, more or less to a point being located on the Southerly shores of the St. Mary's River; thence along the meanders of the Southerly shores of the St. Mary's River, through the following courses; Easterly, Southerly and Northeasterly, a distance of 8987 feet, more or less to a point on the Northerly line of Section 33, Township 4 North, Range 27 East; thence on the Northerly line of said Section 33, Township 4 North, Range 27 East and the Northerly line of the S. Cashen Grant (Section 46), the Eugenia Brant Grant (Section 45), Township 3 North, Range 27 East, Southeasterly, a distance of 5307 feet more or less to a point on the Westerly line of a parcel of land as described in Official Records Book 1253, Page 12 of the Public Records of Nassau County, Florida; thence departing said Northerly lines and on said Westerly line through the following courses: S 08°58'59" W, a distance of 1000 feet more or less; thence S 23°44'07" W, a distance of 1042.13 feet; thence S 20°39'46" W, a distance of 1606.27 feet; thence S 45°11'41" W, a distance of 891.88 feet; thence S 25°11'11" E, a distance of 1035.73 feet; thence S 63°44'24" E, a distance of 630.35 feet to a point on the Southeasterly line of the J. Smith Grant (Section 44), Township 3 North, Range 27 East; thence departing said Westerly line and on the Southeasterly line of said J. Smith Grant (Section 44), S 75°25'22" W, a distance of 1213.66 feet to the Southerly most corner of said J. Smith Grant (Section 44); thence departing said Southeasterly line and on the Southwesterly line of said J. Smith Grant (Section 44), N 61°45'24" W, a distance of 207 feet, more or less to a point on the centerline of a Creek; thence departing said Southwesterly line and on the centerline of said Creek, Southerly, a distance of 13,792 feet more or less to the centerline of McQueen Creek; thence on the centerline of McQueen Creek, Westerly, a distance of 7925 feet more or less to a point on the Northerly projection of the Easterly line of a parcel of land as recorded in Official Records Book 1171, Page 330 of the Public Records of Nassau County, Florida; thence departing the centerline of Mc Queen Creek and on the Northerly projection of the Easterly line of said parcel

recorded in Official Records Book 1171, Page 330, S 56°50'30" W, a distance of 490 feet more or less to the Northeast corner of said parcel of land as described in Official Records Book 1171, Page 330; thence departing the Northerly projection of said East line and on the North line of said parcel of land as described in Official Records Book 1171, Page 330 and the North line of a parcel of land described in Official Records Book 725, Page 169 and the North line of a parcel of land described in Official Records Book 725, Page 172 all being recorded in the Public Records of Nassau County, Florida, N 33°02'00" W, a distance of 1648.40 feet to the Northwesterly corner of said parcel of land as described in Official Records Book 725, Page 172; thence departing said North lines and on the Westerly line of said parcel of land as described in Official Records Book 725, Page 172, S 46°16'15" W, a distance of 688.90 feet to a point on the Northerly line of a parcel of land as described in Official Records Book 1042, Page 1729 of the Public Records of Nassau County, Florida; thence departing said Westerly line and on said Northerly line, N 43°42'55" W, a distance of 38.99 feet to a point on the Easterly Maintained Right-of-way line of Crandall Road (a 40 foot wide County Maintained Right-of-way); thence departing said Northerly line and on said Easterly Maintained Right-of-way line of Crandall Road through the following courses; N 33°03'03" E, a distance of 534.55 feet; thence N 31°50'52" E, a distance of 276.55 feet to a point on the centerline of aforesaid McQueen Creek; thence departing said Maintained Right-of-way line and on the centerline of said McQueen Creek, Westerly, a distance of 6066 feet more of less to a point being located at the intersection of McQueen Creek and the Range line common to Ranges 26 and 27, Nassau County, Florida; thence, departing said centerline, and along said Range line, N 00°28'46" W, a distance of 4852 feet, more or less, to the Point of Beginning.

LESS: Those lands described in Official Records Book 697, Page 1025, Official Records Book 697, Page 1017, Official Records Book 697, Page 1021, Official Records Book 609, Page 780, Official Records Book 235, Page 149, all of the Public Records of Nassau County, Florida.

AND LESS: Maintained Right-of-way for Crandall Road a 40 foot wide County maintained Right-of-way.

Tract 9
Rayonier Timberland Acquisitions Three, LLC

A parcel of land lying conjointly in Section 1, the E. Waterman Grant (Section 41), and part of the Charles Seton Grant (Section 37), Township 3 North, Range 26 East; also being located in the Spicer S. Christopher Grant (Section 48), the Charles Seton Grant (Section 49), Township 3 North, Range 27 East, and also being located in Section 32, Township 4 North, Range 27 East; all being in Nassau County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 1, Township 3 North, Range 26 East, Nassau County, Florida; thence on the South line of said Section 1, S 88°46'47" E, a distance of 706.24 feet to a point on the Easterly Right-of-way line of U.S. Highway No. 17; thence departing said South line and on said Easterly Right-of-way line N 32°53'25" W, a distance of 853.02 feet; thence departing said Easterly Right-of-way line, N 24°42'34" E, a distance of 1762.41 feet; thence S 65°12'45" E, a distance of 5087.75 feet, to a point being located on the East line of said Charles Seton Grant (Section 37); said point also being located on the Range line common

to Ranges 26 and 27, Nassau County, Florida; thence S 00°28'46" E, on last said line, a distance of 1215.65 feet to a point being located at the Southeast corner of said Charles Seton Grant (Section 37), Township 3 North, Range 26 East; said point also being located at the Northwesterly corner of said E. Waterman Grant (Section 50), and being the Point of Beginning, of the herein described parcel of land; thence N 33°10'10" E, departing said Range line and on the North line of said E. Waterman Grant (Section 50) and on the Southeasterly line of the Charles Seton Grant (Section 49), Township 3 North, Range 27 East, a distance of 5539.97 feet, to a point being located at a corner common to said Charles Seton Grant (Section 49) and said Spicer S. Christopher Grant (Section 48); thence departing said Southerly line and continuing on said Northerly line of the E. Waterman Grant (Section 50), and the Southerly line of said Spicer S. Christopher Grant (Section 48), through the following courses and distances; thence S 23°09'09" E, a distance of 4701.54 feet; thence N 72°21'49" E, a distance of 3529.10 feet; thence North 38°37'31" E, a distance of 2433.61 feet, to a point being a corner common to said E. Waterman Grant (Section 50), the J. Smith Grant (Section 44), and the Spicer S. Christopher Grant and the J. Smith Grant (Section 47); said parcels lying conjointly and being located in Township 3 North, Range 27 East, Nassau County, Florida; thence departing the Northerly line of said E. Waterman Grant (Section 50), and on the Westerly line of said Spicer S. Christopher Grant and J. Smith Grant (Section 47), and on the Easterly line of said Spicer S. Christopher Grant (Section 48), through the following courses and distances; thence N 39°27'32" W, a distance of 2716.82 feet; thence N 69° 54'27" E, a distance of 2901.48 feet, to a point being located at a corner common to said Spicer S. Christopher Grant and J. Smith Grant (Section 47), said Spicer S. Christopher Grant (Section 48); thence S 89°57'03" W, departing last said line and on the North line of said Spicer S. Christopher Grant (Section 48), a distance of 1863.65 feet, to a point being located on the East line of those lands as described in Official Records 685, Page 819, of the Public Records of Nassau County, Florida; thence S 09°57'18" W, departing said North line, a distance of 164.92 feet, to a point being located at the Southeast corner of said lands; thence N 80°02'45" W, departing said East line and on the South line of those lands as described in Official Records 938, Page 459, a distance of 671.50 feet, to a point being located at the Southwest corner of said lands; said point also; thence N 09°57'17" E, departing said South line and on the Westerly line of those lands as described in Official Records 272, Page 604, Official Records 1396, Page 1076, and Official Records 1332, Page 876, of said Public Records, and on the West line of those lands as described in Official Records 538, Page 1218, a distance of 1409 feet, more or less, to a point being located on the Southerly shores of the St. Mary's River; thence Northwesterly, departing last described line and on the meanders of the Southerly shores of said St. Mary's River, and on the Northerly boundaries of said Section 32, a distance of 481 feet, more or less; thence Southwesterly, departing the Southerly shores of the St. Mary's River and on the Northerly line of said Section 32, a distance of 3652 feet, more or less, to a point being located on the Township line common to Townships 3 North and 4 North, Nassau County, Florida; thence S 89°18'05" West, departing said Northerly line and on said Township line, a distance of 5247 feet, more or less, to a point being located at the Southwest corner of Township 4 North, Range 27 East, Nassau County, Florida; thence S 00°28'46" E, departing said Township line and on the Range line common to Ranges 26 East and 27 East, Nassau County, Florida, and on the East line of said Charles Seton Grant (Section 37), a distance of 5154.51 feet; thence N 65°12'45" W, departing last described line, a distance of 5087.75 feet; thence S 24°42'34" W, a distance of 1762.41 feet, to a point being located on the Northeasterly Right-of-Way line of U.S. Highway No. 17 (A variable width Right-of-Way, as now established); thence on said Northeasterly Right-of-Way line, through the

following courses and distances; thence S 32°53'25" E, a distance of 2196.78 feet; thence N 89°27'19" E, a distance of 177.51 feet; thence S 32°53'32'E, a distance of 695.00 feet; thence S 33°02'21" W, a distance of 164.28 feet; thence S 32°53'25" E, a distance of 1028.24 feet, to a point being located at the Northwest corner of those lands as described in Official Records 1415, Page 574; thence N 57°06'16" E, departing said Northeasterly Right-of-Way line and on the Northerly line of said lands, a distance of 999.07 feet, to a point being located at the Northeasterly corner of said lands; thence S 33°27'18" E, departing said Northerly line and on the Easterly line of said lands, and on the Easterly line of those lands as described in Official Records 44, Page 218 and Official Records 44, Page 221, a distance of 1894.61 feet, to a point being located at the Southeasterly corner of said lands; thence S 58°51'54" W, departing said Easterly line and on the Southerly line of said lands, a distance of 650.71 feet, to a point being located at the Southwesterly corner of said lands; thence N 33°49'11" W, departing said Southerly line and on the Westerly line of said lands, a distance of 797.29 feet; thence S 57°06'10" W, departing said Westerly line, a distance of 356.54 feet, to a point being located on said Northeasterly Right-of-Way line of U.S. Highway No. 17; thence S 33°03'04" E, on said Northeasterly Right-of-Way line, a distance of 1959 feet, more or less, to a point being located at the intersection of said Northeasterly Right-of-Way line and the centerline of McQueen Creek; thence Easterly, departing said Northeasterly Right-of-Way line and on the meanders of the centerline of said McQueen Creek, a distance of 1675 feet, more or less, to a point being located at the intersection of said centerline and the Range line common to Ranges 26 East and 27 East, Nassau County, Florida; thence N 00°28'46" W, departing said centerline of McQueen Creek and on said Range line, a distance of 4852 feet, more or less, to the Point of Beginning.

LESS: Maintained Right-of-way for Crandall Road a 40 foot wide County maintained Right-of-way.

TRACT 10
NASSAU CHESTER ROAD TRACT

A tract of land located in the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East, Nassau County, Florida, bounded as follows:

Begin at the intersection of the Northerly right-of-way of SR 200A/Pages Dairy Road and the Westerly right-of-way of Chester Road and continue in a Northerly direction along the Westerly right-of-way of Chester Road to the intersection of the Westerly right-of-way of Chester Road and the Southerly right-of-way of Lee Road (a county graded road); thence Northwesterly along the Southern right-of-way of Lee Road a distance of 737.90 feet to a point; thence South 38 degrees 23 minutes 50 seconds West to the intersection of said line and Rayonier Road No. 4 (as shown on attached map); thence along Rayonier Road No. 4 in a southwesterly direction t the intersection of Rayonier Road No. 4 with Rayonier Road No. 3 (as shown on attached map); thence in a southerly direction along Rayonier Road No. 3 to the Northerly right-of-way of SR 200A/Pages Dairy Road; thence Easterly along the Northerly right-of-way of SR 200A/Pages Dairy to the point of beginning.

LESS AND EXCEPT THE FOLLOWING:

A portion of the John W. Lowe Grant, Section 44, Township 3 North, Range 28 East, Nassau County, Florida, described as follows:

For a point of reference commence at a corner common to Sections 43, 44, 48, and 49, Township 3 North, Range 28 East and run South 75 degrees 34 minutes 24 seconds East along the division line of Sections 48 and 49 aforementioned, a distance of 152.70 feet to where said division line is intersected by the Westerly right-of-way of Lofton-Chester Road (a 66.0 foot right-of-way); thence South 7 degrees 26 minutes 00 seconds West along said right-of-way a distance of 1137.60 feet to an iron pipe set where said Westerly right-of-way is intersected by the Southerly right-of-way of a county maintained road (a 26.0 foot right-of-way by usage) for the Point of Beginning. From the Point of Beginning continue South 7 degrees 26 minutes 00 seconds West along said Westerly right-of-way a distance of 1530 feet to a concrete monument; run thence North 82 degrees 34 minutes 00 seconds West a distance of 400.0 feet to a concrete monument, run thence North 7 degrees 26 minutes 00 seconds East a distance of 1608.54 feet to a concrete monument set on the Southerly right-of-way line of the aforementioned County maintained road; thence South 71 degrees 27 minutes 30 seconds East along said Southerly right-of-way a distance of 407.64 feet to the Point of Beginning.

TRACT 11
NASSAU A1A TRACT - NORTH

Legal Description of part of the Rayonier Yulee tract lying northerly of A-1-A/SR 200 and between I-95 and U.S. 17, Nassau County, Florida.

