



APPLICATION FOR REZONING

Official Use Only

Zoning District: _____
FLUM Designation: _____
Commission District: _____
Application #: _____
Date Filed: _____

39 4N 23 0000 0002 0010

Parcel Identification Number (18 digit number)

Driving Instructions: U.S. 1 North to Lake Hampton Rd turn right to 1st drive on right

1. Legal Description: Lot _____ Block _____ Subdivision _____
Plat Book _____ Page _____
(Please attach a legal description if not located in a subdivision)

2. Location: On the EAST side of LAKE hampton Rd
(north, south, east, west) (street)

between US 1 and LAKE hampton Rd
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) _____

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

Heath + Allison Selph
2170 fairway villas dr
Jacksonville FL 32233

Name and Address of the Applicant / Authorized Agent:

Heath + Allison Selph
2170 fairway villas dr
Jacksonville FL 32233

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

RECEIVED
2020 MAY -6 AM 8:25
NASSAU COUNTY
CLERK OF COUNTY COMMISSIONERS

4. Current Zoning District: Commercial / Agriculture
5. Proposed Zoning District: Open Rural
6. Future Land Use Map Designation: _____
7. Acreage: 2.17 acres

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

residential

9. Rezoning Review Criteria:

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

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

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

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

For Planned Unit Developments Only:

- Preliminary Development Plan (Exhibit "C")
- Project Description (Exhibit "D")

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

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

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

Signature of Owner: [Handwritten Signature]

Signature of Applicant: [Handwritten Signature]
(if different than Owner)

Signature of Agent: _____
(if different than Owner)

Owner's mailing address: P.O. BOX 330486
Atlantic Beach FL 32233

Telephone: 904 562 8478

Email: selph55@gmail.com

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

Newspaper for legal advertisement (OFFICIAL USE ONLY):
Fernandina Beach News Leader: _____

Nassau County Record _____

CONSENT FOR INSPECTION

I, Heath & Allison Selph, the owner or authorized agent for the owner of the premises located at 0 Lake Hampton Rd do hereby consent to the inspection of said premises and the posting of public notice by an employee of the Department of Planning & Economic Opportunity, Nassau County, Florida, in conjunction with application _____, without further notice.

Dated this 4 day of May, 2020

Heath Selph Allison Selph
Signature of Owner or Authorized Agent

904 562 8478
Telephone Number

STATE OF FLORIDA:
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me the 04 day of May, 2020, by Heath Selph/Allison Selph who is personally known to me or who has produced FLDL's as identification.

Dacodah Parrish

Notary Public Signature

Dacodah Parrish

Name (typed or printed)

(Seal)



Exhibit A

- A. We proposing the change to the property rezoning in order to be able to live on the property.
- B. There are no known isolated districts that would be created.
- C. To the best of our knowledge there would not be any change that would impact public facilities
- D. Property is unlivable and we want to make it livable other properties are residential
- E. Allowed to build on open rural unable to build or live on commercial agricultural
- F. This is only property listed on this street as commercial agricultural all other is listed as open rural
- G. The properties that are close by and have been developed are already listed as residential properties
- H. The proposed change will comply with all Federal, State and local drainage requirements
- I. The proposed change will allow us to be able to maintain the property for residential use and not be over grown and unmaintained.
- J. Current zoning is commercial agricultural and we were told we would not be allowed to live on property that is zone commercial agricultural
- K. Community will be better you can not build on the property without it being charged and neighborhood would not benefit from a business on this site.
- L. No other site listed as commercial agricultural all other sites are open rural



SCHOOL IMPACT ANALYSIS FORM
Revised 11/26/19

INTRODUCTION

New residential development is required to demonstrate compliance with school concurrency as regulated in Nassau County through the County's Comprehensive Plan Public School Facilities Element and the Interlocal Agreement for Public School Facility Planning adopted by the County on July 14, 2008. No new residential rezoning, preliminary plat, site plan or functional equivalent may be approved by the County unless the residential development is exempt from requirements outlined in Section 9.13 of the Amended Interlocal Agreement OR a School Concurrency Reservation Letter has been issued by the School Board indicating that adequate school facilities exist.

