



## APPLICATION FOR REZONING

Official Use Only

Zoning District: \_\_\_\_\_  
FLUM Designation: \_\_\_\_\_  
Commission District: \_\_\_\_\_  
Application #: \_\_\_\_\_  
Date Filed: \_\_\_\_\_

4 2 2 N 2 7 0 0 0 0 0 0 0 3 0 0 6 0

Parcel Identification Number (18 digit number)

Driving Instructions: From I-95S, merge onto SR200/A1A s for .8 miles to right on William Burgess Boulevard  
for 2.8 miles to immediate east of William Burgess and Harts Road, parcels located on  
north and south side of road.

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

2. Location: On the both north and south side of William Burgess Boulevard  
(north, south, east, west) (street)  
between Harts Road and US-17  
(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:

Island Education, Inc.  
1423 Julia Street  
Fernandina Beach, FL 32034

Name and Address of the Applicant / Authorized Agent:

Gregory E. Matovina, Managing Partner  
Patriot Ridge, LLP  
12443 San Jose Blvd Ste 504 Jacksonville, FL 32223

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

<b>4. Current Zoning District:</b>	<u>PUD</u>
<b>5. Proposed Zoning District:</b>	<u>PUD</u>
<b>6. Future Land Use Map Designation:</b>	<u>Conservation 1, Medium Density Residential, Commercial</u>
<b>7. Acreage:</b>	<u>9.00</u>

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

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N/A

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**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") - On file with Nassau County
- ☐ Any additional data

**For Planned Unit Developments Only:**

- ☒ Final 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?** Yes

**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: Guym K Matovina

(if different than Owner)

Owner's mailing address: 1423 Julia Street  
Fernandina Beach, FL 32034

Telephone: 904-993-2857

Email: gmatovina@matovina.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"

### REZONING REVIEW CRITERIA

- a. Explain how the proposed change relates to the established land use patterns.

The existing, established land use pattern is single family homes to the south, west and north and industrial and commercial uses to the east along US 17. The proposed land use pattern per the William Burgess Overlay District calls for high density commercial and multi-family uses surrounded by medium density residential uses radiating from the center of the overlay district (the intersection of US 17 and William Burgess Boulevard). Specifically, the proposed change prescribes high density multi-family and commercial uses along the north side of William Burgess Boulevard, the Park/Open Space along its south side and Medium Density Residential uses to the north of the Commercial area. Therefore, the proposed change is consistent with the proposed land use pattern as set forth in the overlay district. In addition, the proposed change provides a reasonable transition from the industrial and commercial uses along US 17 to the single family uses to the south, west and north of the PUD.

- b. Identify isolated districts that would be created by the proposed change.

The proposed change creates no isolated districts given that the east and west boundaries front on Harts Road and the CSX Railway right-of-way and the south and north boundaries are adjacent to older single family development.

- c. Explain how the proposed change would impact public facilities such as schools, utilities, streets and traffic.

The proposed change will have a positive impact on schools and utilities as the development will help to increase the used and usefulness of those currently underutilized public facilities. The proposed pedestrian and traffic improvements to be completed in connection with the development of the PUD are expected to offset the additional traffic generated by the proposed change. The PUD Conditions include mobility improvements that would not only offset the traffic impacts of the proposed development but would also remedy an existing deficiency for left turn movements for southbound traffic on Harts Road.

- d. Describe the existing and proposed conditions for the subject property and the surrounding properties.

The project site consists of two (2), undeveloped parcels encompassing +/- 197 acres within unincorporated Nassau County. The site is predominantly pine flat woods with significant wetlands separating the Medium Density Residential area from the Commercial area on the



northerly parcel. The southerly parcel is substantially all wetlands except for +/- 11.5 acres located along the southern side of William Burgess Boulevard.

The surrounding properties to the south, west and north are predominantly existing, residential development including the Cartesian Pointe and Lumber Creek developments. The property to the east includes industrial (including the CSX rail right-of-way) and commercial uses along US 17 as well as vacant parcels.

The proposed conditions for the development include medium density residential (planned mostly for single family use), office, retail, multi-family and recreational uses, all as called for by the William Burgess Mixed-Use Activity Overlay District.

The undeveloped surrounding property (substantially all located to the east along US 17 and William Burgess Boulevard) are planned to be developed with multi-family, office, retail and recreational uses also, as dictated by the overlay district for the area.