All that certain tract or parcel of land lying and being in the E. Waterman Grant, Section 44, Township 2 North, Range 27 East and the E. Waterman Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida and being more particularly described as follows:

For a point of beginning commence at a point on the Northerly right-of-way line of A-1-A/SR 200 at the Southeasterly corner of lands described in Deed recorded in the Official Records of said County in Book 408, page 695 and run North 17°-42'-30" West, along the Easterly line of last mentioned lands, a distance of 598.06 feet to the Northeasterly corner thereof; run thence South 72°-14'05" West along the Northerly line of last mentioned lands, a distance of 819.49 feet to an angle point; run thence South 89°-00'-37" West, continuing along last mentioned Northerly line, along the Northerly line of lands described in Deed recorded in the Official Records of said County in Book 1136, page 260 and along the Northerly line of lands described in Deed recorded in the Official Records of said County in Book 932, page 1824, a distance of 839.41 feet to the Northwesterly corner of the last mentioned lands; run thence North 16°-36'-59" West, along the Easterly line of lands described in Deed recorded in the Official Records of said County in Book 956, page 1636, a distance of 855 feet, more or less, to a point along the Southern most portion of Rayonier Road No. 52; run thence in a Northeasterly direction along last mentioned southern most portion of Rayonier Road No. 52, to a point where the southern most portion of Rayonier Road No. 52 intersects with the western most portion of Rayonier Road No. 50; run thence in a Southeasterly direction along the western most portion of said Rayonier Road No. 50, a distance of 1,085 feet, more or less, to the center of a Southwesterly

to Northeasterly drainway; run thence in a Northeasterly direction along the meanderings of last mentioned drainway to a point along the southern most portion of Rayonier Road No. 48, said point lies Westerly 405 feet, more or less, from the intersection of the eastern most portion of Rayonier Road No. 71 and southern most portion of said Rayonier Road No. 48; run thence in a Southeasterly direction along the southern most portion of said Rayonier Road No. 48, a distance of 405 feet, more or less, to last mentioned intersection; run thence in a Northerly direction along the eastern most portion of said Rayonier Road No. 71, a distance of 1,545 feet, more or less, to a point where the eastern most portion of Rayonier Road No. 71 intersects with the southern most portion of Rayonier Road No. 71-C; run thence in a Northeasterly direction, along the southern most portion of said Rayonier Road No. 71-C to a point on the Southwesterly right-of-way line of the Seaboard Coastline Railroad; run thence in a Southeasterly direction along the last mentioned Southwesterly right-of-way line, a distance of 4,430 feet, more or less, to a Rayonier concrete monument at the Southeasterly corner of lands of Rayonier Forest Resources, L.P. (f/k/a Rayonier Timberlands Operating Company, LP); run thence the following 2 courses along the Southerly line of last mentioned lands: Course No. 1 - South 72°-12'-53" West, a distance of 1,558.64 feet to a Rayonier concrete monument; Course No. 2 - South 13°-22'-51" West, a distance of 461.33 feet to a Rayonier concrete monument; thence South 11°-16'-32" West 70.75 feet to an iron pin; thence North 72°-08'-00" East 315.27 feet to an iron pin; thence South 17°-53-21" East 60 feet to a Rayonier concrete monument; thence North 72°-08'-00" East 400.05 feet to a Rayonier concrete monument; thence South 18°-01'-14" East to the Northerly right-of-way of State Road 200/A-1-A; run thence in a Westerly direction along last mentioned Northerly right-of-way line to a Rayonier concrete monument at the Southeasterly corner of numerous privately owned parcels of land; run thence in a Northerly direction along last mentioned Easterly line a distance of 200 feet, more or less, to a Rayonier concrete monument at the Northeasterly corner of said numerous privately owned parcels of land; run thence in a Westerly direction along the Northerly line of last mentioned lands to the Northwesterly corner thereof; run thence in a Southerly direction along the Westerly line of last mentioned land to a Rayonier concrete monument on the Northerly right-of-way line of said A-1-A/SR200; run thence in a Westerly direction along the last mentioned Northerly right-of-way line to the Point of Beginning.

Bearing Reference: The bearings cited in the above property description are based on the deed bearings of North 72°-19'-01" East for the centerline of Survey for A-1-A/SR200 as mentioned in Deed recorded in the Official Records of said County in Book 932, page 1824.

TRACT 12
NASSAU - A1A/SR200 SOUTH TRACT

All property in Section 44, Township 2 North, Range 27 East, Nassau County, Florida, titled in Rayonier Forest Resources, L.P. (f/k/a Rayonier Timberlands Operating Company, LP), lying and being South of A-1-A/SR200; East of Harper Chapel Road; West of Florida Power and Light Easement as more particularly described in OR Book 278, Page 507, et seq., said easement runs concurrently along the western side of Rayonier Woods Road 50 to a point intersecting with the centerline of Florida Power and Light Easement as recorded in OR Book 123, Page 284;

and South of Florida Power and Light Easement described in OR Book 123, Page 284 in the public records of Nassau County, Florida.

TOGETHER WITH all property in Sections 6 and 7, Township 2 North, Range 27 East, Nassau County, Florida, titled in Rayonier Forest Resources, L.P. (f/k/a Rayonier Timberlands Operating Company, LP), lying and being East of Harper Chapel Road and North of property described in OR Book 936, Page 894, et seq., in the public records of Nassau County Florida, now or formerly lands of the Nassau County Board of County Commissioners.

LESS AND EXCEPT: William Burgess Road right-of-way, A-1-A/SR200 Road right-of-way, and Harper Chapel Road right-of-way.

TRACT 13
PAGES DAIRY ROAD TRACT

All that certain tract of land or parcel of land belonging to Rayonier Forest Resources, L.P. and being a portion of the John Lowe Mill Grant, Section Fifty-one (51), Township Three (3) North, Range Twenty-seven (27) East, Nassau County, Florida, and being more particularly described as follows:

All of Rayonier Forest Resources, L.P. lands in Section 51 that lie East of lands now or formerly owned by Page Hill Associates Florida General Partnership, as recorded in the Circuit Court of Nassau County, Book 846, Pages 468-470, South of Rayonier Road #4 (a private road), West of Rayonier Road #3 (a private road), and North of State Road 200-A, also known as Pages Dairy Road, a 100-foot right-of-way.

TRACT 14
ROSES BLUFF

Legal description of a part of the Rayonier Roses Bluff Tract, Nassau County, Florida.

All that certain tract or parcel of land lying and being in the un-surveyed Sections 2 and 3; the W. Hobkirk Grant, Section 41; the G. Henning Grant, Section 42; the T. May Grant, Section 43; the J. Smith Grant, Section 44; the E. Brant Grant, Section 45; the S. Cashen Grant, Section 46; and the E. Waterman Grant, Section 50; all in Township 3 North, Range 27 East, Nassau County, Florida and being more particularly described as follows:

For a point of reference, commence at the most Westerly corner of the G. Henning Grant, Section 40, said Township and Range and run North 44°-02'-37" East, along the Northwesterly line thereof, a distance of 15.13 feet, more or less, to a point at the most Westerly corner of lands now or formerly of J. Michael Bowling, according to deed recoded in the Official Records of said County in Book 1011, Page 22, for the Point of Beginning.

From the Point of Beginning thus described, continue North 44°-02'-37" East along the Northwesterly line of said Section 40, a distance of 2,326.07 feet, more or less, to the Southeasterly corner of lands now or formerly of Marie Louise Davis Chaplin, according to deed recorded in the Official Records of said County in Book 724, Page 1950; run thence North 71°-57'-23" West, along the Southerly lien of last mentioned lands, a distance of 696.0 feet, more or less, to the Southwesterly corner thereof; run thence North 2°-27'-23" West, along the Westerly line of last mentioned lands and long the Westerly line of lands now or formerly of Stuart H. Davis, Jr. and Nola L. Davis, according to deed recorded in Official Records of said County in Book 1043, Page 181, a distance of 677 feet, more or less, to the Northwesterly corner of last mentioned lands at the apparent edge of open water of the Bells River, said Northwesterly corner hereafter called Point "A" in this description; thence return to the Point of Beginning and run South 46°-50'-47" East, along the Southwesterly line of said lands described in Official Records Book 1011, Page 22, a distance of 3,346.97 feet, more or less, to the Southerly corner thereof, said Southerly corner lying on the Southeasterly line of said Section 40; run thence South 44°-02'-37" West, along last mentioned Southeasterly line, a distance of 15.13 feet, more or less, to the most Southerly corner thereof; run thence South 46°-50'-47" East, along the Southwesterly line of the E. Waterman Grant, Section 39, said Township and Range, a distance of 2,487.90 feet, more or less, to a point lying in the run of Cone Creek; run thence in a Southerly direction (generally South 5°-33'-53" East) along the meanderings of the run of said Cone Creek, a distance of 1,757.44 feet, more or less, to a point in the centerline of Rayonier Road No. 10; run thence South 89°-19'-30" West, a distance of 1,977.08 feet to a point in last mentioned centerline; run thence North 55°-44'-11" West, a distance of 1,803.81 feet to a point; run thence North 35°-13'-28" West, a distance of 1,145.90 feet to a point; run thence North 78°-49'-11" West, a distance of 1,360.25 feet to a point; run thence South 68°-31'-11" West, a distance of 357.77 feet to a point; run thence 84°-27'-44" West, a distance of 905.90 feet to a point; run thence North 21°-04'-32" West, a distance of 224.59 feet to a point; run thence North 64°-01'-58" West, a distance of 488.27 feet to a point; run thence South 86°-45'-40" West, a distance of 421.66 feet to a point; run thence North 69°-34'-52" West, a distance of 726.75 feet to a point; run thence 42°-46'-45" West, a distance of 983.60 feet to a point; run thence North 5°-57'-45" West, a distance of 704.19 feet to a point; run thence North 41°-45'-08" East, a distance of 1,091.81 feet to a point; run thence North 7°-07'-01" East, a distance of 326.37 feet, a distance of 326.37 feet to a point; run thence North 2°-02'-06" East, a distance of 1,723.71 feet to a point; run thence North 30°-36'-24" West, a distance of 795.17 feet to a point; run thence North 46°-51'-32" West, a distance of 791.76 feet to a point; run thence North 63°-44'-24" West, a distance of 630.35 feet to a point; run thence North 25°-11'-11" West, a distance of 1,035.73 feet to a point; run thence North 45°-11'-41" East, a distance of 891.88 feet to a point; run thence North 20°-39'-46" East, a distance of 1,606.27 feet to a point; run thence North 23°-44'-07" East, a distance of 1,042.13 feet to a point; run thence North 8°-58'-59" East, a distance of 1,000.0 feet, more or less, to the apparent edge of open water of the St. Marys River; run thence in a Northeasterly direction along the meanderings of the edge of open water of said St. Marys River to a point on the Northerly line of Township 3 North; run thence in an Easterly direction along last mentioned Northerly line to a point on the Westerly edge of open water of the Bells River; run thence in a Southerly, Westerly, Southerly, and Easterly direction along the meanderings of the Westerly, Northerly, Westerly, and the Southerly edge of an open water of the Bells River to the aforementioned Point "A"; run thence South 2°-27'-23" East along the Westerly line of said lands described in Official Records Book 1043, page 181, and the Westerly line of said land

described in Official Records Book 724, page 1950, a distance of 677 feet, more or less, to the Southwesterly corner of last mentioned lands; run thence South 71°-57'-23" East along the Southerly line of last mentioned lands, a distance of 696.0 feet to the Southeasterly corner thereof; run thence South 44°-02'-37" West along the Northwesterly line of said Section 40, a distance of 2,326.07 feet to the Point of Beginning.

TOGETHER WITH all that certain tract or parcel of land being that certain marsh part of un-surveyed Sections 2 and 3, Township 3 North, Range 27 East, Nassau County, Florida that lies Southerly, Easterly, and Northerly of the open waters of the Westerly end of the Bells River.

The marsh land thus described contains 376 acres, more or less, according to Rayonier Land Title Records.

Bearing Reference: The bearings cited in the above property description are based on the deed bearing of North 2°-27'-23" West for the Northwesterly line of the G. Henning Grant, Section 40, Township 3 South, Range 27 East, according to deed recorded in the Official Records of Nassau County, Florida in Book 1011, Page 22.

TRACT 15
Lot 2, VILLAGE OF CRANDALL

The Northerly 144.07 feet of the Southerly 288.14 feet of Lot 2, Village of Crandall, Section 48, Township 3 North, Range 27 East, and Section 32, Township 4 North, Range 27 East, Nassau County, Florida.

Being the identical property conveyed to TerraPointe LLC by deed of Mae Clemmons Lovell f/k/a Golda Mae Clemons, dated August 8, 2007, and recorded in OR Book 1518, page 602, Nassau County, Florida.

The Southerly 144.07 feet of Lot 2, Village of Crandall, Section 48, Township 3 North, Range 27 East, and Section 32, Township 4 North, Range 27 East, according to plat recorded in OR Book 39, page 364, Nassau County, Florida.

Being the identical property conveyed to TerraPointe LLC by deed of Eugene G. McKendree and Joyce L. McKendree, dated March 12, 2008, and recorded in OR Book 1556, page 1660, Nassau County, Florida.

A portion of Lot 2, "Village of Crandall", Section 48, Township 3 North, Range 27 East, and Section 32, Township 4 North, Range 27 East, Nassau County, Florida, according to the plat recorded in Deed Book 39, Page 364 of the public records of Nassau County, Florida. Said portion being more particularly described as follows:

For a point of reference commence at the Northwest corner of Lot 2, "Village of Crandall" aforementioned, being also the Northwest corner of lands described in Official Records Book 1332, Pages 876 and 877 of the public records of Nassau County, Florida; thence South 09°44'20" West along the Westerly line of last said lands, being also the Westerly line of Lot 2, "Village of Crandall" aforesaid, a distance of 295.79 feet to the Southwest corner of lands described in Official Records Book 1332, pages 876 and 877, aforesaid for the Point of Beginning.

From the Point of Beginning thus described continue South 09°44'20" West along the Westerly line of Lot 2, "Village of Crandall", a distance of 74.79 feet to the Northwest corner of lands described in Official Records Book 540, Pages 857 and 858 of the public records of Nassau County, Florida; thence South 80°00'00" East along the Northerly line of last said lands, a distance of 301.77 feet (302.50 feet plat) to the Northeast corner of last said lands, being also the Easterly line of Lot 2, "Village of Crandall"; thence North 09°44'20" East along said Easterly line, a distance of 74.79 feet to the Southeast corner of lands described in Official Records Book 1332, Pages 876 **and** 877 aforementioned; thence North 80°00'00" West along the Southerly line of last said lands, a distance of 301.77 feet (302.50 feet plat) to the Point of Beginning.

Containing 0.5181 acre, more or less.

Being the identical property conveyed to TerraPointe LLC by deed of James Nicks, dated March 20, 2007, recorded in OR Book 1488, Page 541, Nassau County, Florida.

TRACT 16
LOT 3, VILLAGE OF CRANDALL

Lot 3, Village of Crandall, according to plat thereof recorded in Official Records of Nassau County, Florida in Deed Book 39, page 364.

Being the identical property conveyed to TerraPointe LLC by deed of Keith Register, dated July 10, 2007, and recorded in OR Book 1511, Page 1082, Nassau County, Florida.

Nassau County Record
617317 Brandies Avenue, PO Box 609
Callahan, Florida 32011
(904) 879-2727 - Fax (904) 879-5155

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Nassau County, Florida, will conduct a public hearing on Monday, July 25, 2011 at 7:00 PM for the purpose of the consideration of a Long Term Master Plan Conversion Agreement for the East Nassau Comprehensive Planning Area, pursuant to section 163.3245(10), Florida Statutes. The meeting will be held in the Commission Chambers, located at the James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida.

Copies of the proposed agreement are available at the office of the Clerk to the Board of County Commissioners at the Judicial Annex, located at 76347 Veterans Way, Yulee, Florida, Monday through Friday, 8:30 a.m. through 5:00 p.m., except legal holidays.

THE PUBLIC IS INVITED TO BE PRESENT AND BE HEARD. IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THE PROGRAM OR ACTIVITY SHOULD CONTACT 548-4660 OR, IF THE HEARING IMPAIRED, FLORIDA RELAY SERVICE AT 1-800-955-8770(V) OR 1-800-955-8771 (TDD) AT LEAST SEVENTY TWO HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATION.

Board of County Commissioners
Nassau County, Florida
Walter J. Boatright Chairman
Attest:
John A. Crawford
Ex-Officio Clerk
11 07-14-2011
3489

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared **Michael B. Hankins** who on oath says that he is the Advertising Director of the Nassau County Record, a weekly newspaper published at Callahan in Nassau County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of

PUBLIC NOTICE OF HEARING
JULY 25, 2011

was published in said newspaper in the issue of

07/14/2011
REF. # 3489

Affiant further says that the said Nassau County Record is a newspaper published at Callahan, in said Nassau County, Florida, and that the said newspaper has heretofore been continuously published in said Nassau County, Florida, each week and has been entered as second class mail matter at the post office in Callahan in said Nassau County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Michael B. Hankins

Sworn to and subscribed before me this 15th day of July, A.D. 2011.

