



APPLICATION FOR REZONING

Official Use Only

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

(1) Name and Address of the Owner:

Name: Belles River Project, LLC
 Mailing address: 1420 King Street Suite 411
Alexandria, VA 22314
 Telephone: 703-554-3223
 Email: mdyer@gandgland.com

Name and Address of 2nd Owner

Sugar Pointe Land & Timber LLC
2420 Lynndale Rd.
Fernandina Beach, FL 32034
 Telephone: 904-238-2133

(2) Name and Address of the Applicant / Authorized Agent:

Name: Sandy Oaks Development, Inc. / Tom Champi
 Mailing address: 2120 Corporate Square Blvd. Suite 1
Jacksonville, FL 32216
 Telephone: 904-403-1583
 Email: tchampion@sedaconstruction.com

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

(3) Location:

On the North End side of Brooker Rd.
 (north, south, east, west) (street)
 between Belles River Estate Rd. and Sandy Bluff
 (street) (street)

(4) Parcel Identification Numbers:

39 _3N _27 _0000 _0001 _0000
39 _3N _27 _0000 _0001 _0010

Please attach additional Parcel Identification numbers using 8½" x 11" size paper with the answers typed or printed legibly

(OFFICIAL USE ONLY)

Legal Advertisement deadline: / /

Newspaper for legal advertisement: Fernandina Beach News Leader Nassau County Record

PZB Hearing Date: / / BOCC Hearing Date: / /

(5) Current Zoning District: OR
(6) Proposed Zoning District: RS-1
(7) Future Land Use Map Designation: Low Density
(8) Area (acres): 61

(9) Current Use (list any improvements on the site or uses):
Vacant

(10) **Water Supply:**

- ☐ Private Well
☐ Private treatment plant
☒ Public Water System ^{JEA} (name of provider)

(11) **Wastewater Treatment:**

- ☐ On-site Sewage Treatment System
☐ Private Sewer Treatment Plant
☒ Public Sewer System ^{JEA} (name of provider)

(12) **Review Criteria for Rezoning:**

All rezoning applications shall provide justification for the proposed rezoning. In evaluating proposed rezoning, the County shall consider each of the following. Please attach a response to the following using 8½" x 11" size paper with the answers typed or printed legibly and identifying the question on the application.

- (A) Consistency of the proposed rezoning with the uses, densities and intensities permitted by the underlying Future Land Use Map (FLUM) designation and the goals, objectives, and policies of the adopted Comprehensive Plan.
- (B) Consistency of the proposed rezoning with the uses, densities and intensities permitted by the adjacent and surrounding zoning districts.
- (C) Consistency of the proposed rezoning with the applicable portions of small area plans, overlay districts or any current County plans or programs.
- (D) The rezoning does not result in a sprawl development pattern as determined by Chapter 163 Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing urban or transitioning areas.
- (E) The availability of, and potential impact to, public infrastructure and facilities that will serve the site in question including public water and wastewater, public roads, public schools, public parks, police and fire service and other similar items. These items may also be reviewed if an amendment to the Future Land Use Map filed is filed in conjunction with a rezoning.

- (F) Consistency of the proposed rezoning with any applicable substantive requirements of the Code, including minimum or maximum district size, access, setback and buffering requirements.
- (G) The nature and degree of potential adverse impacts the proposed rezoning could have upon permitted conforming uses on neighboring lands.
- (H) The nature and degree of potential adverse impacts the proposed rezoning could have upon environmentally sensitive lands or areas of historical or cultural significance.
- (I) Substantial changes in the character or development of areas in or near the area under consideration which affect the suitability or unsuitability of the land for its use as presently zoned.
- (J) The extent to which land use and development conditions have changed since the effective date of the existing zoning district regulations involved which are relevant to the property.
- (K) Public policies in favor of the rezoning. Examples include identified economic development or affordable housing projects, mixed-use development, or sustainable environmental features, which are consistent with specific adopted plans or policies of the Board of County Commissioners.
- (L) The extent to which the rezoning will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates a context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.
- (M) The extent to which the rezoning does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding, and stormwater issues.
- (N) The extent to which the rezoning results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:
 - (1) Clustered population and/or employment centers;
 - (2) Medium to high densities appropriate to context;
 - (3) A mix of land uses;
 - (4) Interconnected street networks;
 - (5) Innovative and flexible approaches to parking;
 - (6) Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options;
 - (7) Proximity to transit.