- e. Identify Comprehensive Plan policies that support the proposed change, especially long range land use plans.

Policy FL.08.04 – The County shall discourage Urban Sprawl by requiring higher density compact development to occur in areas that are planned to be served by public facilities providing for sound and cost efficient public facility planning.

Policy FL.08.05 – The Land Development Code shall provide incentives to direct commercial and multi-family residential uses into clustered or nodal development patterns, that eliminate or reduce strip or ribbon development following major County or State roads.

Policy FL.08.06 – The Land Development Code shall provide incentives to encourage new residential and commercial development in rural and transitioning areas to accomplish the following:

- A. Develop in a pattern that is a logical extension of existing urban development patterns avoiding leapfrog or scattered development.
- B. Develop in clustered or nodal patterns, eliminating or reducing strip style development along arterial or collector roads.
- C. Develop in a pattern that enhances the potential for the extension and maximization of central (regional) water and sewer systems.
- D. Contribute to the development of mixed-use communities that provide for integrated residential and employment opportunities; and provide for civic and public facilities including emergency medical, fire protection and police facilities, parks and other recreational facilities, schools, hospitals and other public or institutional uses.
- E. Minimize the potential impact of urban development on the agricultural productivity of the areas.

- F. Where appropriate, use enhanced standards to create urban-level infrastructure and design elements for new development, including but not limited to streets, stormwater management facilities, 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.

Policy FL.10.01 – The Land Development Code shall permit the use of innovative land development techniques and allow for appropriate density bonuses to encourage construction of affordable housing units.

Policy FL.10.06 – The Land Development Code shall promote the construction of master planned and mixed use developments by providing incentives such as density bonuses, flexible design standards and funding options for required infrastructure improvements.

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

The proposed development implements many of the goals and objectives of the recently adopted William Burgess Overlay District including the redevelopment/widening of William Burgess Boulevard where it bisects the property, the development of an 11.5 acre public park on the uplands in the southerly portion of the site and the construction of a multi-use trail that connects the northerly portion of the northern parcel to the public park and extends the trail to the west for its ultimate connection to State Road 200 and the Wild Light community.

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

The adjacent neighborhoods located south, west and north of the PUD share very little common boundary with the PUD with only a few houses to the north being adjacent to any area within the PUD proposed for development. Given that single family homes are proposed to the north, and the separation from the other neighborhoods provided by Harts Road and the wetlands in Parcel C, the PUD will have minimal adverse impacts on the living conditions in the adjacent neighborhoods.

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

The proposed change will comply with a 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.

The immediately adjacent properties to the PUD are substantially developed and the development of the PUD would encourage the vacant single family properties to be built out. The residential homes to be developed in Parcel A of the PUD and the multi-family homes in Parcel B would add rooftops which encourage development of the proposed high density commercial development in other portions of the William Burgess Overlay District.

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

The existing zoning is not in compliance with the William Burgess Overlay District. Therefore, a zoning change is necessary to develop the PUD.

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

The proposed development in Parcel A for medium density residential provides a transition for the existing single family uses to the north and west to the proposed commercial and multi-family uses required in Parcel B and along US 17 and William Burgess Boulevard to the east. The mixed use and multimodal provisions of the PUD provide a much needed change for Nassau County to allow it to move away from the suburban sprawl that has characterized development to date in the County.

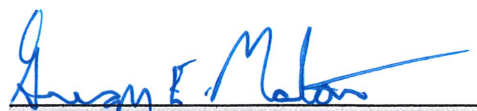
- l. Are there any other sites in the general location with similar zoning?

No, the proposed zoning is unique to the Yulee area of Nassau County as this is the first site to apply for a rezoning in accordance with the mixed use requirements of the William Burgess Overlay District.

**CONSENT FOR INSPECTION**

I, Gregory E. Matovina, the owner or authorized agent for the owner of the premises located at on the N & S sides at the intersection of William Burgess Blvd and Harts 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 1<sup>st</sup> day of February June, 2020.