Angeline B. Mudd

Angeline B. Mudd, Notary Public

Personally Known

Notary Public State of Florida
Angeline B Mudd
My Commission DD732718
Expires 01/04/2012

Policy FL.13.01

Development Principles

Nassau County shall promote a sustainable and efficient land use pattern within the ENCPA by requiring development within the ENCPA to incorporate the following development principles:

A) **Protect certain unique physical and visual characteristics of the ENCPA which include bluff topography, the St. Mary's River, Lofton Creek and significant historic or archaeological resources; and**

B) **Create a connected network of community amenities consisting of public parks, multi-use pathways, schools and playfields; and**

C) **Provide a variety of housing types with the higher residential densities near village centers; and**

D) **Design communities that support alternative modes of transportation with an emphasis on bicycle and pedestrian mobility and the opportunity for rail or bus rapid transit component located along the existing railroad corridor and U.S. 17 corridor; and**

E) **Dedicated rights-of-way designed to accommodate necessary utility infrastructure, dedicated bike lanes and a variety of transit opportunities; and**

F) **Enable regional employment and activity centers that encourage targeted economic development and job-supporting uses that maximize the benefits of existing or reserved highways, rail and transit-accommodating corridors; and**

G) **Conserve energy, conserve water resources and reduce greenhouse gas emissions through innovative, energy-efficient building construction and development practices; and**

H) **Establish a Conservation and Habitat Network of uplands, wetlands, blackwater creeks and wildlife corridors that define, connect and protect significant natural habitats; and**

I) **Accommodate a new interchange at Interstate 95 to serve the ENCPA and facilitate implementation of the Long Range Transportation Plan.**

Policy FL.13.02

Definitions and Interpretations

For the purpose of Objective FL.13 and its supporting Policies, the following terms, phrases, words and their derivations shall have the meaning contained herein, except where the context clearly requires otherwise. Terms not otherwise defined herein shall be first interpreted by reference to the Nassau County Land Development Code, if specifically defined therein; and secondly by reference to generally accepted planning, engineering, or other professional terminology if technical, and otherwise according to common usage, unless the context clearly indicates otherwise. In each case, the range of allowable uses shall be broadly interpreted so as to allow those types of uses compatible with listed uses in these ENCPA policies and consistent with the overall intent of the applicable land use sub-category.

A) **Block: A unit of land bounded by streets or a combination of streets and public land, railroad rights-of-way, waterways, or other barrier to the continuity of development.**

B) **Block, Civic: A block where civic space or uses exceed 75% of the total block land area.**

C) **Block, Mixed-Use: A block with a minimum of two (2) land uses, with one (1) of the land uses being residential. For any mixed use block containing only 2 land uses, neither land uses shall represent less than 25% of the total block floor area. For any mixed use block containing three (3) or more land uses, none of the land uses shall contain less than 15% of the total block floor area.**

D) **Block, Office: A block where office uses exceed 75% of the total block floor area.**

E) **Block, Residential: A block where residential uses exceed 75% of the total block floor area.**

F) **Block, Retail: A block where retail, eating/drinking and service uses exceed 75% of the total block floor area.**

G) **Common Area: Any portion of a development designed and intended to be used in common by the owners, residents or tenants of the development. These areas may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the owners, residents or tenants.**

H) **Common Open Space: All open space, or portions thereof, including landscaping, screening, and buffering, which is part of a common area.**

I) **Density (Residential): The number of residential dwelling units per unit of land.**

J) **Density, Average Net (Residential): The residential density, based on the area of a development site, less waterbodies, wetlands, designated public lands, conservation uplands, public open space and stormwater management areas.**

K) **Development Site: The property under consideration for a development, which may contain one or more potential building sites. Where the development site may contain more than one building site, any applicable development site setback requirements may be established from the development site perimeter.**

L) **Intensity (of Use): The bulk or mass of a use upon a building site or development site, as expressed by either residential density or non-residential floor area ratio (F.A.R.), which is the gross floor area of all buildings or structures on a development site divided by its developable area.**

M) **Minimum/Maximum Intensity Criteria: In land use sub-categories where mixed use development is permitted or required, a development site shall meet the following minimum and/or maximum**

Policy FL.13.03

Green Development Practices

Development within the ENCPA shall promote sustainable community and building design techniques and energy conservation strategies consistent with recognized green building standards. These techniques and strategies shall be established during the Nassau County development review process and shall include the following:

A) **Protecting and enhancing natural systems, as provided for in Policy FL.13.07.(A);**

B) **Considering surface waters, conservation lands and environmental open space as a visual amenity;**

C) **Encouraging alternative modes of transportation that reduce the average vehicle miles traveled and greenhouse gas emissions;**

D) **Developing incentives for water conservation;**

E) **Incorporating Florida water-wise vegetation and natural (native) planting area into site landscaping to limit and reduce the use of potable water;**

F) **Providing education to promote green living practices; and**

G) **Promoting energy conservation by encouraging green building practices.**

Policy FL.13.04

Recreational Trails and Multi-Use Pathways

As a means of promoting walkability and connectivity, recreational trails and multi-use pathways shall be required as an integral component of development in the ENCPA. Such trails and pathways may be developed in lieu of a sidewalk when located alongside an arterial, collector or local roadway. In addition, minimum design and safety standards for all recreational trails and multi-use paths shall be established during the Nassau County development review process.

1) **Residential Neighborhood General Development Guidelines – Tiers 1 and 2 Only**

Development in Tiers 1 and 2 of the Residential Neighborhood land use sub- category shall be zoned to one or more zoning districts consistent with the uses, densities, intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

a) **Private neighborhood parks, plazas and civic areas shall provide an identity for individual neighborhoods.**

b) **Community or regional parks and community facilities shall be located near or adjacent to planned and existing public school facilities. Joint-use recreational facilities with a public school facility shall be encouraged.**

c) **Private neighborhood parks are improved areas and shall provide recreational space and may include such amenities as informal play fields, play equipment, seating areas and other such improvements.**

d) **Private neighborhood parks shall be generally a minimum of ¼ acre in size and publicly accessible.**

e) **Public schools shall be located in accordance with the goals, objectives and policies of the Public Schools Facilities Element.**

f) **Stormwater management areas shall be designed as a visual amenity and may count towards the minimum park and common open space requirements when publicly accessible.**

g) **Transit stops, where public transit is available, should be incorporated as a focal point and designed as a civic feature in a visible and secure setting of the neighborhood.**

2) **Residential Neighborhood General Development Guidelines – Tier 3 Only**

Within Tier 3, the County shall establish measures to achieve the desired rural land use pattern. Development in Tier 3 shall be zoned in one or more districts consistent with the uses, densities, intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

a) **Development shall not exceed an average maximum density of one (1) dwelling unit per ten (10) gross acres. However, where development is clustered to preserve open space, the County shall permit densities up to an average maximum net density of one (1) dwelling unit per two (2) acres.**

b) **Clustered development areas shall contain a minimum of eight (8) lots and a maximum of thirty (30) lots, with a maximum front lot width of 150 feet.**

Policy FL.13.08

General Development Standards

When applicable, the following General Development Standards shall be addressed for development within each land use sub-category, with more specific development standards established during the Preliminary Development Plan (PDP) review process.

A) Block size and connectivity standards;

B) Minimum and maximum lot area and size;

C) Maximum lot depth and width;

D) Principle building setbacks (buildings close to and oriented to the street);

E) Other building setbacks (including balconies, canopies, accessory structures, porches, stoops, driveways, other encroachment limitations, etc.);

F) Building heights measured by the number of stories;

G) Accessory dwelling unit standards;

H) Street-front building transparency standards (window and doors);

I) Other building façade and street orientation standards;

J) Parking location, delivery and loading standards;

K) Multi-use pathways, sidewalks and roadway standards (conflicts between pedestrian and vehicular movements decided in favor of the pedestrian);

L) Street cross sections;

M) Alley requirements for residential lots less than sixty-feet (60') in width;

N) Common open space and storm water retention location and general design;

O) Landscaping standards;

P) Pedestrian amenities such as benches and bicycle parking along neighborhood sidewalks and multi-use paths;

Q) Buffering and screening standards;

R) Sign standards;

S) Public, civic and park space standards; and

T) Public area lighting standards.

Policy FL.13.09

St. Marys River Greenway

The St Mary's River Greenway ("Greenway") shall consist of areas with uniquely high topography adjacent to the St Mary's River or Bells River in locations as depicted on the adopted ENCPA Master Land Use Plan (Map FLUMS-6). The Greenway shall be developed in a manner to protect the view shed to and from the river bluffs and preserve portions of the unique visual and physical characteristics of the riverfront and its bluffs. The following development guidelines shall be enforced to ensure consistency with this Policy:

A) **The Greenway shall have an average minimum width of one-hundred feet (100'), with a minimum width of fifty feet (50');**

B) **Development within the Greenway shall include points of public access for the purposes of providing non-vehicular pedestrian connectivity to key locations in the resort area and to the internal ENCPA multi-use pathway system; and**

C) **Development within the Greenway shall be limited to river access facilities, observation decks and walkways, educational or conservation centers, golf courses, walking trails and other passive recreational uses. Golf course areas within the Greenway shall not be permitted within the minimum required fifty feet (50') buffer area.**

Policy FL.13.10

Sustainable Development Program

For the purpose of providing a more sustainable land use pattern, the ENCPA has been designed to restrict development within the designated Conservation Habitat Network and to establish a new regional employment center for Nassau County. Given the significant economic development potential formed by access to planned regional rail service along the U.S. 17 corridor, two existing interchanges and a planned new interchange for Interstate 95, these areas of the ENCPA are uniquely situated to foster job growth and have been designated as a regional employment center. To ensure that a functional land use mix is realized through the ENCPA, the following maximum development program quantities are hereby established:

Table 19 Maximum ENCPA Development Program

2010 – 2015 MAXIMUM ENCPA DEVELOPMENT PROGRAM	
Residential	1,200 Dwelling Units
Non-Residential	1,210,000 Sq. Ft.
2030 MAXIMUM ENCPA DEVELOPMENT PROGRAM (Cumulative)	
Residential	24,000 Dwelling Units
Non-Residential	11,000,000 Sq. Ft.

Policy FL.13.11

Jobs-to-Housing Balance

The ENCPA shall provide a functional mix of land uses to assist the County in achieving a countywide jobs-to-housing balance goal of 1.19 jobs per employed resident. The primary intent for establishing an appropriate jobs-to-housing balance program is to:

A) **Support sustainable, energy efficient development patterns by placing residential and non-residential uses in close proximity to each other and thereby, effectively reduce commuting distances for a significant percentage of ENCPA and county residents;**

B) **Encourage land use patterns that help attract additional job growth for Nassau County; and**

C) **Maintain a mix of residential and non-residential land uses within the ENCPA that will meet or exceed the established jobs-to-housing balance ratio at buildout, while taking market conditions into consideration.**

For purposes of this Policy, ENCPA development shall be considered to have an acceptable jobs-to-housing balance (JHB) if the ratio of proposed jobs to the number of projected employed residents (jobs divided by employed residents) meets or exceeds 0.84 at buildout. Calculations shall be based upon 1.21employed residents per household and typical 450 square feet per employee by land use.

Policy FL.13.12

Distribution of Uses by Land Use Sub-Category

The following minimum and maximum uses within each ENCPA land use sub-category are required to implement mixed-use controls, ensure an appropriate spatial relationship between housing and services and demonstrate the ability to achieve the desired jobs-to-housing balance ratio in Nassau County. The specific mixture of uses shall be established and monitored by the County through the Preliminary Development Plan review processes.

Table 20 Distribution of Uses in ENCPA by Land Use Sub-Category

Land Use Sub-Category	Maximum Residential Uses* (dwelling units)	Minimum Non-residential Uses* (Building Sq. Ft.)
Regional Center and Employment Center (combined**)	7,500-9,000**	9,000,000 – 10,000,000
Resort Development	2,500 – 3,500	400,000 – 500,000
Village Center	2,000 – 3,000	700,000 – 850,000
Residential Neighborhood	9,000 – 11,000	150,000 – 200,000

** Total residential units and non-residential square footage shall not exceed the committed development program of 24,000 residential units and 11,000,000 square feet of non-residential uses*

*** Residential Uses in the Employment Center land use subcategory shall not exceed 1,500 units*

Policy FL.13.13

Silvicultural and Agricultural Activities

The size and scope of the ENCPA contemplates a long range planning horizon and the desire to allow for continued silvicultural and agricultural activities until parcels are otherwise developed. Silvicultural and agricultural activities, which include residential uses at a density not to exceed one dwelling unit per 20 acres, shall be allowed within planned development parcels of the ENCPA until such time as building permits are issued for a development parcel. Thereafter, such activities shall be limited to the range of allowable uses for the applicable land use sub-category, unless silvicultural and agricultural uses are otherwise provided for by the development order applicable to such parcel.

