

SEDA

Construction Company

May 26, 2020

Doug McDowell, Senior Planner
Department of Planning and Economic Opportunity
Nassau County | Planning + Code Enforcement
96161 Nassau Place,
Yulee, FL 32097

Re: R20-005 Rezoning of 53.88 acres from Open Rural (OR) to Residential Single Family- 1 (RS-1)
Parcel ID #38-3n-27-0000-0002-0010 – Roses Bluff.

Dear Mr. McDowell:

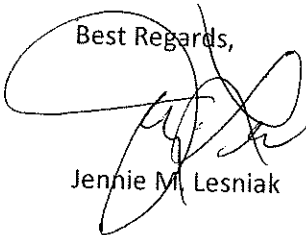
Please find enclosed the responses to your deficiency notice letter dated May 12, 2020 for application R20-005.

The deficiencies noted were:

1. The application incorrectly identified the property on the Future Land Use Map (FLUM) as RS-1. This was changed to properly reflect the identification as Low Density Residential (LDR).
2. Exhibit A showed the property as currently zoned Open Rural (OR) and the proposed zoning district as Low Density Residential (LDR). LDR is not a zoning District and Exhibit A was corrected to reflect the correct zoning district as Residential Single Family -1 (RS-1). Additionally, the Exhibit A was expanded to include justification for the rezoning as requested.
3. Sec. 5.02 of the Land Development Code Requires "a statement of the petitioner's interest in the property to be rezoned, including a copy of the last recorded deed" which was not submitted with the original application. This has been corrected and the Trustee's Deed dated December 13th, 2019 is enclosed and made part of this application.
4. The survey submitted with the application was dated from the year 1965. An updated survey dated 5/25/20 is enclosed and made part of this application.

We request that the Planning and Zoning Board move forward with our re-zoning request. Should any additional information be needed, please let us know.

Best Regards,



Jennie M. Lesniak

Cc: Valerie Feinberg, Interim Director

2120 Corporate Square Boulevard, Suite 3, Jacksonville, FL. 32216 (904) 724-7800

CGC 020880



APPLICATION FOR REZONING

Official Use Only

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

38 3N 27 0000 0002 0010

Parcel Identification Number (18 digit number)

Driving Instructions: N/A + CHESTER ROAD - NORTH ON CHESTER RD
4 MILES - LEFT ON ROSES BLUFF RD. - APPROX 1 MILE

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

2. Location: On the NORTH side of ROSES BLUFF
 (north, south, east, west) (street)
 between BROOKER RD and HAVEN RD.
 (street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) CHESTER ROAD + ROSES BLUFF

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

WFS FAMILY TRUST, LLC
6101 GAZEBO PARK PLACE #101
JACKSONVILLE, FL 32257

Name and Address of the Applicant / Authorized Agent:

Jennie Lesniak - SEDA CONSTRUCTION CO.
2120 CORPORATE SQUARE BLVD. #3
JACKSONVILLE, FL 32216

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

4. Current Zoning District: OR
5. Proposed Zoning District: RS-1
6. Future Land Use Map Designation: LDR
7. Acreage: 53.88

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

9. Rezoning Review Criteria: SEE EXHIBIT A

(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:

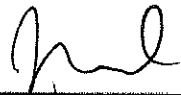
- Preliminary Development Plan (Exhibit "C")
- Project Description (Exhibit "D")

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.

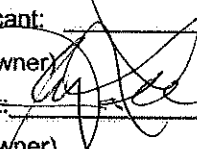
NO

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

Signature of Owner: 

Signature of Applicant: _____

(if different than Owner)

Signature of Agent: 

(if different than Owner)

Owner's mailing address: 6101 GAZEBO PARK PLACE AL #101
JACKSONVILLE, FL 32257

Telephone: 904-733-7900

Email: H.SITEFIELD@S-BLOW.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 _____

Exhibit A

Roses Bluff – Parcel # 38-3N-27-0000-0002-0010
Rezoning Request – Current Zoning OR – Proposed Zoning RS-1