  
\_\_\_\_\_  
Signature of Owner or Authorized Agent

904-993-2857  
\_\_\_\_\_  
Telephone Number

STATE OF FLORIDA:

COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me the 1<sup>st</sup> day of February June, 2020, by Gregory E. Matovina who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public Signature

Sharon A. Hudson

Name (typed or printed)

(Seal)

AGENT AUTHORIZATION (FOR COMPANY OR LLC)


Gregory E. Matovina \_\_\_\_\_ is hereby authorized as the Agent TO ACT ON BEHALF OF  
Island Education, Inc. \_\_\_\_\_,

the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Nassau County, Florida, for an application pursuant to a:

- ☐ Rezoning/Modification  
☐ Variance  
☐ Plat

- ☐ Conditional Use  
☐ Preliminary Binding Site Plan

BY:

  
\_\_\_\_\_  
Signature of Agent

Gregory E. Matovina

Print Name of Agent

12443 San Jose Blvd. Ste. 504, Jacksonville 32223


Agent Address

gmatovina@matovina.com

Agent Email

904-993-2857

Agent Telephone Number

  
\_\_\_\_\_  
Signature of President, Chairman of the Board or managing partner of  
(Circle one)

Island Education Inc

Print Name

Jacob Michaelis

Address

1702 Highland Pines Way

(843) 725-8890

Telephone Number

jakeimichaelis@gmail.com

Email

I, Gregory E. Matovina \_\_\_\_\_, hereby affirm or swear that I have the authority on behalf of  
(name of agent)

Island Education, Inc. \_\_\_\_\_, to file the Rezoning \_\_\_\_\_ application

with Nassau County.

\_\_\_\_\_  
Initials

\_\_\_\_\_  
Initials



Certificate

I Jacob Michaelis, (signer's name), managing board member (title) of  
Island Education, Inc. \_\_\_\_\_ (company or LLC) an entity lawfully organized and existing  
under the laws of Florida (name of State) do hereby affirm or swear that I am empowered and  
authorized, on behalf of the entity, to execute this Agent Authorization form, and all documents required by Nassau  
County regarding this application, and further expressly warrants that Gregory E. Matovina has been given  
and has received and accepted authority to sign and execute the documents on behalf of  
Island Education, Inc. \_\_\_\_\_.

Signature

Title

State of Florida

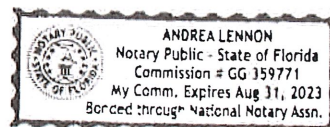
County of NASSAU

The foregoing instrument was acknowledged before me this 28 day of May, 2020 by  
Jacob Michaelis managing for Board of Trustees

Personally Known \_\_\_\_\_ OR Produced \_\_\_\_\_ as identification.

Notary Signature

My Commission expires: \_\_\_\_\_



A cop of the by-laws are attached hereto.

Initials

Initials

Prepared by and Return to:  
Matovina & Company  
12443 San Jose Boulevard, Suite 504  
Jacksonville, FL 32223

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made and entered into as of the 8<sup>th</sup> day of August, 2019 by PATRIOT RIDGE, LLP, a Florida limited liability partnership (the "Grantor"), whose address is 12443 San Jose Boulevard, Suite 504, Jacksonville, Florida 32223, to ISLAND EDUCATION, INC., a Florida not-for-profit corporation (the "Grantee"), whose address is 1423 Julia Street, Fernandina Beach, FL 32034.

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Nassau, State of Florida, as more particularly on Exhibit "A" attached hereto and made a part hereof (the "Property").

To have and to hold, the same in fee simple forever.

The Property will revert to Grantor in the event that the Grantee does not construct and commence operations of a school on the Property on or before December 31, 2024.

SUBJECT TO: Taxes and assessments for the year 2019 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record.

And the said Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, and has good right, full power, and lawful authority to sell and convey said land, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the Grantor, but against no others.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

WITNESS:

Sharon A. Hudson

Printed Name: Sharon A. Hudson

Kathy Williford

Printed Name: Kathy Williford

PATRIOT RIDGE, LLP

By: Gregory E. Matovina

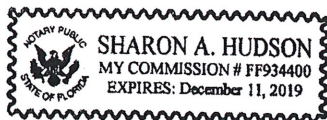
Printed Name: Gregory E. Matovina

Title: Managing Partner

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of August, 2019, by Gregory E. Matovina as Managing Partner of Patriot Ridge, LLP, a Florida limited liability partnership, on behalf of said partnership, who is personally known to me or has produced \_\_\_\_\_ as identification.