Policy FL.13.14

Master Land Use Plan

The East Nassau Community Planning Area (ENCPA) Master Land Use Plan, illustrated at a measurable scale on Map FLUMS-6, is adopted as part of the Future Land Use Map series. It is a guide for the development pattern within the ENCPA and depicts the general location of land use sub-categories required to support the ENCPA development principles and policies. The character of each land use sub-category is further defined by residential density, range of permitted uses and non-residential intensities. The Master Land Use Plan may be modified in conjunction with a Preliminary Development Plan without a Comprehensive Plan amendment, provided that:

A) **The modification does not increase or decrease the ENCPA boundary; and**

B) **The modification does not increase the overall development program as identified in Policy FL.13.10; and**

C) **The modification is found consistent with the development principles and respective ENCPA FLUE policies; and**

D) **The modification is approved in conjunction a development order, resolution or ordinance adopted by the Board of County Commissioners pursuant to public notice and public hearing; and**

E) **Modifications to the Conservation Habitat Network (CHN) boundaries shall follow the general guidelines and standards set forth in Policy FL.13.07(A)(1).**

Policy FL.13.15

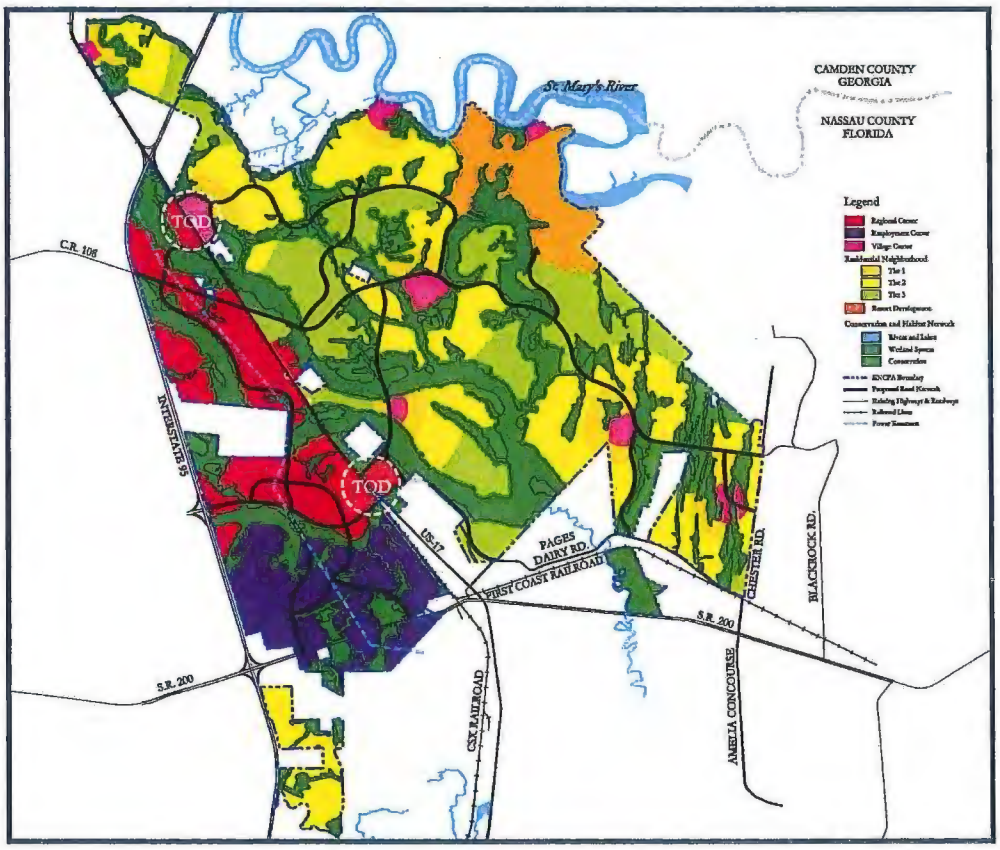
Common Open Space

In addition to water bodies, wetlands, greenways and conservation areas which appear on the ENCPA Master Land Use Plan (Map FLUMS-6), the ENCPA land use sub-categories shall include areas designated as common open space. Common open space shall be in the form of neighborhood parks, squares, mews, greens, recreational trails and/or multi-use paths and shall be distributed throughout each respective Preliminary Development Plan. Stormwater facilities that are designed as a visual project amenity may also be counted towards this requirement.

OBJECTIVE FL.13

East Nassau Community Planning Area

Consistent with the Multi-Use Community Planning Area land use provisions of Future Land Use Element Policy FL.01.02, the East Nassau Community Planning Area (ENCPA) is hereby created and adopted. The principles and standards of the following policies will be implemented during future development orders within the ENCPA and are enforceable as provided for in Chapter 163, F.S. The ENCPA shall recognize the inherent, integral relationship between transportation, land use and urban design and the degree that these elements affect one another and shall provide high value regional employment and economic development opportunities through the promotion of compatible and financially sustainable land use patterns. To facilitate the use of multiple modes of transportation, leading to a reduction in automobile use and vehicle miles traveled, development shall be in the form of complete communities that discourage urban sprawl; strengthen long range transportation planning efforts through creation of parallel transportation corridors, walkable and transit-supporting environments; preserve environmental resources; and create a greater diversity of housing types and prices.



Policy FL.13.01

Development Principles

Nassau County shall promote a sustainable and efficient land use pattern within the ENCPA by requiring development within the ENCPA to incorporate the following development principles:

A) Protect certain unique physical and visual characteristics of the ENCPA which include bluff topography, the St. Mary's River, Lofton Creek and significant historic or archaeological resources; and

B) Create a connected network of community amenities consisting of public parks, multi-use pathways, schools and playfields; and

C) Provide a variety of housing types with the higher residential densities near village centers; and

D) Design communities that support alternative modes of transportation with an emphasis on bicycle and pedestrian mobility and the opportunity for rail or bus rapid transit component located along the existing railroad corridor and U.S. 17 corridor; and

E) Dedicated rights-of-way designed to accommodate necessary utility infrastructure, dedicated bike lanes and a variety of transit opportunities; and

F) Enable regional employment and activity centers that encourage targeted economic development and job-supporting uses that maximize the benefits of existing or reserved highways, rail and transit-accommodating corridors; and

G) Conserve energy, conserve water resources and reduce greenhouse gas emissions through innovative, energy-efficient building construction and development practices; and

H) Establish a Conservation and Habitat Network of uplands, wetlands, blackwater creeks and wildlife corridors that define, connect and protect significant natural habitats; and

I) Accommodate a new interchange at Interstate 95 to serve the ENCPA and facilitate implementation of the Long Range Transportation Plan.

Policy FL.13.02

Definitions and Interpretations

For the purpose of Objective FL.13 and its supporting Policies, the following terms, phrases, words and their derivations shall have the meaning contained herein, except where the context clearly requires otherwise. Terms not otherwise defined herein shall be first interpreted by reference to the Nassau County Land Development Code, if specifically defined therein; and secondly by reference to generally accepted planning, engineering, or other professional terminology if technical, and otherwise according to common usage, unless the context clearly indicates otherwise. In each case, the range of allowable uses shall be broadly interpreted so as to allow those types of uses compatible with listed uses in these ENCPA policies and consistent with the overall intent of the applicable land use sub-category.

A) Block: A unit of land bounded by streets or a combination of streets and public land, railroad rights-of-way, waterways, or other barrier to the continuity of development.

B) Block, Civic: A block where civic space or uses exceed 75% of the total block land area.

C) Block, Mixed-Use: A block with a minimum of two (2) land uses, with one (1) of the land uses being residential. For any mixed use block containing only 2 land uses, neither land uses shall represent less than 25% of the total block floor area. For any mixed use block containing three (3) or more land uses, none of the land uses shall contain less than 15% of the total block floor area.

D) Block, Office: A block where office uses exceed 75% of the total block floor area.

E) Block, Residential: A block where residential uses exceed 75% of the total block floor area.

F) Block, Retail: A block where retail, eating/drinking and service uses exceed 75% of the total block floor area.

G) Common Area: Any portion of a development designed and intended to be used in common by the owners, residents or tenants of the development. These areas may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the owners, residents or tenants.

H) Common Open Space: All open space, or portions thereof, including landscaping, screening, and buffering, which is part of a common area.

I) Density (Residential): The number of residential dwelling units per unit of land.

J) Density, Average Net (Residential): The residential density, based on the area of a development site, less waterbodies, wetlands, designated public lands, conservation uplands, public open space and stormwater management areas.

K) Development Site: The property under consideration for a development, which may contain one or more potential building sites. Where the development site may contain more than one building site, any applicable development site setback requirements may be established from the development site perimeter.

L) Intensity (of Use): The bulk or mass of a use upon a building site or development site, as expressed by either residential density or non-residential floor area ratio (F.A.R.), which is the gross floor area of all buildings or structures on a development site divided by its developable area.

M) Minimum/Maximum Intensity Criteria: In land use sub-categories where mixed use development is permitted or required, a development site shall meet the following minimum and/or maximum

intensity criteria.

1. Minimum intensity criteria:

a) Residential development shall meet the minimum residential average net density required within the land use sub-category; or

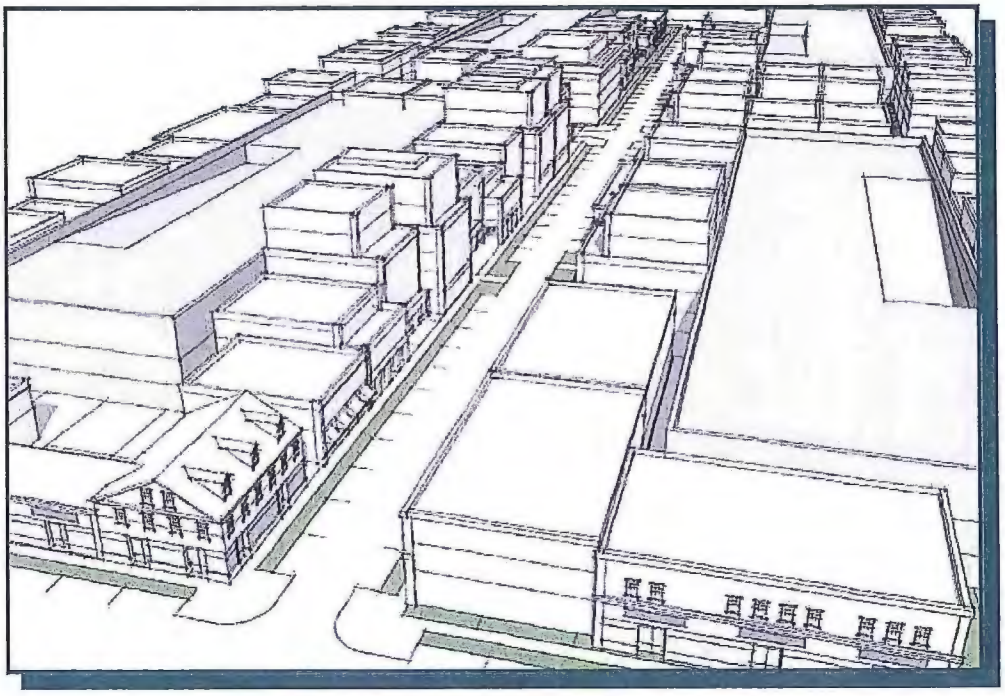
b) Non-residential development shall meet the minimum F.A.R. required within the land use sub-category; or

c) Where both residential and non-residential development is proposed or required, the percentage sum of both the minimum residential average net density and the minimum F.A.R., when calculated separately, equals or exceeds 100%.

2. Maximum intensity criterion:

a) Where both residential and non-residential development is proposed or required, the maximum residential average net density and maximum F.A.R. standards shall be considered and applied separately.

N) Preliminary Development Plan (PDP): The procedures, review criteria and application requirements provided for in the Nassau County Land Development Code. To ensure that development in the ENCPA achieves the principles of Policy FL.13.01, the PDP shall include a minimum of one-hundred (100) gross acres.



Policy FL.13.03

Green Development Practices

Development within the ENCPA shall promote sustainable community and building design techniques and energy conservation strategies consistent with recognized green building standards. These techniques and strategies shall be established during the Nassau County development review process and shall include the following:

A) Protecting and enhancing natural systems, as provided for in Policy FL.13.07.(A);

B) Considering surface waters, conservation lands and environmental open space as a visual amenity;

C) Encouraging alternative modes of transportation that reduce the average vehicle miles traveled and greenhouse gas emissions;

D) Developing incentives for water conservation;

E) Incorporating Florida water-wise vegetation and natural (native) planting area into site landscaping to limit and reduce the use of potable water;

F) Providing education to promote green living practices; and

G) Promoting energy conservation by encouraging green building practices.

Policy FL.13.04

Recreational Trails and Multi-Use Pathways

As a means of promoting walkability and connectivity, recreational trails and multi-use pathways shall be required as an integral component of development in the ENCPA. Such trails and pathways may be developed in lieu of a sidewalk when located alongside an arterial, collector or local roadway. In addition, minimum design and safety standards for all recreational trails and multi-use paths shall be established during the Nassau County development review process.

Policy FL.13.05

Multi-Modal Transportation District Design

In accordance with the requirements of Chapter 163.3184 F.S. and subject to approval by the Florida Department of Community Affairs (DCA) and the Florida Department of Transportation (FDOT), Nassau County may designate the ENCPA Regional Center as a Multi-Modal Transportation District (MMTD). In anticipation of a future designation, development within the ENCPA Regional Center shall incorporate the following:

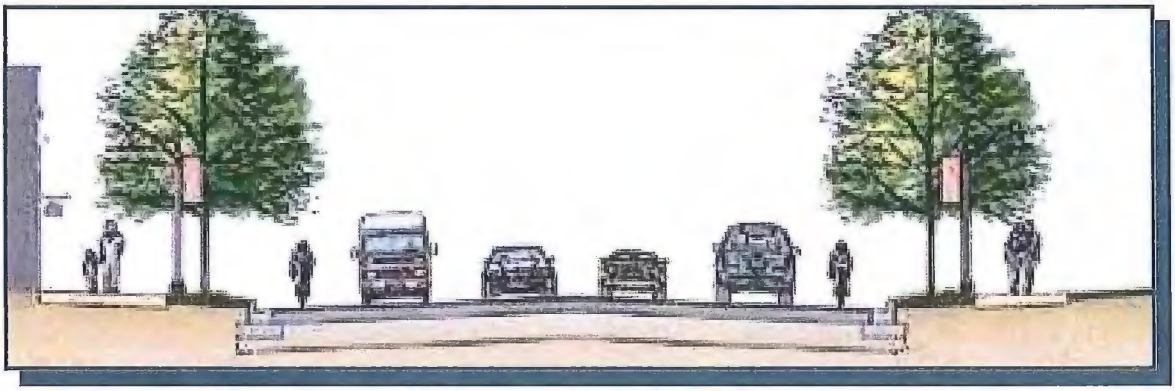
A) **A complementary mix and range of land uses, including educational, recreational, and cultural uses;**

B) **Interconnected networks of streets designed to encourage walking and bicycling, with traffic-calming where desirable;**

C) **Appropriate densities and intensities of use within walking distance of transit stops;**

D) **Daily activities within walking distance of residences, allowing independence to persons who do not drive; and**

E) **Public uses, streets, and squares that are safe, comfortable, and attractive for the pedestrian, with adjoining buildings open to the street and with parking not interfering with pedestrian, transit, automobile, and truck travel modes.**



Policy FL.13.06

U.S. 17 Transit Oriented Development (TOD)

Transit Oriented Development (TOD) areas are designated on the Master Land Use Plan along the existing U.S. 17 and adjacent rail corridor. The Transit Oriented Developments (TOD) will be designed to support a multimodal transportation center. The TODs shall consist of residential, commercial, office, and employment generating land uses that benefit from the adjacent rail and highway corridor and will be designed to encourage walking, biking and transit ridership. The TODs shall be characterized by the following:

A) **Compact building and site design;**

B) **A walking and biking environment;**

C) **A mix of transit-supportive uses;**
D) **Attention to pedestrian access;**

E) **Highest concentration of population and employment will be located closest to transit stations;**

F) **Transit-supportive parking;**

G) **Development within an area designated as TOD shall contain the following percentage of block types.**