Application Process for School Concurrency:

1. Submittal of Development Application, including this School Impact Analysis (SIA) Form.
2. County PEO Staff transmit SIA to Nassau County School Board.
3. The Nassau County School Board reviews the SIA Form per requirements in the Interlocal Agreement and makes a determination of capacity.
4. If sufficient capacity is available, the School Board will issue a School Concurrency Reservation Letter. This letter indicates only that school facilities are currently available, and capacity is not reserved until Nassau County issues a Certificate of Concurrency.
5. Upon receipt of a School Concurrency Reservation Letter, Nassau County Planning Staff will issue a Certificate of Concurrency for the development. Certificates are valid for a two (2) year period. Approved construction plans or building permits extend the life of the certificate concurrent with the expiration of the applicable plan or permit.
6. If sufficient capacity is not available, the School Board will issue a Concurrency Deficiency Letter, at which time the applicant will be offered the opportunity to enter into a negotiation period to allow time for the mitigation process as outlined in the Interlocal Agreement. As the end of the negotiation period, the School Board will issue a School Concurrency Reservation Letter where mitigation has been mutually agreed upon; or if mitigation has not been agreed upon, a School Concurrency Deficiency Letter. If a Reservation Letter is drafted, the County will issue a subsequent Certificate of Concurrency.

KEY CONTACTS

County PEO staff will guide your SIA form through the process. planninginfo@nassaucountyfl.com or 904-530-6300

Owner of Record	As recorded with the Nassau County Property Appraiser	Applicant or Agent	If an agent will be representing the owner, an Owner's Authorization for Agent form must be included
Owner(s) Name <i>Heath & Allison Selph</i>		Applicant or Agent Name <i>Heath & Allison Selph</i>	
Company (if applicable)		Company (if applicable)	
Street Address <i>0 Lince Hampton Rd</i>		Mailing Address <i>P O Box 330486</i>	
City, State, Zip <i>Hilliard FL 32046</i>		City, State, Zip <i>Atlantic Bch FL 32233</i>	
Telephone Number <i>904 562 8478</i>		Telephone Number <i>904 562 8478</i>	
Email Address <i>Selph55@gmail.com</i>		Email Address <i>Selph55@gmail.com</i>	



