



APPLICATION FOR REZONING

Official Use Only

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

1. 45 - 3N - 28 - 0000 - 0001 - 0120
2. 37 - 3N - 28 - 0000 - 0001 - 0000
3. 45 - 3N - 28 - 0000 - 0001 - 0110

Parcel Identification Number (18 digit number)

Driving Instructions: SR200/A1A to north on Blackrock Road. Property begins approx. .85 miles on the west side of Blackrock Road, behind several residences, and to Heron Isles Parkway.

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

2. Location: On the west side of Blackrock Road
(north, south, east, west) (street)

between SR200/A1A and Heron Isles Parkway
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) Junior's Seafood & Nassau Baptist Temple

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

1. Blackrock Cove, LLC	2. Blackrock Park, LLP	3. Anderson, Willyoung, Brewer and Boyett
463106 SR200/A1A	2955 Hartley Road, Suite 108	96195 Blackrock Road
Yulee, Florida 32097	Jacksonville, Florida 32257	Yulee, Florida 32097

Name and Address of the Applicant / Authorized Agent:

Rogers Towers, P.A. c/o Jon C. Lasserre
960185 Gateway Blvd., Suite 203
Fernandina Beach, Florida 32034

(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:	<u>1 & 3 - RS-2 2 - OR</u>
5. Proposed Zoning District:	<u>1, 2 & 3 - PUD</u>
6. Future Land Use Map Designation:	<u>1, 2 & 3 - MDR</u>
7. Acreage:	<u>110.74 +/-</u>

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

Property is currently vacant timberland.

9. Rezoning Review Criteria: * See attached Development Narrative with attached Exhibits.

(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:

- * See attached Development Narrative with attached Exhibits

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: M. J. Jurek

(if different than Owner)

Owner's mailing address: 960185 Gateway Blvd., Suite 203
Fernandina Beach, Florida 32034

Telephone: (904) 261-5618

Email: JLasserre@RTlaw.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, Jon C. Lasserre, the ~~owner~~ or authorized agent for the owner of the premises located at the west side of Blackrock Rd. B/T SR200/A1A and Heron Isles Parkway 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 for rezoning to PUD, without further notice.

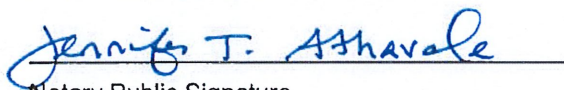
Dated this 13th day of March, 20 19.


Signature of Owner or Authorized Agent

(904) 261-5618
Telephone Number

STATE OF FLORIDA:
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me the 13th day of March, 20 19, by Jon C. Lasserre who is personally known to me or who has produced _____ as identification.


Notary Public Signature
Jennifer T. Athavale
Name (typed or printed)



(Seal)



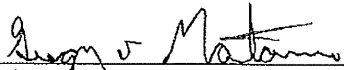
Nassau County Department of Planning &
Economic Opportunity
96161 Nassau Place
Yulee, Florida 32097

OWNER'S AUTHORIZATION FOR AGENT

Rogers Towers, P.A. c/o Jon C. Lasserre, Esq. is hereby authorized TO ACT ON BEHALF OF

Blackrock Park, LLP, 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:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Rezoning/Modification | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Preliminary Binding Site Plan |
| <input type="checkbox"/> Plat | <input checked="" type="checkbox"/> Future Land Use Map Amendment |

BY: 
Signature of Owner

Gregory E. Matovina, General Partner
Print Name

Signature of Owner


Print Name

Telephone Number

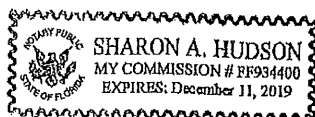
State of Florida
County of Duval

Signed and sworn before me on this 8th day of March, 2019.
By GREGORY E. MATOVINA

Identification verified: personally known
Oath sworn: Yes ☒ No ☐


Notary Signature

My Commission expires: 12/11/19





Nassau County Department of Planning &
Economic Opportunity

96161 Nassau Place
Yulee, Florida 32097

OWNER'S AUTHORIZATION FOR AGENT

Rogers Towers, P.A. c/o Jon C. Lasserre, Esq. is hereby authorized TO ACT ON BEHALF OF

Ruth Brewer and Sandra Boyett, 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
☒ Future Land Use Map Amendment

BY:

Ruth Brewer
Signature of Owner

Ruth Brewer

Print Name

Sandra Boyett
Signature of Owner

Sandra Boyett

Print Name

Telephone Number

State of Florida

County of CLAY

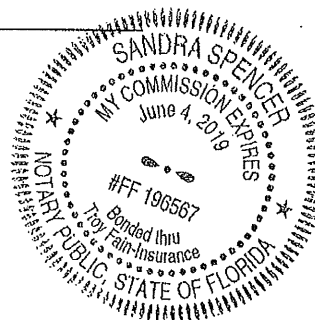
Signed and sworn before me on this 13 day of MARCH, 20 19
By Ruth Brewer and Sandra Boyett

Identification verified: _____

Oath sworn: _____ Yes _____ No

Sandra Spencer
Notary Signature

My Commission expires: 6.4.19





Nassau County Department of Planning &
Economic Opportunity

96161 Nassau Place
Yulee, Florida 32097

OWNER'S AUTHORIZATION FOR AGENT

Rogers Towers, P.A. c/o Jon C. Lasserre, Esq. is hereby authorized TO ACT ON BEHALF OF
Frederick L. Anderson and Lillian A. Willyoung, 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
☒ Future Land Use Map Amendment

BY:

Frederick L. Anderson
Signature of Owner

Frederick L. Anderson
Print Name

Lillian A. Willyoung
Signature of Owner

Lillian A. Willyoung
Print Name

Telephone Number

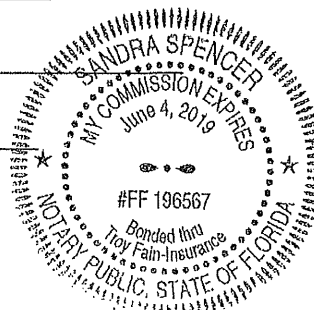
State of Florida
County of Clay

Signed and sworn before me on this 13 day of March, 2019.
By Frederick Anderson + Lillian A. Willyoung

Identification verified: _____
Oath sworn: _____ Yes _____ No

Sandra Spencer
Notary Signature

My Commission expires: 6.4.19





Nassau County Department of Planning &
Economic Opportunity
96161 Nassau Place
Yulee, Florida 32097

OWNER'S AUTHORIZATION FOR AGENT

Rogers Towers, P.A. c/o Jon C. Lasserre, Esq. Is hereby authorized TO ACT ON BEHALF OF

Blackrock Cove, LLC, 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
- ☒ Future Land Use Map Amendment

BY: 

Signature of Owner

John E. Myers, Manager

Print Name

Signature of Owner

Print Name

904753 9060
Telephone Number

State of Florida
County of Nassau

Signed and sworn before me on this 8th day of March, 20 19.
By John E. Myers

Identification verified: personally known
Oath sworn: Yes ☒ No ☐

Suzanne W. Keenan
Notary Signature

My Commission expires: _____