- a. Explain how the proposed change relates to the established land use pattern.**
The proposed change is consistent with the surrounding land use pattern with existing single- family developments to the East on Roses Bluff within a quarter mile of the proposed project. The proposed re-zoning continues an existing pattern of low to moderate density single family homes.
- b. Identify isolated district(s) that would be created by the proposed change.**
The change would not create an isolated District as the use is consistent with existing land uses.
- c. Explain how the proposed change would impact public facilities such as schools, utilities, streets and traffic.**
The applicant is applying for school concurrency as required by Nassau County and will enter into an agreement with the school board prior to project approval to mitigate the school impacts. The proposed change would have a positive impact on utilities as the developer would be extending both water and sewer lines to the community, thereby, eliminating the possibility of well and septic services as allowed per this zoning. Traffic studies would support that the existing roads provide ample capacity to service the community at key interchanges.
- d. Describe the existing and proposed conditions for the subject property and surrounding properties.**
The existing property is vacant land zoned OR. The proposal is to rezone to RS-1 which is consistent with the FLUM and is consistent with the existing land use patterns as defined in #1.
- e. Identify Comprehensive Plan policies that support the proposed change, especially long- range land use plans.**
The rezoning request to RS-1 is consistent with Nassau county's long-range plans. Policy FL.08.06 of the Land Development Code encourages residential development in rural areas and transitioning areas to accomplish the following:

 - o Develop in a pattern that is a logical extension of existing urban development patterns.*

- *Develop in a clustered or nodal pattern, eliminating or reducing strip style development along arterial or collector roads.*
- *Develop in a pattern that enhances the potential for the extension and maximization of central water and sewer systems.*
- *Uses enhanced standards to create design elements for new development, including but not limited to streets, storm water management facilities, green space, landscaping and signage.*

Policy FL.09.05 – The county shall evaluate development plans to ensure that open space is provided for recreation in all proposed residential or mixed use development projects in accordance with the established level of service. *The development will contain between 3.5 and 4 acres of recreational space for the community’s enjoyment. This fits with the counties desire to increase the level of recreation within communities to make them more livable and increase the preservation of green areas.*

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

This rezoning improves the level of services for water and sewer on Roses Bluff. The proposed development implements the goals and objectives of the county in its long-range vision planning.

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

The proposed changes would not adversely affect the adjacent neighbors and are compatible with the growth patterns already in existing on Roses Bluff.

- h. State the proposed change will comply with Federal, State and local drainage requirements.**

The proposed change will comply with Federal, State and local drainage requirements.

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

The proposed change will encourage adjacent owners to connect to water and sewer lines that will be extended to the project along Roses Bluff.

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

The existing zoning is OR which limits the number of homes that can be built per acre and the existing zoning is inconsistent with the future planning and surrounding development trends.

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

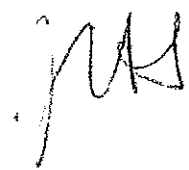
The proposed number of single-family units is 98-104. There is a need in the community for moderate priced housing as the county continues to grow.

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

The other sites in the near vicinity are zoned PUD, RS-1 and OR. The trend is toward increased county growth as evidenced by the Florida Land Use Map designation of RLD.

EXHIBIT "B"
(LEGAL DESCRIPTION)

Parcel Identification Number 38-3N-27-0000-0002-0010
Part of the E. Waterman Grant, Section 38, Township 3 North, Range 27, East, Nassau County, Florida described as follows: Begin at the most westerly corner of said Section 38; thence north 43 degrees 17 minutes 15 seconds east, along the northwesterly line of said Section 38, a distance of 3311.55 feet, more or less, to the division line of the uplands and the marshlands of Bells River; thence southeasterly along the said division line of the uplands and the marshlands of Bells River and following the meanderings thereof, 670 feet, more or less, to its intersection with a line parallel to and 640.59 feet southeasterly of the said northwesterly line of said Section 38 when measured at right angles thereto; thence south 43 degrees 17 minutes 15 seconds west, parallel to the said northwesterly line of Section 38, a distance of 3488.45 feet, more or less, to the southwesterly line of said Section 38; thence north 46 degrees 42 minutes 45 seconds west, along the said northwesterly line of Section 38, a distance of 640.59 feet to the point of beginning. Containing 50 acres, more or less.