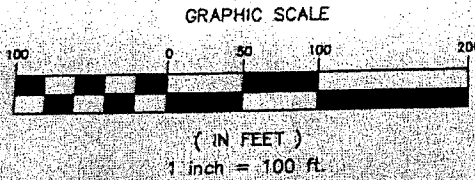
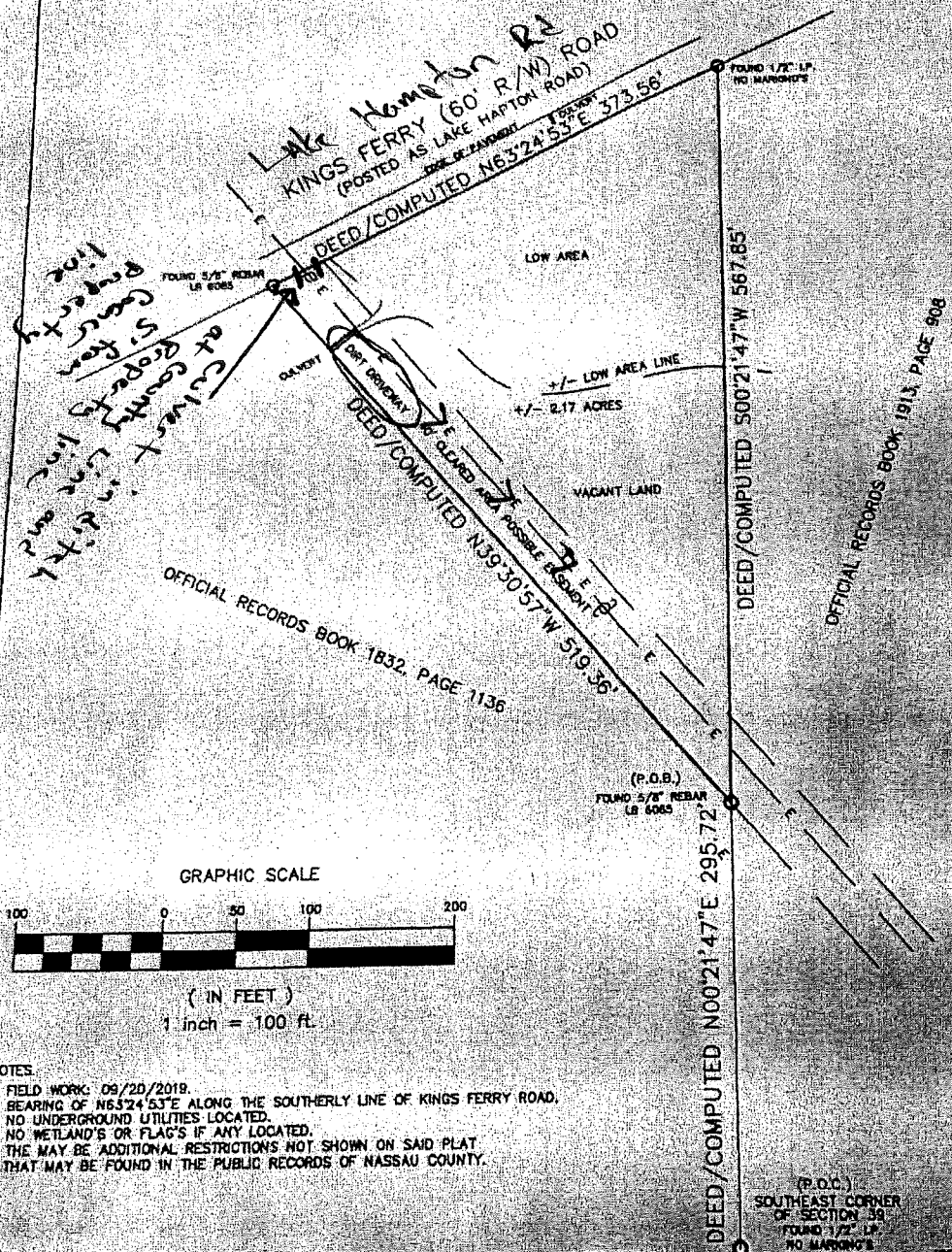
Project Information				
PIN: <u>39 - 4N - 23 - 0000 - 0002 - 0010</u>				
Project Address	<u>0 LAKE HAMPTON RD Hilliard FL 32046</u>			
Access Road	Name: <u>LAKE HAMPTON RD</u> <input checked="" type="checkbox"/> County-Maintained <input type="checkbox"/> Unpaved Private Easement			
Size of Property	<u>2.17 acres</u>	Present Property Use	<u>Commercial / Agriculture</u>	
Zoning District	Future Land Use Map	<u>residential</u>	Overlay District	
Wetlands	<u>Yes</u>	Flood Zone	<u>No</u>	Water & Sewer <u>No</u>
Project Description (use separate sheet if necessary):				
Number of Dwelling Units Proposed (Total): <u>0</u>				
Number of Dwelling Units Proposed (By Type): <u>0</u>				
Single-Family Detached:				
Single-Family Attached:				
Multi-Family:				
List any applications under review or approved which may assist in the review of this application:				

I HEREBY CERTIFY THAT ALL INFORMATION IS TRUE AND CORRECT

I understand that reasonable inspections of the project may be made as part of the application review process. I understand that I will incur any costs associated with third-party review fees. I also understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

<u>Heath Selph</u>	<u>Allison Selph</u>	<u>Heath Selph</u>	<u>ASm</u>	<u>5/4/20</u>
PRINT		SIGNATURE		DATE

MAP SHOWING BOUNDARY SURVEY OF



- NOTES**
1. FIELD WORK: 09/20/2019.
 2. BEARING OF N63°24'53"E ALONG THE SOUTHERLY LINE OF KINGS FERRY ROAD.
 3. NO UNDERGROUND UTILITIES LOCATED.
 4. NO WETLANDS OR FLAG'S IF ANY LOCATED.
 5. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.