(Notary Seal)

Sharon A. Hudson  
Notary Public - State of Florida  
Printed Name: Sharon A. Hudson  
My Commission Expires: 12/11/19



# MANZIE & DRAKE LAND SURVEYING



**LEGAL DESCRIPTION**  
**MONTESSORI SCHOOL SITE**  
**JULY 6, 2019**

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 404, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE NORTH  $22^{\circ}33'00''$  WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 616.85 FEET TO THE BEGINNING OF A CURVE IN SAID RIGHT-OF-WAY CONCAVE TO THE EAST HAVING A RADIUS OF 758.08 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $25^{\circ}50'59''$ , AN ARC DISTANCE OF 342.02 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH  $09^{\circ}37'32''$  WEST A DISTANCE OF 339.12 FEET; THENCE NORTH  $03^{\circ}18'00''$  EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,663.97 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH  $03^{\circ}18'00''$  EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 139.40 FEET TO A POINT WHERE SAID RIGHT-OF-WAY TRANSITIONS INTO A 60 FOOT RIGHT-OF-WAY; THENCE SOUTH  $89^{\circ}17'24''$  WEST, A DISTANCE OF 10.02 FEET; THENCE NORTH  $03^{\circ}18'00''$  EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) ALSO ALONG A LINE 30 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, A DISTANCE OF 915.52 FEET; THENCE SOUTH  $86^{\circ}42'00''$  EAST A DISTANCE OF 212.25 FEET; THENCE NORTH  $44^{\circ}35'39''$  EAST A DISTANCE OF 66.74 FEET; THENCE SOUTH  $50^{\circ}31'07''$  EAST A DISTANCE OF 407.08 FEET; THENCE SOUTH  $24^{\circ}43'17''$  EAST A DISTANCE OF 50.29 FEET; THENCE SOUTH  $30^{\circ}38'53''$  EAST A DISTANCE OF 39.23 FEET; THENCE SOUTH  $14^{\circ}45'09''$  WEST A DISTANCE OF 24.31 FEET; THENCE SOUTH  $42^{\circ}11'10''$  WEST A DISTANCE OF 980.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.00 ACRES MORE OR LESS.

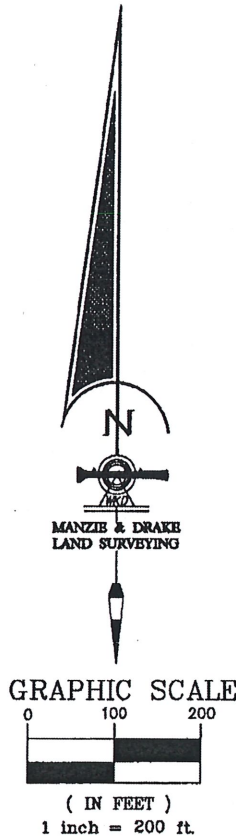
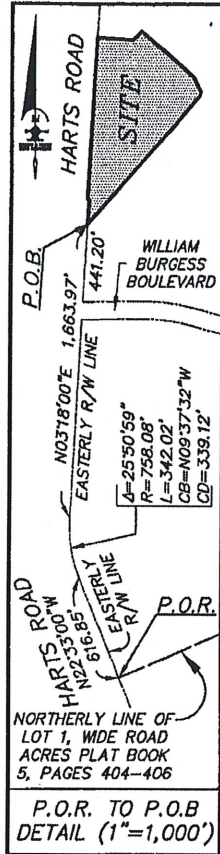
MICHAEL A. MANZIE, P.L.S.  
FLORIDA REGISTRATION NO. 4069  
JOB NO. 16509 7/6/19