(13) Required Attachments:

- ☐ (a) *Location Map (see instructions)*
- ☐ (b) *Legal description (see instructions)*
- ☐ (c) *Survey (see instructions)*
- ☐ (d) *Environmental Assessment (see instructions)*
- ☐ (e) *Transportation Impact Analysis (see instructions)*
- ☐ (f) *Owners Authorization for Agent* (form is attached to this application)*
- ☐ (g) *Consent for Inspection Form (form is attached to this application)*

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

(14) Additional Attachments for Planned Unit Developments (PUD):

- ☐ (a) *Preliminary Development Plan (see instructions)*
- ☐ (b) *PUD Written Description/Conditions (see instructions)*
- ☐ (c) *Proposed Deed Restrictions and Association Bylaws (see instructions)*

(15) Signatures:

In filing this application, 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/Agent: Thomas I. Chang

(if different than Owner)

State of Florida

County of DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this

25 day of APRIL, 2022.

By _____

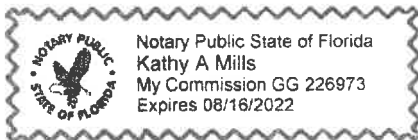
Identification verified: _____

Oath sworn: _____ Yes _____ No

Kathy A. Mills

Notary Signature

My Commission expires: _____



SANDY OAKS DEVELOPMENT, INC.

April 22, 2022

RE: Application for Rezoning Review Criteria - Sandy Oaks

To Whom It May Concern:

Please accept the following as our response to item (12) Review Criteria for Rezoning for the rezoning application for this project.

(A) This proposed rezoning conforms to the existing FLUM designation of "Low Density".

(B) Within immediate proximity of this parcel there are several PUD's including Sandy Bluff and Waterman's Bluff that are utilizing the same density as what we are proposing with this rezoning application.

(C) N/A

(D) While this rezoning will allow for 2 units/acre, we are electing to not use the full density as allowed to preserve the natural amenities of the property. Our intention is for the property to have approximately 84 lots instead of 120.

(E) We will bring public water and sewer to each future homesite from our other development to the east of this property at Sandy Bluff. In addition, we intend to improve and pave Brooker Rd. to county standards between the proposed property and Roses Bluff Rd. It is our understanding that the county plans to repave Roses Bluff Rd. Our traffic study indicates minimal impact to the traffic in the area and there is no need for additional turn lanes or traffic control measures.

(F) Proposed project will conform with all Nassau County Land Development Codes.

(G) None.

(H) None.

(I) None.

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

(J) None

(K) This rezoning will allow for increased tax revenue for the county as well as impact fees and utility revenue.

(L) This proposed area has a variety of trees and natural amenities that we intend to enhance as part of the overall feeling of the property. We plan to preserve that feeling by keeping as many trees as possible. The views of the water and marsh land will be accentuated to help showcase the natural beauty of Nassau County.

(M) It is our intention to not impact any wetlands on the property.

(N)

(1) This area is low density per the FLUM and not near population cluster or employment centers.

(2) No medium or high-density areas in proximity to the parcel.

(3) Single family residential land use only.

(4) None.

(5) None.

(6) None.

(7) No public transit available in the area.



Planning Department of
Nassau County
96161 Nassau Place
Yulee, Florida 32097

OWNER'S AUTHORIZATION FOR AGENT

Sandy Oaks Development, Inc is hereby authorized TO ACT ON BEHALF OF
Belle's River Project, 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

Print Name

Signature of Owner

Print Name

Telephone Number

State of Florida VIRGINIA
County of ALEXANDRIA
City

The foregoing instrument was acknowledged before me by means of ☒ physical presence of ☐ online notarization, this

28th day of JANUARY, 2022.