SHEET TWO OF TWO SHEETS

JOB # 0 LAKE HAPTON ROAD/203
FIELD BOOK: 03/19

ANTHONY PAUL O'NEIL 5538 SHANNON AVENUE
JACKSONVILLE, FLORIDA 32254
PHONE (904)-229-8086

I HEREBY CERTIFY TO : HEATH SELPH

ATTORNEYS TITLE SERVICES, LLC, OLD REPUBLIC TITLE AND FIRST FLORIDA CREDIT UNION
THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-8 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FEMA FLOOD INSURANCE RATE INFORMATION PERTAINING TO LANDS SHOWN HEREON:
ZONE X PANEL 120170 0040 DATE 12/17/2010 / NASSAU COUNTY, FLORIDA

P.O.C.—POINT OF COMMENCEMENT	R.L.S.—REGISTERED LAND SURVEYOR	N—NORTH S—SOUTH E—EAST W—WEST	P.S.M.—PROFESSIONAL SURVEYOR/MAPPER
P.O.B.—POINT OF BEGINNING	PROP.—PROPOSED C/L—CENTER LINE	EX—EXCEPTION TYP.—TYPICAL	J.E.A.—JACKSONVILLE ELECTRIC AUTHORITY
P.C.—POINT OF CURVATURE	L.B.—LICENSE BUSINESS	F.F.—FINISH FLOOR EL.—ELEVATION	P.R.M.—PERMANENT REFERENCE MONUMENT
P.T.—POINT OF TANGENT	O.R.V.—OFFICIAL RECORDS VOLUME	B.X.—BLOCK FND.—FOUND	BLVD.—BOULEVARD EX.—LANE
P.R.C.—POINT OF REVERSE CURVATURE	O.R.B.—OFFICIAL RECORDS BOOK	I.P.—IRON PIPE RB.—REBAR	RD.—ROAD NO.—NUMBER SEC.—SECTION
P.C.C.—POINT OF COMPOUND CURVATURE	D.B.—DEED BOOK PG.—PAGE	CONC.—CONCRETE A/C—AIR CONDITIONER	TWP.—TOWNSHIP RNC.—RANGE
P.I.—POINT OF INTERSECTION	P.B.—PLAT BOOK M.B.—MAP BOOK	ESMT.—EASEMENT ELEC.—ELECTRIC	P.L.S.—PROFESSIONAL LAND SURVEYOR
P.C.P.—PERMANENT CONTROL POINT	CO.—COUNTY FL.—FLORIDA	B.R.L.—BUILDING RESTRICTION LINE	NO UNDERGROUND LOCATIONS LOCATED THIS SURVEY
P.R.P.—PERMANENT REFERENCE POINT	AVE.—AVENUE ST.—STREET	F.Z.B.L.—FLOOD ZONE BOUNDARY LINE	
R/W—RIGHT-OF-WAY CT.—COURT	CH.D.—CHORD BEARING AND DISTANCE	APPROX.—APPROXIMATE EXIST.—EXISTING	
L—ARC LENGTH R—RADIUS	COMP.—COMPUTED RAD.—RADIAL	A.K.A.—ALSO KNOWN AS N/F—NOW OR FORMERLY	
Δ—DELTA ANGLE T—TANGENT	P—PLAT C—COMP. D—DEED	N.G.V.D.—NATIONAL GEODETIC VERTICAL DATUM	

JURISDICTIONAL WETLANDS WERE NOT LOCATED THIS SURVEY. EASEMENTS OF RECORD WERE NOT PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT DETERMINE OWNERSHIP. THIS SURVEY NOT VALID UNLESS SIGNED WITH EMBOSSED SEAL