1. Mixed Use Blocks - 15% to 80%

2. Retail Blocks - 0% to 50%

3. Office Blocks - 0% to 60%

4. Residential Blocks - 15% to 60%

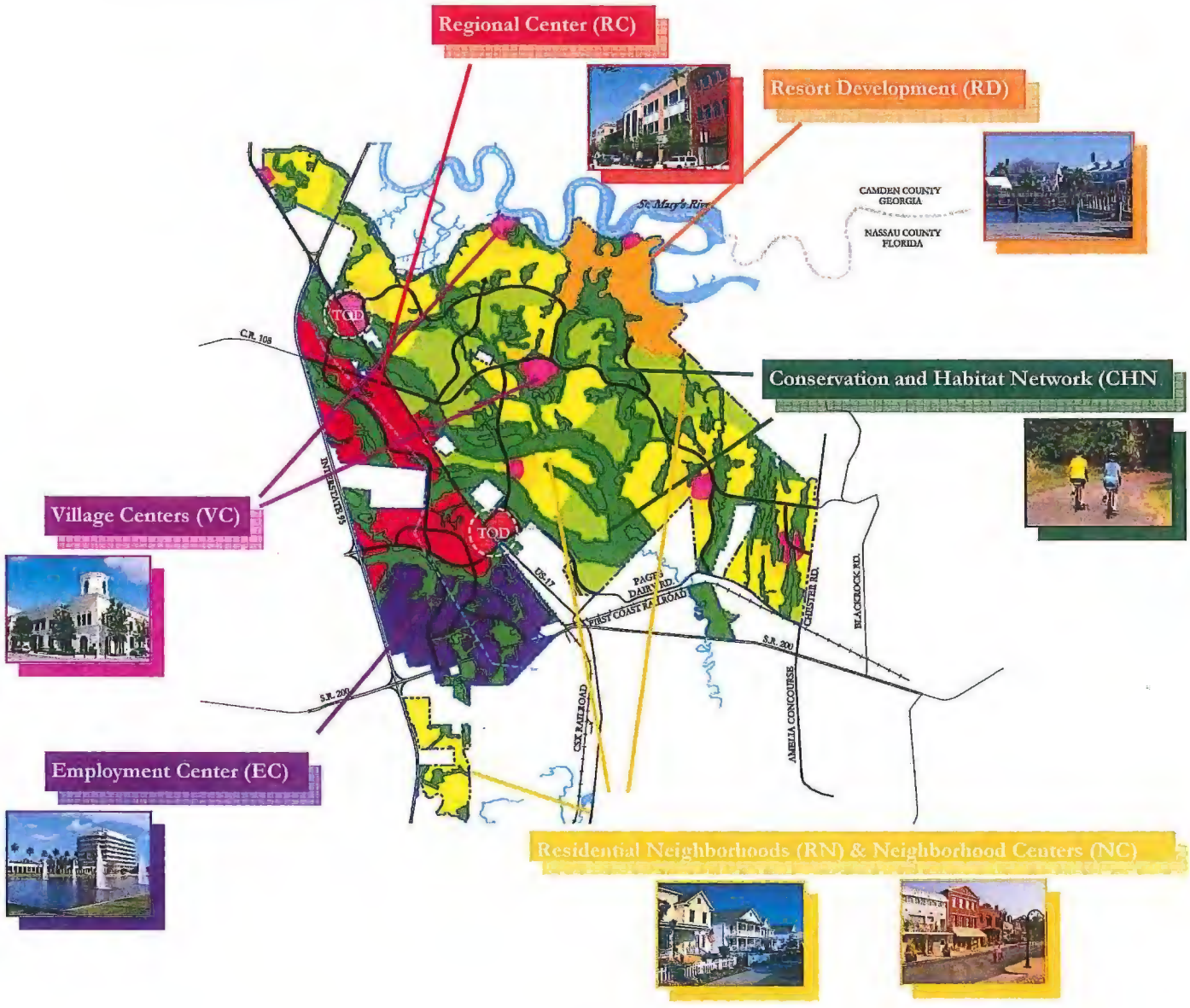
5. Civic Blocks - 5% to 30%; and

H) **On-site parking for commercial and office land uses shall be located behind or beside buildings fronting on primary streets (excluding internal access lanes).**

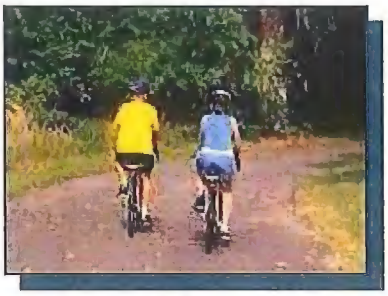
Policy FL.13.07

Land Use Sub-Categories

The following land use sub-category descriptions and general development guidelines and standards shall be used by Nassau County in conjunction with the adopted ENCPA Master Land Use Plan (FLUMS-6) to implement the criteria of Objective FL.13:



A) Conservation and Habitat Network (CHN)



The Conservation and Habitat Network as depicted on Map FLUMS-6 (Master Land Use Plan) is designed to provide viable environmental communities that are sustained during and after development of the ENCPA. The CHN consists of natural waterbodies, wetlands, buffers and other uplands which will not be converted to development uses, but will allow for a variety of passive and nature-oriented recreational uses including, but not limited to, canoeing/kayaking, equestrian activities, walking/hiking and bicycle trails as well as timber management. The CHN contains the connected wetland strands encompassing over 80% of the ENCPA wetlands; and over 80% of the mapped 100 year floodplain. The CHN, as placed under a conservation easement, may be used as mitigation areas for state, Federal and local wetland permitting; and as protected habitats to fulfill state and Federal protected species permitting requirements.

1) CHN General Guidelines and Standards

The Conservation and Habitat Network shall be subject to the following general guidelines and standards:

a) Prior to development of portions of the ENCPA that abut boundaries of the CHN which preserve wildlife habitat, a management plan shall be developed that promotes maintenance of native species diversity in such areas and which may include provision for controlled burns.

b) New roadway crossings of wildlife corridors within the CHN for development activity shall be permitted in conjunction with the design of the internal road network, but shall be minimized to the greatest extent practical.

c) Road crossings within the CHN will be sized appropriately and incorporate fencing or other design features as may be necessary to direct species to the crossing and enhance effectiveness of such crossings.

d) Prior to commencement of development within the ENCPA, an environmental education program shall be developed for the CHN and implemented in conjunction with a property owners association, environmental group or other community association or governmental agency so as to encourage protection of the wildlife and natural habitats incorporated within the CHN.

e) The boundaries of the CHN are identified on Map FLUMS-6. The boundaries of the CHN shall be formally established as conservation tracts or placed under conservation easements when an abutting development parcel to portions of the CHN undergoes development permitting in accordance with the requirements of the St. John's River Water Management District (SJRWMD) and pursuant to the following criteria:

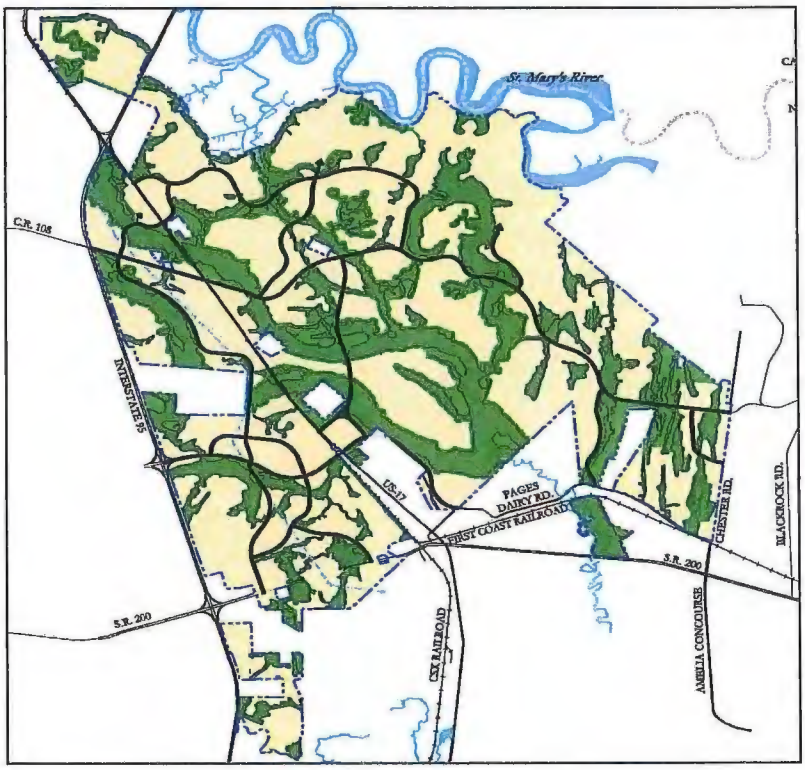
i. As to wetland edges forming the CHN boundary, the final boundary shall be consis-

tent with the limits of the jurisdictional wetlands and associated buffers as established in the applicable SJRWMD permit;

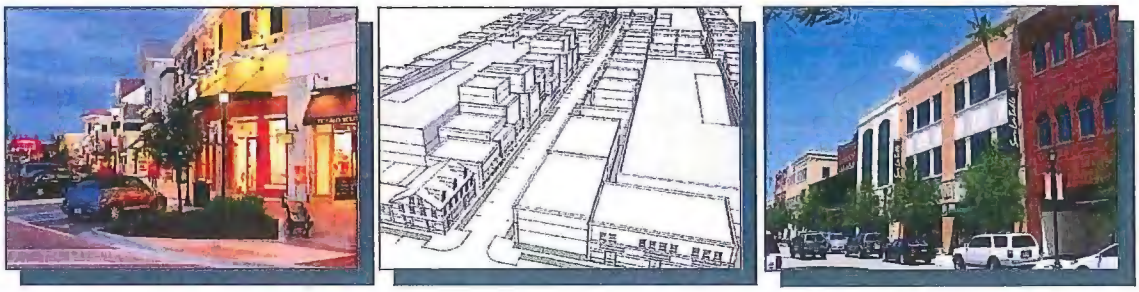
ii. As to upland edges forming the CHN boundary, the final boundary shall be established generally consistent with Map FLUMS-6, recognizing that minor adjustments may be warranted based on more or refined data and any boundary adjustments in the upland area shall (i) continue to provide for an appropriate width given the functions of the CHN in that particular location (i.e., wetlands species or habitat protection), the specific site conditions along such boundary and the wildlife uses to be protected and (ii) ensure that the integrity of the CHN as a wildlife corridor and wetland and species habitat protection area is not materially and adversely affected by alteration of such boundary; and

iii. Boundary modifications meeting all of the criteria described in this Policy subjection shall be incorporated into the Conservation and Habitat Network and the ENCPA Master Land Use Plan upon issuance of the applicable SJRWMD permits and shall be effective without the requirement for an amendment to the Nassau County Future Land Use Map, ENCPA Future Land Use Element Policies or any other Nassau County Comprehensive Plan Elements defined in Chapter 163, F.S.

f) Silvicultural and agricultural activities allowed in the Agricultural classification of the Future Land Use Element of the Nassau County Comprehensive Plan, excluding residential land uses, shall continue to be allowed within the CHN. When the final boundaries of any portion of the CHN are established as described above, a silvicultural management plan will be developed in accordance with best management practices to protect the overall conservation objective of such portion of the CHN.



B) Regional Center (RC)



The Regional Center land use sub-category shall be used to reflect compatible locations for a mixture of high density residential, highway commercial/interchange-related uses, regional-scale retail, commercial, hotel, office, business/research parks and light industrial development. The Regional Center shall provide residential and employment opportunities designed to be supported by the adjacent highway and rail corridors, while encouraging multi-modal transportation options and Transit Oriented Development ("TOD") as located on the Master Land Use Plan.

Range of Allowable Uses: Residential, retail (including highway-oriented, regional malls), vehicle sales, restaurants, big box retailers, and hotels/motels), office, research parks, personal services, business service and light industrial, parks/plazas and other civic uses, public facilities, transit stations and other land uses that are similar and compatible.

Average Net Density: Minimum – 4.0 du/ac.; 7.0 du/ac. in the TODs Maximum – 30 du/ac.

Intensity*: Minimum – 0.25 F.A.R.; 0.50 F.A.R. in the TODs Maximum – 3.00 F.A.R.

** Where residential and non-residential uses are included within the same structure, floor area ratio will exclude those portions devoted to residential dwelling units.*

1) Regional Center General Development Guidelines

Development within the Regional Center land use sub-category shall be zoned to one or more zoning districts consistent with the uses, densities, intensities described above, which zoning shall include County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

a) The Regional Center shall be designed to incorporate the key elements of a Multi-Modal Transportation District, pursuant to Policy FL.13.05.

b) Residential development shall be permitted as detached single family units, attached townhomes, multi-family units; and live-work units; residential units may be located above ground floor commercial and professional office. Residential development within the Regional Center is not subject to density bonuses found elsewhere in the Comprehensive Plan.

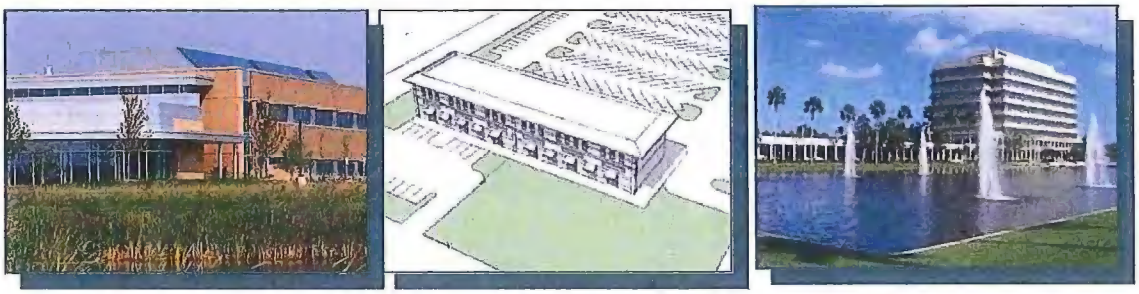
c) Subject to a binding agreement, shared parking areas shall be permitted for all Regional Center uses, including any public and civic land uses. The County's land development regulations may provide reduced minimum parking ratios for development located with a 15-minute walk of a rail transit stop or within a 5-minute walk of a feeder transit line.

d) Development shall be designed to incorporate landscaping and pedestrian amenities such as benches and bicycle parking along neighborhood sidewalks and multi-use paths.

e) Development shall be designed to incorporate high quality plazas and parks that serve residents, employees and visitors of the Regional Center.

f) Development shall be designed to accommodate feeder bus/transit stops.

C) Employment Center (EC)



The Employment Center land use sub-category is intended to provide residential, office, research park, technology, office and service uses, manufacturing, warehousing distribution, commercial and civic uses that serve greater Nassau County and the region. Employment Centers shall be located adjacent to or near other intense land uses and potential transit corridors, including Interstate 95, U.S. Highway 17, S.R. 200/ A-1-A and existing rail lines.

Range of Allowable Uses: Multi-family residential dwellings (whether free standing or part of a mixed use structure), office, personal services, research park, high technology, high value business industry and service uses, manufacturing, warehousing distribution, commercial, hotel and civic uses, public facilities, transit stations and other land uses that are similar and compatible.

Average Net Density: Minimum – 5.00 du/ac. Maximum – 20.00 du/ac.

Intensity*: Minimum – 0.00 F.A.R. Maximum – 1.00 F.A.R.

** Where residential and non-residential uses are included within the same structure, floor area ratio will exclude those portions devoted to residential dwelling units.*

1) Employment Center General Development Guidelines

Development within the Employment Center land use sub-category shall be zoned to one or more zoning districts consistent with the uses, densities and intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

a) Development in the Employment Center land use sub-category shall be subject to the following land use mix percentage requirements:

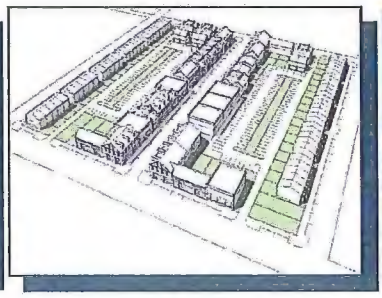
i. Office, research park and business service - 15% to 90%;
ii. Industrial (manufacturing and warehousing distribution) - 0% to 60%;
iii. Support retail, hotel and services - 0% to 10%;
iv. Civic, public facilities and transit stations - 10% minimum; and
v. Residential - 0% to 10%

b) Shared parking areas and garages shall be permitted for all Employment Center uses, including any civic and public facilities.

c) Development shall be designed to incorporate landscaping and pedestrian amenities such as benches and bicycle parking along sidewalks and multi-use paths and streets.

d) Development shall be designed to accommodate feeder bus, bus rapid transit and other transit stops.