By MICHAEL DYER

Identification verified: YES

Oath sworn: Yes No

Notary Signature

My Commission expires: 4-30-2025



OWNER'S AUTHORIZATION FOR AGENT



Planning Department of
Nassau County
96161 Nassau Place
Yulee, Florida 32097

OWNER'S AUTHORIZATION FOR AGENT

SEMANIK INVESTMENT CORP. ^{*Sandy Oaks Development, Inc.*} is hereby authorized TO ACT ON BEHALF OF
SUGAR POINTE LAND & TIMBER, 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:

J Michael Bowling
Signature of Owner

J Michael Bowling
Print Name

Signature of Owner

Print Name

904-738-2133
Telephone Number

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this

7th day of April, 2022

By Christy Hammonds Anderson

Identification verified: FDDL

Oath sworn: ☒ Yes ☐ No

Christy Hammonds Anderson
Notary Signature

My Commission expires: 8/19/25



Christy Hammonds Anderson
Notary Public
State of Florida
Comm# HH167066
Expires 8/19/2025

OWNER'S AUTHORIZATION FOR AGENT



Planning Department of
Nassau County
96161 Nassau Place
Yulee, Florida 32097

CONSENT FOR INSPECTION

I, Sandy Oaks Develop Inc the owner or authorized agent for the owner of the premises located at 39-3N-27 0000-0001-0000 & 0010 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 for an application pursuant to a:

- ☒ Rezoning/Modification
☐ Variance
☐ Plat

- ☐ Conditional Use
☐ Preliminary Binding Site Plan
☐ Future Land Use Map Amendment

without further notice.

Dated this 25th day of April, 2022.

Thomas Chang
Signature of Owner or Authorized Agent

904-403-1583
Telephone Number

State of Florida
County of DAVAL

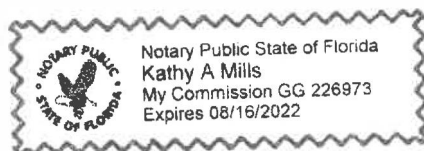
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of APRIL, 2022.

By _____

Identification verified: _____
Oath sworn: Yes No

Kathy A. Mills
Notary Signature

My Commission expires: _____



CONSENT FOR INSPECTION





OPEN RURAL

LOW DENSITY

WATER

PLANNED UNIT DEVELOPMENT

PLANNED UNIT DEVELOPMENT

PLANNED UNIT DEVELOPMENT

RESIDENTIAL
SINGLE FAMILY 2
2004-62 (R04-035)

2001-23 "Lighthouse
Pointe"