# MANZIE & DRAKE LAND SURVEYING

## SKETCH OF LEGAL DESCRIPTION

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

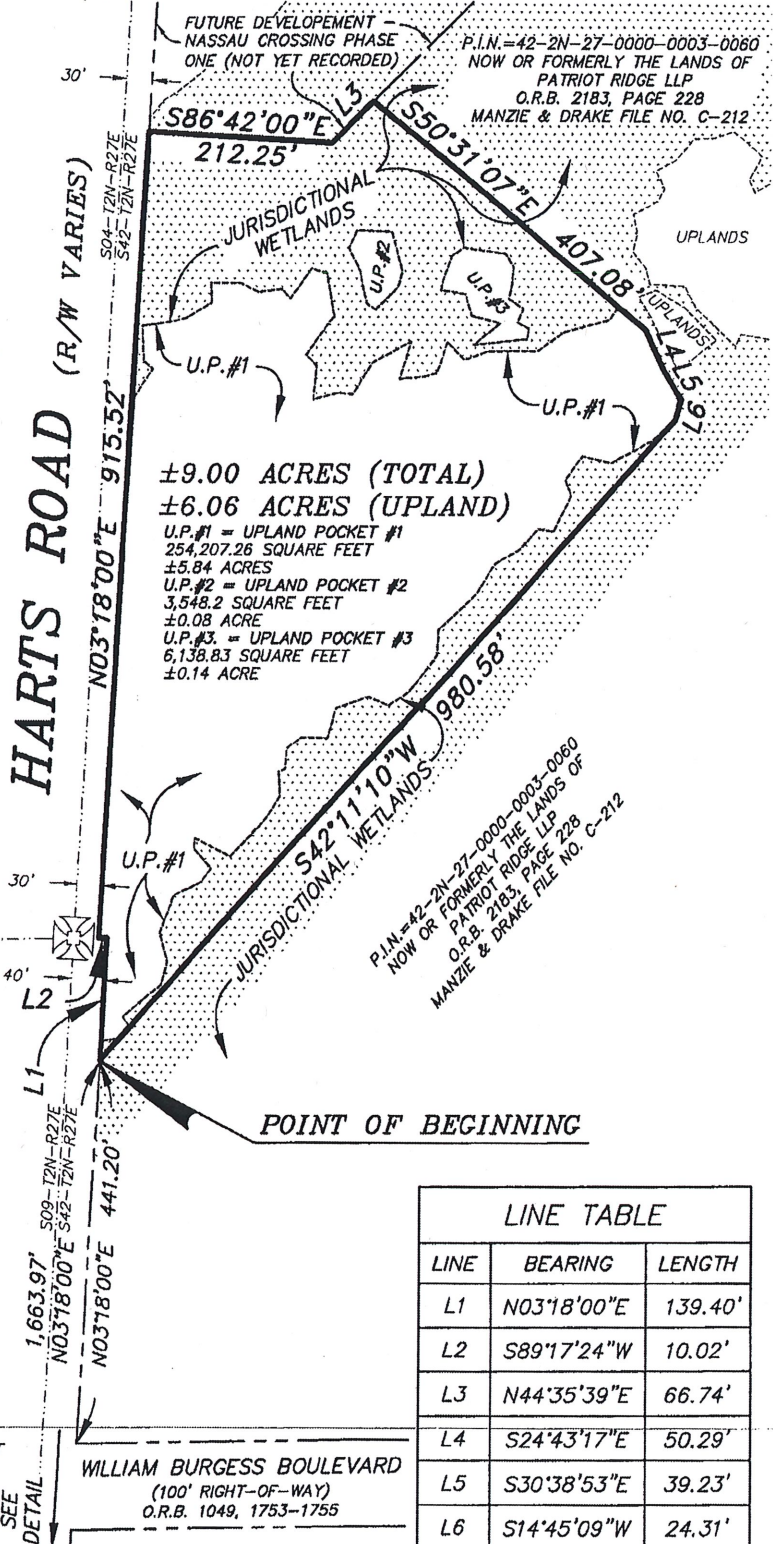


### LEGEND

Δ = DELTA  
R = RADIUS  
NO. = NUMBER  
L = ARC LENGTH  
S04 = SECTION 4  
S09 = SECTION 9  
S42 = SECTION 42  
CB = CHORD BEARING  
CD = CHORD DISTANCE  
R/W = RIGHT-OF-WAY  
U.P. = UPLAND POCKET  
R27E = RANGE 27 EAST  
T2N = TOWNSHIP 2 NORTH  
P.O.B. = POINT OF BEGINNING  
P.O.R. = POINT OF REFERENCE  
O.R.B. = OFFICIAL RECORDS BOOK  
P.I.N. = PARCEL IDENTIFICATION NUMBER

### WETLAND INFORMATION

JURISDICTIONAL WETLANDS SHOWN HEREON ARE PER THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FORMAL WETLAND DETERMINATION PETITION NO. 16-089-132387-1



### LINE TABLE

LINE	BEARING	LENGTH
L1	N03°18'00"E	139.40'
L2	S89°17'24"W	10.02'
L3	N44°35'39"E	66.74'
L4	S24°43'17"E	50.29'
L5	S30°38'53"E	39.23'
L6	S14°45'09"W	24.31'

JOB NUMBER:  
16509-SCHOOL

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034  
OFFICE (904)491-5700 WWW.MANZIEANDDRAKE.COM