D) Village Center (VC)



The purpose of the Village Center land use sub-category is to recognize areas within the ENCPA which shall include a mixture of higher density residential development and larger-scale commercial, office or civic (including schools) land uses are appropriate. Village Centers are intended to support the needs of more than one neighborhood.

Range of Allowable Uses: Single family, two-family, ancillary (accessory) dwelling units; multi-family residential either free standing or in mixed use structures, retail sales, personal services, business and professional offices, recreational and commercial-working waterfront uses, parks/ plazas, recreation and open spaces, government, other public uses and other land uses that are similar and compatible.

Average Net Density: Minimum – 7.0 du/ac. Maximum – 20.0 du/ac.

Intensity*: Minimum – 0.20 F.A.R. Maximum – 1.00 F.A.R.

** Where residential and non-residential uses are included within the same structure, floor area ratio will exclude those portions devoted to residential dwelling units.*

1) Village Center General Development Guidelines

Development within the Village Center land use sub-category shall be zoned to one or more zoning districts consistent with the uses, densities, intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

a) Residential development shall be permitted as single family, multi-family or attached live-work units and shall be permitted above ground floor commercial and professional office.

b) On-site parking for commercial and office land uses shall be located behind or beside buildings fronting on primary streets.

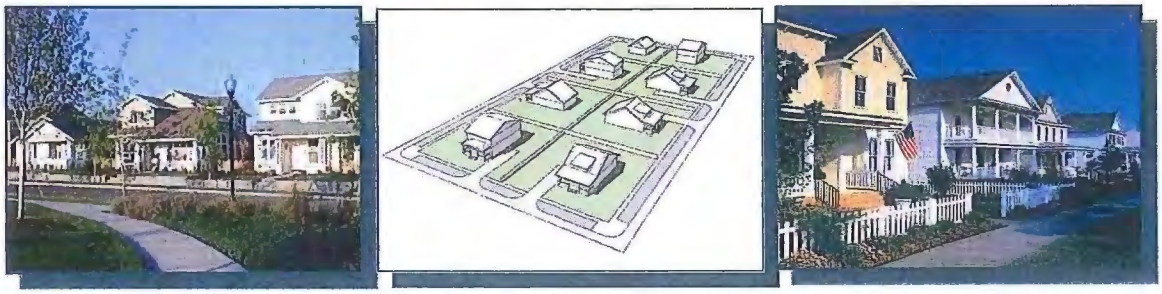
c) Shared parking areas shall be encouraged for all Village Center uses, including any public and civic land uses.

d) Sites shall be designed to incorporate landscaping and pedestrian amenities such as benches and bicycle parking along neighborhood sidewalks and multi-use paths.

e) Sites shall be designed to incorporate plazas and parks that serve the Village Center and surrounding neighborhoods.

f) Sites shall be designed to accommodate existing or future feeder bus/transit stops.

E) Residential Neighborhood (RN)



The Residential Neighborhood ("RN") land use sub-category is intended to create a variety of residential densities, housing types and neighborhoods that are organized around a community Village Center. Development shall be designed using compact land use patterns that are conducive to walking or bicycling.

All neighborhoods shall be served by a connected transportation network suitable for pedestrians, bicycles and motorized vehicles. Streets are to be constructed for slower vehicular travel speed and designed to accommodate transit through reservation of bus bays, etc. Neighborhoods should also be designed to provide public parks and accessible open space, including multi-use paths and trails.

The RN land use sub-category shall be based on a three-tiered residential density approach around designated Village Centers. Tier 1 shall be adjacent to, and generally within, a ¼ mile of designated Village Centers and shall include the highest minimum average net densities of the three (3) tiers. Tier 2 shall be generally located within one (1) mile of designated Village Centers and include slightly lower minimum average net densities. Tier 3 shall be generally located beyond one (1) mile from Village Centers and provide opportunities for the lowest minimum average net densities and large rural lots, while allowing for a clustered residential development pattern. The allowable uses and average net densities for each tier are described below.

Table 18 Average Net Density Proximate to Village Centers (ENCPA)

Development Tier	Minimum Average Net Density	Maximum Average Net Density
Tier 1 – Adjacent to and generally within ¼ mile from Village Centers	5.0 du/ac.	N/A
Tier 2 – Generally between ¼ and one (1) mile from Village Centers	2.5 du/ac.	N/A
Tier 3 – Generally beyond one (1) mile from Village Centers	N/A	0.50 du/ac.*

**Where residential development is not clustered as described in Policy FL.13.07(E)(2)(b), Tier 3 shall be limited to a maximum residential density of one (1) dwelling unit per 10 gross developable acres.*

Range of Allowable Uses: Single family detached, two-family, townhomes and multi-family residential; ancillary (accessory) dwelling units; clustered residential lots (in Tier 3); parks; schools and day care centers; other public/civic facilities; and neighborhood scale commercial and office (in Neighborhood Centers), and other land uses that are similar and compatible.

1) Residential Neighborhood General Development Guidelines – Tiers 1 and 2 Only

Development in Tiers 1 and 2 of the Residential Neighborhood land use sub- category shall be zoned to one or more zoning districts consistent with the uses, densities, intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

a) Private neighborhood parks, plazas and civic areas shall provide an identity for individual neighborhoods.

b) Community or regional parks and community facilities shall be located near or adjacent to planned and existing public school facilities. Joint-use recreational facilities with a public school facility shall be encouraged.

c) Private neighborhood parks are improved areas and shall provide recreational space and may include such amenities as informal play fields, play equipment, seating areas and other such improvements.

d) Private neighborhood parks shall be generally a minimum of ¼ acre in size and publicly accessible.

e) Public schools shall be located in accordance with the goals, objectives and policies of the Public Schools Facilities Element.

f) Stormwater management areas shall be designed as a visual amenity and may count towards the minimum park and common open space requirements when publicly accessible.

g) Transit stops, where public transit is available, should be incorporated as a focal point and designed as a civic feature in a visible and secure setting of the neighborhood.

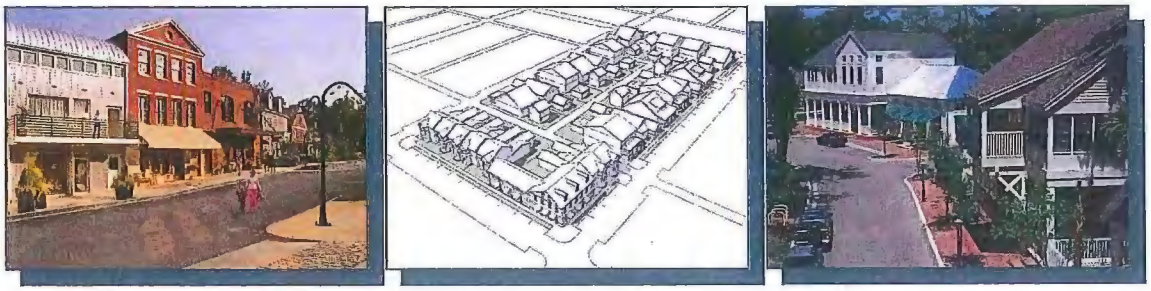
2) Residential Neighborhood General Development Guidelines – Tier 3 Only

Within Tier 3, the County shall establish measures to achieve the desired rural land use pattern. Development in Tier 3 shall be zoned in one or more districts consistent with the uses, densities, intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

a) Development shall not exceed an average maximum density of one (1) dwelling unit per ten (10) gross acres. However, where development is clustered to preserve open space, the County shall permit densities up to an average maximum net density of one (1) dwelling unit per two (2) acres.

b) Clustered development areas shall contain a minimum of eight (8) lots and a maximum of thirty (30) lots, with a maximum front lot width of 150 feet.

3) Neighborhood Center (NC)



General Development Guidelines

The Residential Neighborhood land use sub-category may contain centrally located "Neighborhood Centers" that serve as a focal point of a neighborhood and provide limited neighborhood-serving land uses designed to support the daily needs of residents in accordance with the following criteria.

Range of Allowable Uses: General retail, personal services, offices, attached residential and civic uses including religious institutions, day care facilities, parks/plazas, other neighborhood- serving uses, and other land uses that are similar and compatible.

Average Net Density: Consistent with the Residential Neighborhood land use sub-category criteria above

Intensity: Maximum - 0.20 F.A.R.

Development within Neighborhood Centers shall be zoned to one or more zoning districts consistent with the uses, densities, intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

a) The gross land area for Neighborhood Centers shall include a maximum of twelve (12) acres and shall include a park square or green of at least one (1) acre in area.

b) Residential development shall be permitted as attached live-work units or located above ground floor commercial and professional office.

c) Shared parking areas shall be permitted for all neighborhood center uses, including any public and civic land uses.

F) Resort Development (RD)

The Resort Development land use sub-category is intended for a mixture of seasonal and year-round housing types in a neighborhood- like setting. Non-residential uses such as hotels, restaurants and resort-serving commercial, retail and service uses shall be permitted in the Resort Development land use sub-category.

Range of Allowable Uses: Seasonal and year-round single family detached, two-family, townhomes, apartments, condominiums, timeshares, and ancillary (accessory) dwelling units; parks; golf courses; resort commercial, personal services and office uses; recreational and commercial-working waterfront uses; hotels; educational facilities and day care; other civic facilities essential to neighborhood residents; and other land uses that are similar and compatible.

Average Net Density: Minimum – 4.0 du/ac. Maximum – 20.0 du/ac.

Intensity*: Minimum – 0.00 F.A.R. Maximum – 2.00 F.A.R.

** Where residential and non-residential uses are included within the same structure, floor area ratio will exclude those portions devoted to residential dwelling units.*

1) Resort Development General Development Guidelines

Development in the Resort Development land use sub-category shall be zoned to one or more zoning districts consistent with the uses, densities, intensities described above. Such zoning shall be subject to County approval of a Preliminary Development Plan (PDP) and shall be consistent with the following general development guidelines:

a) Neighborhood parks may provide recreational space and include such amenities as play fields, play equipment, seating areas and other such improvements. Open space may provide alternatives to parks when it provides areas for uses such as hiking, biking or picnicking.

b) Parks shall be a minimum of ¼ acre in size. Parks shall be privately owned and maintained, unless accepted for public dedication.

Policy FL.13.08

General Development Standards

When applicable, the following General Development Standards shall be addressed for development within each land use sub-category, with more specific development standards established during the Preliminary Development Plan (PDP) review process.

A) Block size and connectivity standards;

B) Minimum and maximum lot area and size;

C) Maximum lot depth and width;

D) Principle building setbacks (buildings close to and oriented to the street);

E) Other building setbacks (including balconies, canopies, accessory structures, porches, stoops, driveways, other encroachment limitations, etc.);

F) Building heights measured by the number of stories;

G) Accessory dwelling unit standards;

H) Street-front building transparency standards (window and doors);

I) Other building façade and street orientation standards;

J) Parking location, delivery and loading standards;

K) Multi-use pathways, sidewalks and roadway standards (conflicts between pedestrian and vehicular movements decided in favor of the pedestrian);

L) Street cross sections;

M) Alley requirements for residential lots less than sixty-feet (60') in width;

N) Common open space and storm water retention location and general design;

O) Landscaping standards;

P) Pedestrian amenities such as benches and bicycle parking along neighborhood sidewalks and multi-use paths;

Q) Buffering and screening standards;

R) Sign standards;

S) Public, civic and park space standards; and

T) Public area lighting standards.

Policy FL.13.09

St. Marys River Greenway

The St Mary's River Greenway ("Greenway") shall consist of areas with uniquely high topography adjacent to the St Mary's River or Bells River in locations as depicted on the adopted ENCPA Master Land Use Plan (Map FLUMS-6). The Greenway shall be developed in a manner to protect the view shed to and from the river bluffs and preserve portions of the unique visual and physical characteristics of the riverfront and its bluffs. The following development guidelines shall be enforced to ensure consistency with this Policy:

A) The Greenway shall have an average minimum width of one-hundred feet (100'), with a minimum width of fifty feet (50');

B) Development within the Greenway shall include points of public access for the purposes of providing non-vehicular pedestrian connectivity to key locations in the resort area and to the internal ENCPA multi-use pathway system; and

C) Development within the Greenway shall be limited to river access facilities, observation decks and walkways, educational or conservation centers, golf courses, walking trails and other passive recreational uses. Golf course areas within the Greenway shall not be permitted within the minimum required fifty feet (50') buffer area.

Policy FL.13.10

Sustainable Development Program

For the purpose of providing a more sustainable land use pattern, the ENCPA has been designed to restrict development within the designated Conservation Habitat Network and to establish a new regional employment center for Nassau County. Given the significant economic development potential formed by access to planned regional rail service along the U.S. 17 corridor, two existing interchanges and a planned new interchange for Interstate 95, these areas of the ENCPA are uniquely situated to foster job growth and have been designated as a regional employment center. To ensure that a functional land use mix is realized through the ENCPA, the following maximum development program quantities are hereby established:

Table 19 Maximum ENCPA Development Program

2010 – 2015 MAXIMUM ENCPA DEVELOPMENT PROGRAM	
Residential	1,200 Dwelling Units
Non-Residential	1,210,000 Sq. Ft.
2030 MAXIMUM ENCPA DEVELOPMENT PROGRAM (Cumulative)	
Residential	24,000 Dwelling Units
Non-Residential	11,000,000 Sq. Ft.

Policy FL.13.11

Jobs-to-Housing Balance

The ENCPA shall provide a functional mix of land uses to assist the County in achieving a countywide jobs-to-housing balance goal of 1.19 jobs per employed resident. The primary intent for establishing an appropriate jobs-to-housing balance program is to:

A) Support sustainable, energy efficient development patterns by placing residential and non-residential uses in close proximity to each other and thereby, effectively reduce commuting distances for a significant percentage of ENCPA and county residents;

B) Encourage land use patterns that help attract additional job growth for Nassau County; and

C) Maintain a mix of residential and non-residential land uses within the ENCPA that will meet or exceed the established jobs-to-housing balance ratio at buildout, while taking market conditions into consideration.

For purposes of this Policy, ENCPA development shall be considered to have an acceptable jobs-to-housing balance (JHB) if the ratio of proposed jobs to the number of projected employed residents (jobs divided by employed residents) meets or exceeds 0.84 at buildout. Calculations shall be based upon 1.21employed residents per household and typical 450 square feet per employee by land use.

Policy FL.13.12

Distribution of Uses by Land Use Sub-Category

The following minimum and maximum uses within each ENCPA land use sub-category are required to implement mixed-use controls, ensure an appropriate spatial relationship between housing and services and demonstrate the ability to achieve the desired jobs-to-housing balance ratio in Nassau County. The specific mixture of uses shall be established and monitored by the County through the Preliminary Development Plan review processes.