PREPARED BY:
Sheffield & Boatright, P.A.
6101 Gazebo Park Place N., Suite 103
Jacksonville, Florida 32257

P/S Consideration: \$10.00

NOTE TO CLERK: THIS IS A TRANSFER OF UNENCUMBERED REAL PROPERTY WHERE THE TRUST BENEFICIARIES HOLD AN EQUAL MEMBERSHIP INTEREST IN THE GRANTEE.

TRUSTEE'S DEED

THIS INDENTURE dated this 13th day of December, 2019, between J. HOWARD SHEFFIELD, as Trustee of the William F. Sheffield Family Trust under Agreement dated July 20, 1998, and J. HOWARD SHEFFIELD, individually, whose mailing address is: Post Office Box 551669, Jacksonville, Florida 32255, party of the first part, and WFS FAMILY TRUST, LLC, a Florida limited liability company, party of the second part, whose mailing address is: 6101 Gazebo Park Place N., Suite 101, Jacksonville, Florida 32257.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land situate, lying and being in the County of Nassau, State of Florida, to wit:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND THEREBY MADE A PART HEREOF.

J. Howard Sheffield, whose address is 6101 Gazebo Park Place N., Suite 101, Jacksonville, Florida 32257, is the duly appointed Trustee under the terms and provisions of the Trust; and, said undersigned does hereby acknowledge and accept such appointment, as evidenced by the WILLIAM F. SHEFFIELD FAMILY TRUST, under Agreement dated July 20, 1998, and has the full power to sell, transfer, mortgage said real estate. Neither Trustee named herein, nor the spouse thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead.

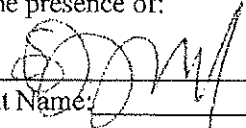
TOGETHER WITH all and singular the tenements, hereditaments and appurtenances belonging to or in anywise appertaining to that real property.

AND the party of the first part does covenant to and with the party of the second part, their heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the Laws of Florida have been followed and complied with in all respects.

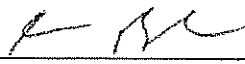
THIS TRUSTEE'S DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR SURVEY.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

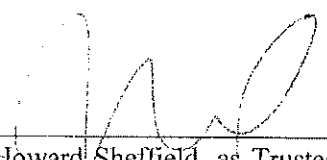
Signed, sealed and delivered
in the presence of:



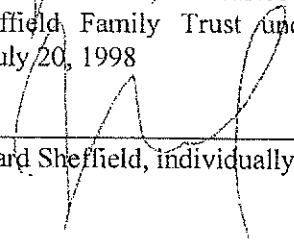
Print Name: SUSAN JUNOD



Print Name: SHAUN BURMEISTER



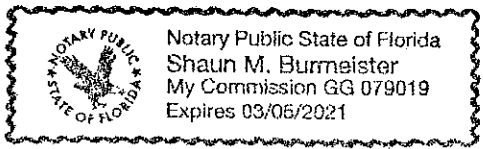
J. Howard Sheffield, as Trustee of the William F. Sheffield Family Trust under Agreement dated July 20, 1998




J. Howard Sheffield, individually

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13th day of December, 2019, by J. Howard Sheffield, as Trustee of the William F. Sheffield Family Trust under Agreement dated July 20, 1998, and individually, and who is personally known to me or has produced his Driver's License as identification.





Notary Public
My Commission Expires:

EXHIBIT "A"

Parcel Identification Number 42-2N-27-0000-0073-0060

Part of Section 42, Township 2 North, Range 27 East, Nassau County, Florida described as follows: Commence at an iron rod at the intersection of the easterly right of way line of State Road 5 (US 17) as established for a width of 100 feet with the southwesterly right of way line of the Old Jacksonville to Yulee Road, a 35 foot right of way as established by R.J. Allen RLS No. 2603 by survey dated 5-30-1977; thence south 4 degrees 00 minutes west along said easterly right of way line of State Road No. 5 (US 17), a distance of 449.00 feet to the point of beginning; thence continue along said easterly right of way line, south 4 degrees west, 12.00 feet; thence south 86 degrees east, 130.31 feet; thence north 7 degrees 21 minutes 06 seconds east, 12.02 feet; thence north 86 degrees west, 131.02 feet to the point of beginning. Containing .036 acres, more or less.