DENOTES CONCRETE MONUMENT
 DENOTES IRON PIPE
SET—DENOTES SET 5/8" x 18" REBAR P.S.M. 5684

DATE SIGNED 12/17/19
Anthony Paul O'Neil
ANTHONY PAUL O'NEIL PSM 5684

- SYMBOLS:**
- x — CHAIN LINK FENCE
 - — WOOD FENCE
 - — WIRE FENCE
 - E — ELECTRIC LINE
 - ⊕ — UTILITY POLE
 - ⊙ — WELL
 - ▭ — ASPHALT
 - ⊠ — OVERHEAD
 - ▭ — CONCRETE

Return to:
Okefenokee Rural EMC
Engineering Department
P.O. Box 1229
Hilliard, Fl. 32046

Easement
Utility Right-of-Way

Property Owner: SELPH HEATH Q & ALLISON M
Property ID: **39-4N-23-0000-0002-0010**
Property Description: PT OF SEC 39 TWN 4N RGE 23E

State of Florida, Nassau County

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, hereinafter called the Grantor, in consideration of one dollar (\$1.00) and other good and valuable consideration, the receipt of which before the execution hereof is acknowledged, do hereby grant and convey unto **OKEFENOKE RURAL ELECTRIC MEMBERSHIP CORPORATION, (OREMC)**, whose mailing address is P.O. Box 602, Nahunta, Georgia, and to its successors and assigns, a perpetual right and easement to enter in and upon and to occupy the lands, more particularly, all or a portion of the tract or parcel described above. The width of said easement shall be established by the placement, or the existence, of OREMC facilities and shall be defined as;

- (1) 15 feet either side of any overhead primary distribution conductor.
- (2) 5 feet either side of any overhead secondary and/or service conductor.
- (3) 10 feet either side of any underground primary, secondary and/or service conductor.
- (4) 10 feet either side of any guy wire, guy pole, anchors or other apparatus required.

The Grantor does hereby give, warrant and defend the right for OREMC, to construct, operate, maintain, inspect and patrol, in, under, or on the above described lands and/or in, under or upon all streets, roads or highways abutting said lands, an electric transmission, distribution or communication line or system; of ingress/egress over and across adjacent lands owned by the Grantor which are contiguous to the easement for the same purposes; to cut, trim, eradicate and control the growth, by chemical, mechanical, or other means, any trees, shrubbery and the like to the extent necessary to keep them clear of said utility line or system, and to cut down from time to time all dead, weak, leaning or dangerous trees or limbs outside of the easement area that are tall enough to strike the wires in falling.

The Grantor acknowledges and agrees that the surface of the property can be used for any purpose, provided, the use does not obstruct, interfere, or prevent the use of the Easement by OREMC for the purposes set forth herein.

The Grantor acknowledges and agrees that the location of the Easement is based only on preliminary placement and that the rights granted by this Easement shall apply to the actual location of Utility Facilities, when constructed.

Grantor covenants, represents and warrants that the Grantor has good and marketable title to the property and the unqualified right to grant the privileges contained herein.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 14 day of December, 2019.

Signed, sealed and delivered in the presence of:

Heath Selph (Print)
Grantor

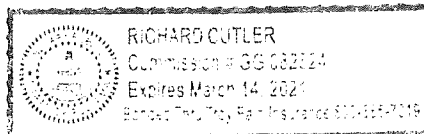
Witness: Talen Harlow

Heath Selph (L.S.)

Witness: D/ST.C. Coe 3323

Allison Selph (Print)
Allison Selph (L.S.)

[Signature]
(Notary Public)



Wetlands and Listed Species Assessment - Onsite Environmental Consulting, LLC.

This sheet must be accompanied by a color image showing the property and the estimated wetland extent, if wetlands are present.