Table 20 Distribution of Uses in ENCPA by Land Use Sub-Category

Land Use Sub-Category	Maximum Residential Uses* (dwelling units)	Minimum Non-residential Uses* (Building Sq. Ft.)
Regional Center and Employment Center (combined**)	7,500-9,000**	9,000,000 – 10,000,000
Resort Development	2,500 – 3,500	400,000 – 500,000
Village Center	2,000 – 3,000	700,000 – 850,000
Residential Neighborhood	9,000 – 11,000	150,000 – 200,000

**Total residential units and non-residential square footage shall not exceed the committed development program of 24,000 residential units and 11,000,000 square feet of non-residential uses*

*** Residential Uses in the Employment Center land use subcategory shall not exceed 1,500 units*

Policy FL.13.13

Silvicultural and Agricultural Activities

The size and scope of the ENCPA contemplates a long range planning horizon and the desire to allow for continued silvicultural and agricultural activities until parcels are otherwise developed. Silvicultural and agricultural activities, which include residential uses at a density not to exceed one dwelling unit per 20 acres, shall be allowed within planned development parcels of the ENCPA until such time as building permits are issued for a development parcel. Thereafter, such activities shall be limited to the range of allowable uses for the applicable land use sub-category, unless silvicultural and agricultural uses are otherwise provided for by the development order applicable to such parcel.

Policy FL.13.14

Master Land Use Plan

The East Nassau Community Planning Area (ENCPA) Master Land Use Plan, illustrated at a measurable scale on Map FLUMS-6, is adopted as part of the Future Land Use Map series. It is a guide for the development pattern within the ENCPA and depicts the general location of land use sub-categories required to support the ENCPA development principles and policies. The character of each land use sub-category is further defined by residential density, range of permitted uses and non-residential intensities. The Master Land Use Plan may be modified in conjunction with a Preliminary Development Plan without a Comprehensive Plan amendment, provided that:

A) The modification does not increase or decrease the ENCPA boundary; and

B) The modification does not increase the overall development program as identified in Policy FL.13.10; and

C) The modification is found consistent with the development principles and respective ENCPA FLUE policies; and

D) The modification is approved in conjunction a development order, resolution or ordinance adopted by the Board of County Commissioners pursuant to public notice and public hearing; and

E) Modifications to the Conservation Habitat Network (CHN) boundaries shall follow the general guidelines and standards set forth in Policy FL.13.07(A)(1).

Policy FL.13.15

Common Open Space

In addition to water bodies, wetlands, greenways and conservation areas which appear on the ENCPA Master Land Use Plan (Map FLUMS-6), the ENCPA land use sub-categories shall include areas designated as common open space. Common open space shall be in the form of neighborhood parks, squares, mews, greens, recreational trails and/or multi-use paths and shall be distributed throughout each respective Preliminary Development Plan. Stormwater facilities that are designed as a visual project amenity may also be counted towards this requirement.

Policy FL.13.16

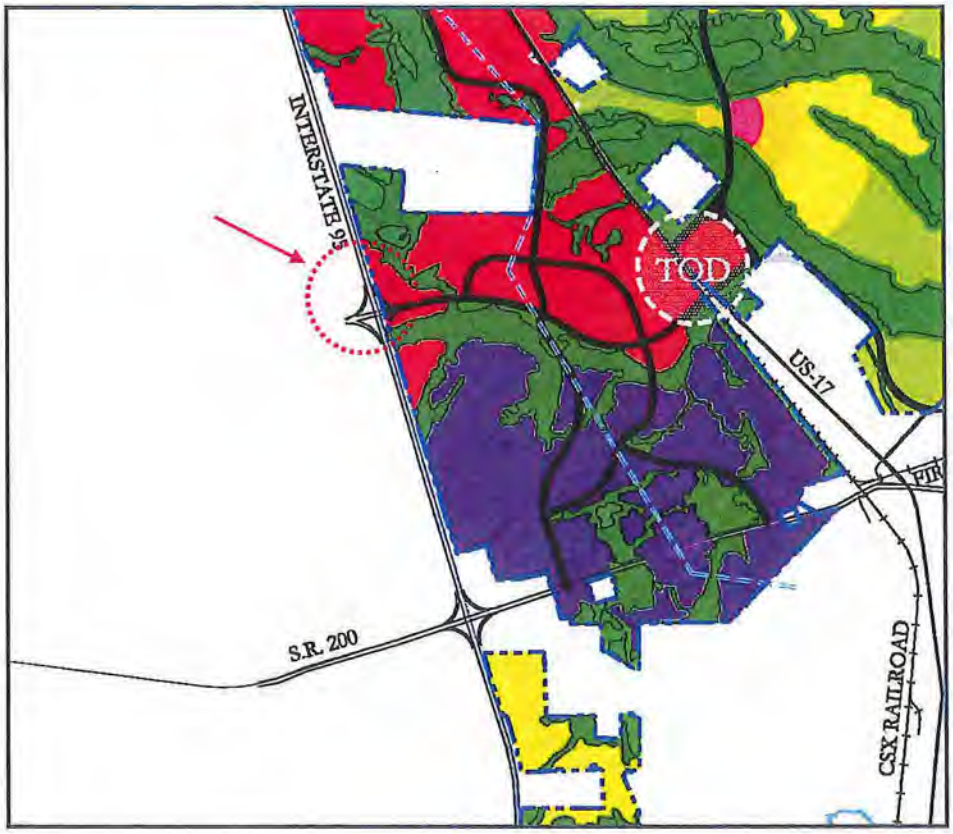
Public Water and Wastewater Utilities

All development within the ENCPA shall be served by central water and wastewater service.

Policy FL.13.17

New Interstate 95 Interchange

The new Interstate 95 interchange depicted on the East Nassau Community Planning Area (ENCPA) Master Land Use Plan (MLUP) serving the regional center is conceptual in nature. Illustration of the interchange has been provided as an aid for understanding the components of the County's long range transportation network and its location does not bind any public or private entity for its future construction. A final decision on the planning design and construction of an interchange in this general location shall be subject to federal and state requirements for interchange justification.



RESOLUTION NO. 2015 - 87

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, APPROVING A MODIFICATION TO THE EAST NASSAU COMMUNITY PLANNING AREA (ENCPA) MASTER LAND USE PLAN MAP FLUMS-6 IN ACCORDANCE WITH THE REQUIREMENTS OF COMPREHENSIVE PLAN FUTURE LAND USE PLAN POLICY FL.13.14; FINDING THAT THE MODIFICATION MEETS THE CRITERIA IN COMPREHENSIVE PLAN FUTURE LAND USE PLAN POLICY FL.13.14; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 23, 2011, Nassau County Board of County Commissioners adopted an amendment to the 2030 Comprehensive Plan by Ordinance 2011-04, which included provisions for the East Nassau Community Planning Area ("ENCPA") project and ENCPA Master Land Use Plan Map FLUMS-6; and

WHEREAS, the ENCPA Master Land Use Plan Map FLUMS-6 is a guide for the development pattern of the ENCPA and depicts the general location of land use sub-categories required to support the ENCPA development principles and policies; and

WHEREAS, the ENCPA Master Land Use Plan Map FLUMS-6 is proposed to be modified as depicted on **Exhibit 1** attached hereto and incorporated herein and such modification was submitted in conjunction with the Employment Center DSAP Market Street Preliminary Development Plan (PDP); and

WHEREAS, the Board of County Commissioners has reviewed the modification to the ENCPA Master Land Use Plan Map FLUMS-6, conducted a public hearing on June 22, 2015, at which all parties were afforded the opportunity to present evidence and testimony on this matter, and any member of the public requesting to do so was

NASSAU COUNTY FLORIDA
A CERTIFIED TRUE COPY
John A. Crawford Ex-Officio Clerk
By: Brenda L. Linville, DC
EX-OFFICIO Clerk of the Board of County Comm.
Florida

given an opportunity to present written or oral communications consistent with the adopted rules of procedure.

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

1. The Nassau County Board of County Commissioners has reviewed the proposed modifications to the ENCPA Master Land Use Plan Map FLUMS-6 and has determined that such changes meet the requirements of 2030 Comprehensive Plan Future Land Use Plan Policy FL.13.14. for approval of said modifications by the Board of County Commissioners and that the modifications are consistent with the ENCPA principles contained in the Comprehensive Plan.

2. The modified ENCPA Master Land Use Plan Map FLUMS-6 is hereby modified by this Resolution by deleting the current FLUMS-6 Map and replacing it with the modified ENCPA Master Land Use Plan Map FLUMS-6 attached hereto as **Exhibit 1** and incorporated herein.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, THIS 22nd DAY OF June, 2015.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

PAT EDWARDS
CHAIRMAN

ATTEST AS TO CHAIRMAN'S SIGNATURE:

JOHN A. CRAWFORD
EX-OFFICIO CLERK

MES 06.24.15

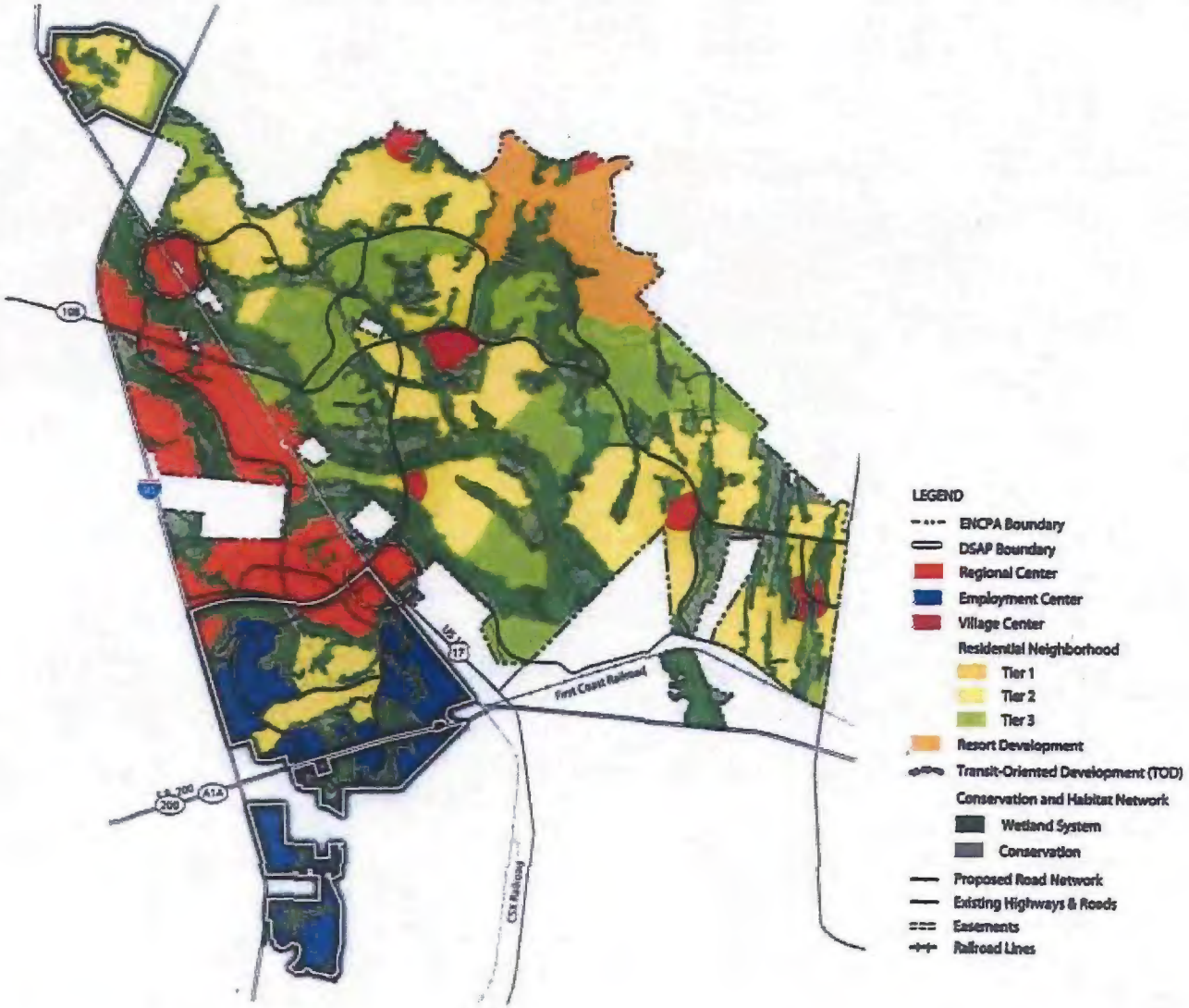
Approved as to form by the Nassau County Attorney:

MICHAEL S. MULLIN

Exhibit 1

Resolution 2015-87

Exhibit 1



vhb

PROJECT NUMBER: 41695.00
FILE PATH: \\vhbfpnj\Orlando\41695.00 Terra Pointe DSAP Amd\Creative\2014 DSAP and Market Street PDF\ENCPA Proposed Master Plan.pdf

N

ENCPA Proposed Master Land Use Plan

NASSAU COUNTY FLORIDA

FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

July10, 2015

Honorable John A. Crawford
Clerk of the Circuit Court
Nassau County
76347 Veteran's Way, Suite 456
Yulee, Florida 32097

Attention: Brenda Linville, Clerk Services

Dear Mr. Crawford:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Nassau County letter and Resolution No. 2015-87, which was filed in this office on July 10, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270 • Facsimile: (850) 488-9879
www.dos.state.fl.us

Select Year: 2016 Go

The 2016 Florida Statutes

Title XI	Chapter 163	View Entire Chapter
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS	INTERGOVERNMENTAL PROGRAMS	

163.3245 Sector plans.—

(1) In recognition of the benefits of long-range planning for specific areas, local governments or combinations of local governments may adopt into their comprehensive plans a sector plan in accordance with this section. This section is intended to promote and encourage long-term planning for conservation, development, and agriculture on a landscape scale; to further support innovative and flexible planning and development strategies, and the purposes of this part and part I of chapter 380; to facilitate protection of regionally significant resources, including, but not limited to, regionally significant water courses and wildlife corridors; and to avoid duplication of effort in terms of the level of data and analysis required for a development of regional impact, while ensuring the adequate mitigation of impacts to applicable regional resources and facilities, including those within the jurisdiction of other local governments, as would otherwise be provided. Sector plans are intended for substantial geographic areas that include at least 5,000 acres of one or more local governmental jurisdictions and are to emphasize urban form and protection of regionally significant resources and public facilities. A sector plan may not be adopted in an area of critical state concern.

(2) Upon the request of a local government having jurisdiction, the applicable regional planning council shall conduct a scoping meeting with affected local governments and those agencies identified in s. 163.3184(1)(c) before preparation of the sector plan. The purpose of this meeting is to assist the state land planning agency and the local government in the identification of the relevant planning issues to be addressed and the data and resources available to assist in the preparation of the sector plan. If a scoping meeting is conducted, the regional planning council shall make written recommendations to the state land planning agency and affected local governments on the issues requested by the local government. The scoping meeting shall be noticed and open to the public. If the entire planning area proposed for the sector plan is within the jurisdiction of two or more local governments, some or all of them may enter into a joint planning agreement pursuant to s. 163.3171 with respect to the geographic area to be subject to the sector plan, the planning issues that will be emphasized, procedures for intergovernmental coordination to address extrajurisdictional impacts, supporting application materials including data and analysis, procedures for public participation, or other issues.