AND part of Section 42, Township 2 North, Range 27 East, Nassau County, Florida described as follows: Commence at an iron rod at the intersection of the easterly right of way line of State Road 5 (US 17) as established for a width of 100 feet with the southwesterly right of way line of Old Jacksonville to Yulee Road, a 35 foot right of way as established by RJ Allen, RLS Number 2603 by survey dated May 30, 1977; thence south 4 degrees 00 minutes west, along the said easterly right of way line of State Road No. 5 (US 17) a distance of 299.00 feet to the point of beginning; thence continue along said easterly right of way line of State Road 5 (US 17) a distance of 150.00 feet; thence south 86 degrees 00 minutes east, 131.02 feet; thence north 7 degrees 21 minutes 06 seconds east, 150.26 feet; thence north 86 degrees 00 minutes west, 139.80 feet to the point of beginning. Containing .455 acre, more or less.

Parcel Identification Number 38-3N-27-0000-0002-0010

Part of the E. Waterman Grant, Section 38, Township 3 North, Range 27, East, Nassau County, Florida described as follows: Begin at the most westerly corner of said Section 38; thence north 43 degrees 17 minutes 15 seconds east, along the northwesterly line of said Section 38, a distance of 3311.55 feet, more or less, to the division line of the uplands and the marshlands of Bells River; thence southeasterly along the said division line of the uplands and the marshlands of Bells River and following the meanderings thereof, 670 feet, more or less, to its intersection with a line parallel to and 640.59 feet southeasterly of the said northwesterly line of said Section 38 when measured at right angles thereto; thence south 43 degrees 17 minutes 15 seconds west, parallel to the said northwesterly line of Section 38, a distance of 3488.45 feet, more or less, to the southwesterly line of said Section 38; thence north 46 degrees 42 minutes 45 seconds west, along the said northwesterly line of Section 38, a distance of 640.59 feet to the point of beginning. Containing 50 acres, more or less.

Parcel Identification Number 42-2N-27-0000-0073-0000

A portion of the John Lowe Mill Grant, Section 42, Township 2 North, Range 27 East, Nassau County, Florida and being more particularly described as follows: Commence at the intersection of the southerly right of way line of Yulee Jacksonville Road and the east right of way line of US Highway No. 17; thence south 04 degrees 00 minutes 00 seconds west along said east right of way line, 449.00 feet to the southwest corner of lands described in Official Records Book 468, page 224 of the public records of said county and the point of beginning; thence continue south 04 degrees 00 minutes 00 seconds west along said east right of way of US Highway No. 17, 683.79 feet to the northwest corner of lands described in Official Records Book 89, page 370 of the public records of said county; thence north 84 degrees 18 minutes 42 seconds east along the line of said Official Records Book 89, page 370, 86.97 feet to the southwest corner of lands described in Official Records Book 600, page 354 of the public records of said county; thence north 07 degrees 43 minutes 10 seconds east, along the westerly boundaries of lands described in Official Records Book 600, page 354 and Official Records Book 783, page 2002 of the public records of said county, 337.52 feet to the northwest corner of lands described in Official Records Book 783, page 2002; thence north 52 degrees 29 minutes 40 seconds east, along the north line of said Official Records Book 783, page 2002, 54.10 feet to the west line of lands described in Official Records Book 444, page 168 of the public records of said county; thence north 03 degrees 52 minutes 18 seconds west, along the westerly line of lands described in Official Records Book 444, page 168, 180.25 feet to the southwest corner of lands described in Official Records Book 107, page 695 of the public records of said county; thence north 07 degrees 15 minutes 46 seconds east, along the westerly line of lands described in Official Records Book 107, page 695, 118.13 feet to the southeast corner of lands described in Official Records Book 468, page 224 of the public records of said county; thence north 86 degrees 00 minutes 00 seconds west, along the south line of said Official Records Book 468, page 224, 130.18 feet to the point of beginning.