Project type: Commercial Single Family Unknown

Stated purpose: **Due Diligence**

Parcel ID #: **39-4N-23-0000-0002-0010**

Parcel address: **0 Lake Hampton Rd., Hilliard**

Are the property boundaries clearly identifiable in the field? Yes No

Project #: **J19232**

Project Name: **Selph Lake Hampton Rd**

County: **Nassau County**

State: **FL**

Date: **December 2, 2019**

Environmental limitations

Wetlands

Are wetlands present? Yes No Requires further investigation

Is a forensic wetland investigation recommended? Yes No

Which wetland characteristics are present?

Evidence of wetland hydrology Wetland soils Wetland vegetation

Has the site been filled or altered? Yes No

If so, estimate extent of fill or alteration: _____

Listed species

Are listed species present?

Yes No Requires further investigation

No listed species determination was made

Species known to be or suspected to be present

Regulatory Jurisdiction

Wetland jurisdiction and other consultation

Florida Dept. of Env. Protection (FDEP)

St. Johns River Water Management District (SJRWMD)

US Army Corps of Engineers (USACE)

County

Other

Jurisdiction unclear for _____

Explain: _____

This work has been reviewed by: FDEP/ SJRWMD/USACE/Other

This work has not been reviewed.

Listed species regulation

US Fish and Wildlife Service (USFWS)

National Marine Fisheries Service (NMFS)

FL Fish and Wildlife Cons. Commission (FFWCC)

Georgia Department of Natural Resources (GADNR)

Florida Dept. of Env. Protection (FDEP)

Status:

Species of special concern (SSC)

Federally listed - threatened

Federally listed - endangered

State listed - threatened

State listed - endangered

Other

Environmental Permits

FDEP/SJRWMD

Exemption

Noticed general

Standard general

Individual

Land lease

Recommendation: _____

USACE

Nationwide permit

SAJ

Individual

Letter of Permission (LOP)

Types of applicable listed species permits

Relocation on/off site (commercial)

Reloc. for 10 or fewer tortoises (single family)

Monitoring plan

Habitat conservation plan (HCP)

Federal "Take" permit

Requires further investigation

Recommendations and notes:

Recommend formal jurisdictional determination

Recommend informal wetland review with _____ (FDEP/SJRWMD/GADNR/USACE)

Recommend other regulatory consultation with _____ (list regulatory agency)

Recommend wetland delineation

Recommend detailed listed species investigation

No further investigation recommended.

Notes: **Avoidance and minimization can reduce project costs and timeline for permitting. Contact us if wetland impacts are necessary.**

Important information:

form version: 20150311

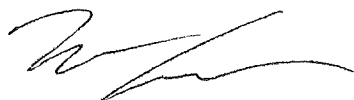
This form summarizes our findings based on preliminary and field based investigations, professional experience, and information provided to OEC at the time of the investigation. This form does not constitute a permit or authority to initiate work. These recommendations are limited to our knowledge of wetlands, wetland regulation, and listed species at the time of the investigation.

Environmental laws, regulations, and their interpretation change from time to time. If you require detailed legal counsel, we recommend contacting an attorney. Prior to initiating work, please be sure you have secured the appropriate local, State, and Federal permits that may be needed for your project. There may be additional permits or authorizations that could be required that are not mentioned in this form. This work does not guarantee that any applicant will receive any of the permits listed on this form.

We recommend careful planning to avoid and minimize wetland impacts. Wetland lines are not exact. Differences in professional opinion and reasonable scientific judgement will lead to differing interpretations of wetland lines (82-340.300, FAC). Any wetland work we perform represents our professional opinion and is not legally binding unless reviewed, surveyed, and approved by the appropriate regulatory authority.

The client or agent certifies that they either own the property described above or have legal authority to allow access to the property, and consent to OEC its representatives, and subcontractors to enter the property as many times as may be necessary to complete their investigations.

Signature of consultant:



Digitally signed by Matthew

Canepa

Date: 2019.12.06 09:16:31 -05'00'

Client or agent present: Heath Selph

Date:

12/2/2019