(3) Sector planning encompasses two levels: adoption pursuant to s. 163.3184 of a long-term master plan for the entire planning area as part of the comprehensive plan, and adoption by local development order of two or more detailed specific area plans that implement the long-term master plan and within which s. 380.06 is waived.

(a) In addition to the other requirements of this chapter, except for those that are inconsistent with or superseded by the planning standards of this paragraph, a long-term master plan pursuant to this

section must include maps, illustrations, and text supported by data and analysis to address the following:

1. A framework map that, at a minimum, generally depicts areas of urban, agricultural, rural, and conservation land use; identifies allowed uses in various parts of the planning area; specifies maximum and minimum densities and intensities of use; and provides the general framework for the development pattern in developed areas with graphic illustrations based on a hierarchy of places and functional place -making components.

2. A general identification of the water supplies needed and available sources of water, including water resource development and water supply development projects, and water conservation measures needed to meet the projected demand of the future land uses in the long-term master plan.

3. A general identification of the transportation facilities to serve the future land uses in the long-term master plan, including guidelines to be used to establish each modal component intended to optimize mobility.

4. A general identification of other regionally significant public facilities necessary to support the future land uses, which may include central utilities provided onsite within the planning area, and policies setting forth the procedures to be used to mitigate the impacts of future land uses on public facilities.

5. A general identification of regionally significant natural resources within the planning area based on the best available data and policies setting forth the procedures for protection or conservation of specific resources consistent with the overall conservation and development strategy for the planning area.

6. General principles and guidelines addressing the urban form and the interrelationships of future land uses; the protection and, as appropriate, restoration and management of lands identified for permanent preservation through recordation of conservation easements consistent with s. 704.06, which shall be phased or staged in coordination with detailed specific area plans to reflect phased or staged development within the planning area; achieving a more clean, healthy environment; limiting urban sprawl; providing a range of housing types; protecting wildlife and natural areas; advancing the efficient use of land and other resources; creating quality communities of a design that promotes travel by multiple transportation modes; and enhancing the prospects for the creation of jobs.

7. Identification of general procedures and policies to facilitate intergovernmental coordination to address extrajurisdictional impacts from the future land uses.

A long-term master plan adopted pursuant to this section may be based upon a planning period longer than the generally applicable planning period of the local comprehensive plan, shall specify the projected population within the planning area during the chosen planning period, and may include a phasing or staging schedule that allocates a portion of the local government's future growth to the planning area through the planning period. A long-term master plan adopted pursuant to this section is not required to demonstrate need based upon projected population growth or on any other basis.

(b) In addition to the other requirements of this chapter, except for those that are inconsistent with or superseded by the planning standards of this paragraph, the detailed specific area plans shall be consistent with the long-term master plan and must include conditions and commitments that provide for:

1. Development or conservation of an area of at least 1,000 acres consistent with the long-term master plan. The local government may approve detailed specific area plans of less than 1,000 acres

based on local circumstances if it is determined that the detailed specific area plan furthers the purposes of this part and part I of chapter 380.

2. Detailed identification and analysis of the maximum and minimum densities and intensities of use and the distribution, extent, and location of future land uses.

3. Detailed identification of water resource development and water supply development projects and related infrastructure and water conservation measures to address water needs of development in the detailed specific area plan.

4. Detailed identification of the transportation facilities to serve the future land uses in the detailed specific area plan.

5. Detailed identification of other regionally significant public facilities, including public facilities outside the jurisdiction of the host local government, impacts of future land uses on those facilities, and required improvements consistent with the long-term master plan.

6. Public facilities necessary to serve development in the detailed specific area plan, including developer contributions in a 5-year capital improvement schedule of the affected local government.

7. Detailed analysis and identification of specific measures to ensure the protection and, as appropriate, restoration and management of lands within the boundary of the detailed specific area plan identified for permanent preservation through recordation of conservation easements consistent with s. 704.06, which easements shall be effective before or concurrent with the effective date of the detailed specific area plan and other important resources both within and outside the host jurisdiction. Any such conservation easement may be based on digital orthophotography prepared by a surveyor and mapper licensed under chapter 472 and may include a right of adjustment authorizing the grantor to modify portions of the area protected by a conservation easement and substitute other lands in their place if the lands to be substituted contain no less gross acreage than the lands to be removed; have equivalent values in the proportion and quality of wetlands, uplands, and wildlife habitat; and are contiguous to other lands protected by the conservation easement. Substitution is accomplished by recording an amendment to the conservation easement as accepted by and with the consent of the grantee, and which consent may not be unreasonably withheld.

8. Detailed principles and guidelines addressing the urban form and the interrelationships of future land uses; achieving a more clean, healthy environment; limiting urban sprawl; providing a range of housing types; protecting wildlife and natural areas; advancing the efficient use of land and other resources; creating quality communities of a design that promotes travel by multiple transportation modes; and enhancing the prospects for the creation of jobs.

9. Identification of specific procedures to facilitate intergovernmental coordination to address extrajurisdictional impacts from the detailed specific area plan.

A detailed specific area plan adopted by local development order pursuant to this section may be based upon a planning period longer than the generally applicable planning period of the local comprehensive plan and shall specify the projected population within the specific planning area during the chosen planning period. A detailed specific area plan adopted pursuant to this section is not required to demonstrate need based upon projected population growth or on any other basis. All lands identified in the long-term master plan for permanent preservation shall be subject to a recorded conservation easement consistent with s. 704.06 before or concurrent with the effective date of the final detailed specific area plan to be approved within the planning area. Any such conservation easement may be based on digital orthophotography prepared by a surveyor and mapper licensed under chapter 472 and may include a right of adjustment authorizing the grantor to modify portions of the area protected by a

conservation easement and substitute other lands in their place if the lands to be substituted contain no less gross acreage than the lands to be removed; have equivalent values in the proportion and quality of wetlands, uplands, and wildlife habitat; and are contiguous to other lands protected by the conservation easement. Substitution is accomplished by recording an amendment to the conservation easement as accepted by and with the consent of the grantee, and which consent may not be unreasonably withheld.

(c) In its review of a long-term master plan, the state land planning agency shall consult with the Department of Agriculture and Consumer Services, the Department of Environmental Protection, the Fish and Wildlife Conservation Commission, and the applicable water management district regarding the design of areas for protection and conservation of regionally significant natural resources and for the protection and, as appropriate, restoration and management of lands identified for permanent preservation.

(d) In its review of a long-term master plan, the state land planning agency shall consult with the Department of Transportation, the applicable metropolitan planning organization, and any urban transit agency regarding the location, capacity, design, and phasing or staging of major transportation facilities in the planning area.

(e) Whenever a local government issues a development order approving a detailed specific area plan, a copy of such order shall be rendered to the state land planning agency and the owner or developer of the property affected by such order, as prescribed by rules of the state land planning agency for a development order for a development of regional impact. Within 45 days after the order is rendered, the owner, the developer, or the state land planning agency may appeal the order to the Florida Land and Water Adjudicatory Commission by filing a petition alleging that the detailed specific area plan is not consistent with the comprehensive plan or with the long-term master plan adopted pursuant to this section. The appellant shall furnish a copy of the petition to the opposing party, as the case may be, and to the local government that issued the order. The filing of the petition stays the effectiveness of the order until after completion of the appeal process. However, if a development order approving a detailed specific area plan has been challenged by an aggrieved or adversely affected party in a judicial proceeding pursuant to s. 163.3215, and a party to such proceeding serves notice to the state land planning agency, the state land planning agency shall dismiss its appeal to the commission and shall have the right to intervene in the pending judicial proceeding pursuant to s. 163.3215. Proceedings for administrative review of an order approving a detailed specific area plan shall be conducted consistent with s. 380.07(6). The commission shall issue a decision granting or denying permission to develop pursuant to the long-term master plan and the standards of this part and may attach conditions or restrictions to its decisions.

(f) The applicant for a detailed specific area plan shall transmit copies of the application to the reviewing agencies specified in s. 163.3184(1)(c), or their successor agencies, for review and comment as to whether the detailed specific area plan is consistent with the comprehensive plan and the long-term master plan. Any comments from the reviewing agencies shall be submitted in writing to the local government with jurisdiction and to the state land planning agency within 30 days after the applicant's transmittal of the application.

(g) This subsection does not prevent preparation and approval of the sector plan and detailed specific area plan concurrently or in the same submission.

(h) If an applicant seeks to use wetland or upland preservation achieved by granting conservation easements required under this section as compensatory mitigation for permitting purposes under chapter 373 or chapter 379, the Department of Environmental Protection, the Fish and Wildlife Conservation Commission, or the water management district may accept such mitigation under the

criteria established in the uniform assessment method required by s. 373.414, or pursuant to chapter 379, as applicable, without considering the fact that a conservation easement encumbering the same real property was previously recorded pursuant to paragraph (b).

(4) Upon the long-term master plan becoming legally effective:

(a) Any long-range transportation plan developed by a metropolitan planning organization pursuant to s. 339.175(7) must be consistent, to the maximum extent feasible, with the long-term master plan, including, but not limited to, the projected population and the approved uses and densities and intensities of use and their distribution within the planning area. The transportation facilities identified in adopted plans pursuant to subparagraphs (3)(a)3. and (b)4. must be developed in coordination with the adopted M.P.O. long-range transportation plan.

(b) The water needs, sources and water resource development, and water supply development projects identified in adopted plans pursuant to subparagraphs (3)(a)2. and (b)3. shall be incorporated into the applicable district and regional water supply plans adopted in accordance with ss. 373.036 and 373.709. Accordingly, and notwithstanding the permit durations stated in s. 373.236, an applicant may request and the applicable district may issue consumptive use permits for durations commensurate with the long-term master plan or detailed specific area plan, considering the ability of the master plan area to contribute to regional water supply availability and the need to maximize reasonable-beneficial use of the water resource. The permitting criteria in s. 373.223 shall be applied based upon the projected population and the approved densities and intensities of use and their distribution in the long-term master plan; however, the allocation of the water may be phased over the permit duration to correspond to actual projected needs. This paragraph does not supersede the public interest test set forth in s. 373.223.

(5) When a detailed specific area plan has become effective for a portion of the planning area governed by a long-term master plan adopted pursuant to this section, s. 380.06 does not apply to development within the geographic area of the detailed specific area plan. However, any development-of-regional-impact development order that is vested from the detailed specific area plan may be enforced pursuant to s. 380.11.

(a) The local government adopting the detailed specific area plan is primarily responsible for monitoring and enforcing the detailed specific area plan. Local governments may not issue any permits or approvals or provide any extensions of services to development that are not consistent with the detailed specific area plan.

(b) If the state land planning agency has reason to believe that a violation of any detailed specific area plan has occurred or is about to occur, it may institute an administrative or judicial proceeding to prevent, abate, or control the conditions or activity creating the violation, using the procedures in s. 380.11.

(c) In instituting an administrative or judicial proceeding involving a sector plan or detailed specific area plan, including a proceeding pursuant to paragraph (b), the complaining party shall comply with the requirements of s. 163.3215(4), (5), (6), and (7), except as provided by paragraph (3)(e).

(d) The detailed specific area plan shall establish a buildout date until which the approved development is not subject to downzoning, unit density reduction, or intensity reduction, unless the local government can demonstrate that implementation of the plan is not continuing in good faith based on standards established by plan policy, that substantial changes in the conditions underlying the approval of the detailed specific area plan have occurred, that the detailed specific area plan was based on substantially inaccurate information provided by the applicant, or that the change is clearly established to be essential to the public health, safety, or welfare.

(6) Concurrent with or subsequent to review and adoption of a long-term master plan pursuant to paragraph (3)(a), an applicant may apply for master development approval pursuant to s. 380.06(21) for the entire planning area in order to establish a buildout date until which the approved uses and densities and intensities of use of the master plan are not subject to downzoning, unit density reduction, or intensity reduction, unless the local government can demonstrate that implementation of the master plan is not continuing in good faith based on standards established by plan policy, that substantial changes in the conditions underlying the approval of the master plan have occurred, that the master plan was based on substantially inaccurate information provided by the applicant, or that change is clearly established to be essential to the public health, safety, or welfare. Review of the application for master development approval shall be at a level of detail appropriate for the long-term and conceptual nature of the long-term master plan and, to the maximum extent possible, may only consider information provided in the application for a long-term master plan. Notwithstanding s. 380.06, an increment of development in such an approved master development plan must be approved by a detailed specific area plan pursuant to paragraph (3)(b) and is exempt from review pursuant to s. 380.06.

(7) A developer within an area subject to a long-term master plan that meets the requirements of paragraph (3)(a) and subsection (6) or a detailed specific area plan that meets the requirements of paragraph (3)(b) may enter into a development agreement with a local government pursuant to ss. 163.3220-163.3243. The duration of such a development agreement may be through the planning period of the long-term master plan or the detailed specific area plan, as the case may be, notwithstanding the limit on the duration of a development agreement pursuant to s. 163.3229.

(8) Any owner of property within the planning area of a proposed long-term master plan may withdraw his or her consent to the master plan at any time prior to local government adoption, and the local government shall exclude such parcels from the adopted master plan. Thereafter, the long-term master plan, any detailed specific area plan, and the exemption from development-of-regional-impact review under this section do not apply to the subject parcels. After adoption of a long-term master plan, an owner may withdraw his or her property from the master plan only with the approval of the local government by plan amendment adopted and reviewed pursuant to s. 163.3184.

(9) The adoption of a long-term master plan or a detailed specific area plan pursuant to this section does not limit the right to continue existing agricultural or silvicultural uses or other natural resource-based operations or to establish similar new agricultural or silvicultural uses that are consistent with the plans approved pursuant to this section.

(10) The state land planning agency may enter into an agreement with a local government that, on or before July 1, 2011, adopted a large-area comprehensive plan amendment consisting of at least 15,000 acres that meets the requirements for a long-term master plan in paragraph (3)(a), after notice and public hearing by the local government, and thereafter, notwithstanding s. 380.06, this part, or any planning agreement or plan policy, the large-area plan shall be implemented through detailed specific area plans that meet the requirements of paragraph (3)(b) and shall otherwise be subject to this section.

(11) Notwithstanding this section, a detailed specific area plan to implement a conceptual long-term buildout overlay, adopted by a local government and found in compliance before July 1, 2011, shall be governed by this section.

(12) Notwithstanding s. 380.06, this part, or any planning agreement or plan policy, a landowner or developer who has received approval of a master development-of-regional-impact development order

pursuant to s. 380.06(21) may apply to implement this order by filing one or more applications to approve a detailed specific area plan pursuant to paragraph (3)(b).

(13) An applicant with an approved master development order may request that the applicable water management district issue a consumptive use permit as set forth in s. 373.236(8) for the same period of time as the approved master development order.

(14) This section may not be construed to abrogate the rights of any person under this chapter.

(15) The more specific provisions of this section shall supersede the generally applicable provisions of this chapter which otherwise would apply. This section does not preclude a local government from requiring data and analysis beyond the minimum criteria established in this section.

History.—s. 15, ch. 98-176; s. 21, ch. 2011-34; s. 28, ch. 2011-139; s. 17, ch. 2012-5; s. 10, ch. 2012-99; s. 4, ch. 2015-30; s. 4, ch. 2016-148.

Copyright © 1995-2016 The Florida Legislature • Privacy Statement • Contact Us