2003-14 Bells
River Estates

RESIDENTIAL
SINGLE
FAMILY 1

D



Office

39-3N-27-0000-0001-0000

59.41

58.6

VACANT

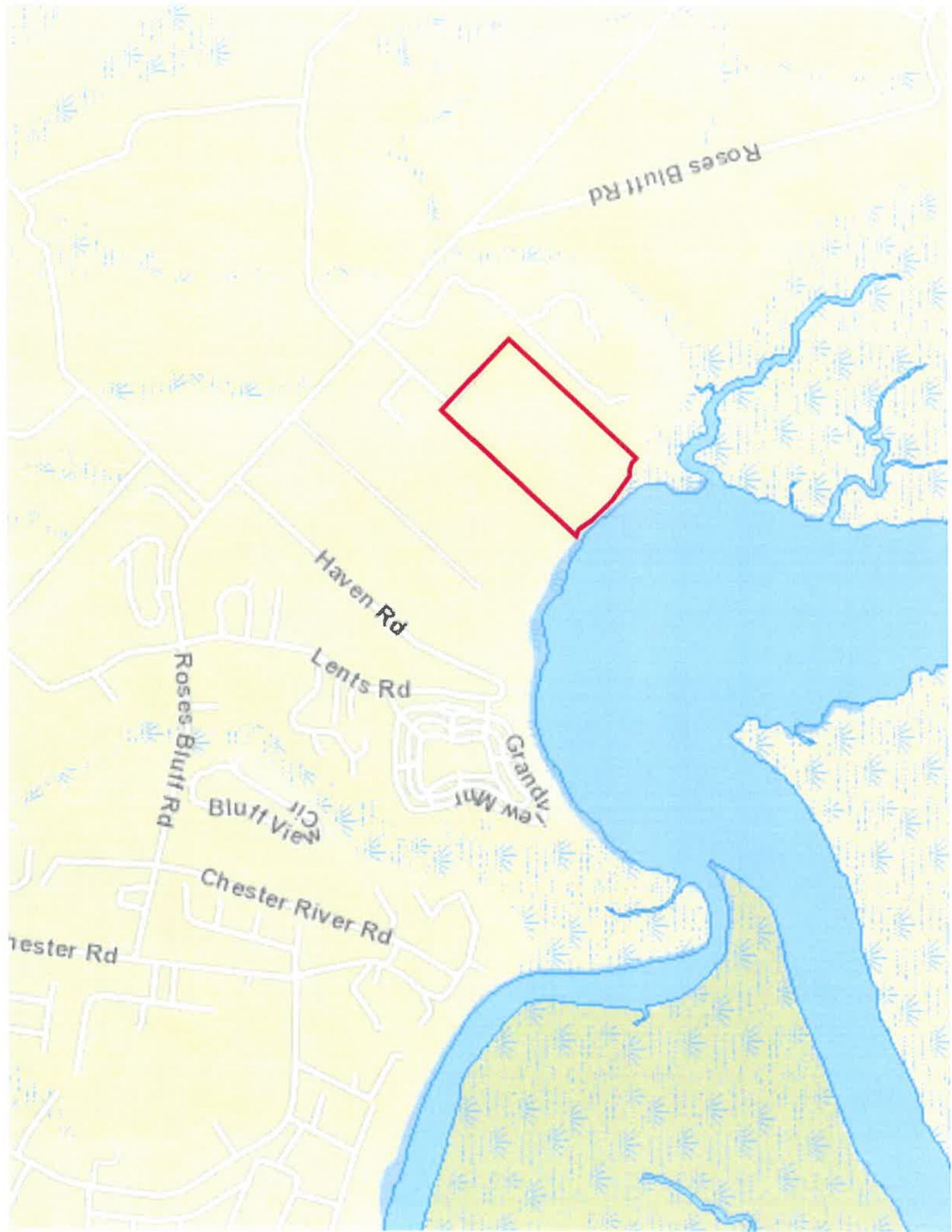
BELLES RIVER PROJECT LLC

C/O G & G, LLC

1420 KING STREET STE 411

ALEXANDRIA, VA 22314

BROOKER RD



Legend

- Upland Area - Approximately 53.31 Acres
- Wetland Area - Approximately 6.10 Acres

A1 BEGIN

A69 END



1 inch equals 350 feet



This exhibit is the result of a field delineation of the wetland boundaries by LG2 Environmental Solutions, Inc. This boundary has not been located by a Registered Land Surveyor or been reviewed by any regulating agency. This exhibit should not be used for detailed site planning. Wetland boundaries can more accurately be determined by location of delineation flags by a Registered Land Surveyor, and review approval by the regulating agencies.

Brooker Road Property
Wetland Delineation Map
Approximately 59.41 Acres
Nassau County, Florida
2007 True Color Orthophoto

2008-091

July 18, 2008



(904) 824-8833 FAX: (904) 824-8177 www.lg2es.com

ENVIRONMENTAL SOLUTIONS, INC.

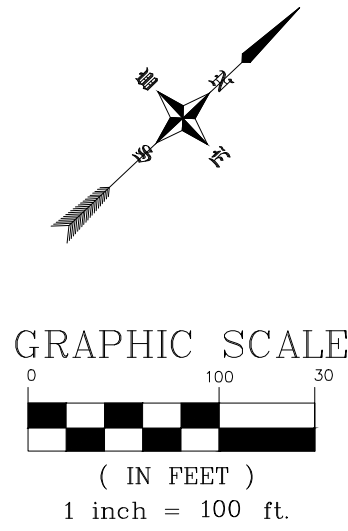
88 Riberia Street, Suite 300, St. Augustine Florida 32084

LEGEND

- = SANITARY SEWER MANHOLE
○ = LIGHT POLE
○ = MITERED END SECTION
○ = MAIL BOX
○ = FIRE HYDRANT
○ = CABLE/INTERNET UTILITIES BOX
○ = POWER POLE
○ = WATER METER
○ = SEWER VALVE
○ = WELL
X = UNNUMBERED X-CUT IN CONCRETE FOUND
▲ = FOUND NAIL/DISC
▲ = SET NAIL AND DISC LB#8139
■ = FOUND 1/2" IRON PIPE PSM LB#1553
□ = FOUND 1/2" IRON PIPE LB#4471
● = SET 1/2" IRON ROD LB#8139 AT PROPERTY CORNER
○ = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION

- WIRE FENCE
WOOD FENCE

- A/C
BRL
CB
CH
DB
L
LB
LS
OHW
ORB
PC
PG
POB
POC
PRM
PSM
R
RBL
R/W
STY
TYP
(P)
(M)
(D)
(C)
(R)
- = AIR CONDITIONER ON PAD
= BUILDING RESTRICTION LINE (SETBACK) LINE
= CHORD BEARING
= CHORD DISTANCE
= DEED BOOK
= ARC LENGTH
= LICENSED SURVEY BUSINESS
= LICENSED SURVEYOR
= OVERHEAD WIRE/LINE
= OFFICIAL RECORDS BOOK
= POINT OF CURVATURE
= PAGE
= POINT OF BEGINNING
= POINT OF COMMENCEMENT
= PERMANENT REFERENCE MONUMENT
= PROFESSIONAL SURVEYOR AND MAPPER
= RADIUS
= REFERENCE BEARING LINE
= RIGHT-OF-WAY LINE
= STORY
= TYPICAL
= PLAT CALL
= FIELD MEASURED VALUE
= DEED CALL
= CALCULATED VALUE, FROM FIELD MEASUREMENTS
= RECORD VALUE



ROSES BLUFF ROAD

66' WIDE EASEMENT PER ORB 83 PG 171

BROOKER ROAD

ORB 460 PG 329

SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- Bearings hereon are based on:RBL as shown or stated hereon.
- Contiguous lots lie in same block, unit, phase, section etc. unless noted.
- Type of Survey: BOUNDARY SURVEY
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not Intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certifyees listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Street (s) hereon are centered in R/W unless noted.
- Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
- The Linear Closure of this survey exceeds 1:10,000.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- There may be improvements that are not shown.
- Scriveners error in o.r.b. 869 pg 81 legal description describes 66' wide easement, described and confirmed in o.r.b. 842 pg 1258, as 60' wide

LEGAL DESCRIPTION:

PARCEL A:

A PORTION OF SECTION 39, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE MOST SOUTHERN CORNER OF SECTION 39 AFORESAID; THENCE NORTH 43 DEGREES 19 MINUTES 20 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID SECTION, A DISTANCE OF 1243.50 FEET A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 45 SECONDS WEST, A DISTANCE OF 593.00 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE NORTH 43 DEGREES 19 MINUTES 20 SECONDS EAST, A DISTANCE OF 2163 FEET, MORE OR LESS, TO THE APPROXIMATE EDGE OF THE MARSHLANDS A POINT DESIGNATED AS REFERENCE POINT "A" FOR THIS DESCRIPTION; THENCE RETURN TO THE POINT OF BEGINNING AND RUN THENCE NORTH 46 DEGREES 42 MINUTES 45 SECONDS WEST, A DISTANCE OF 1185.75 FEET TO A POINT; THENCE NORTH 43 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 2063.77 TO AN IRON PIPE LOCATED AT THE APPROXIMATE EDGE OF THE MARSHLANDS; THENCE SOUTHEASTERLY ALONG SAID APPROXIMATE EDGE OF MARSHLANDS A DISTANCE OF 1190 FEET, MORE OR LESS, TO REFERENCE POINT "A" AFOREMENTIONED AND THE CLOSE OF THIS DESCRIPTION

SUBJECT TO A 66 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 83, PAGE 171, PUBLIC RECORDS OF SAID NASSAU COUNTY.

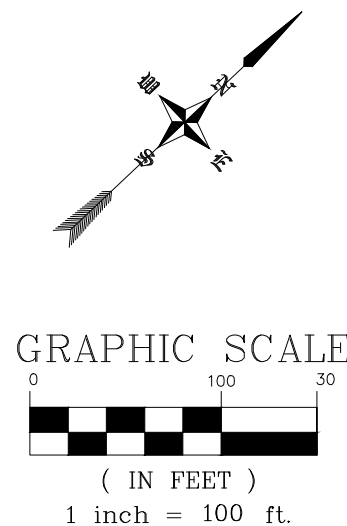
AND SUBJECT TO A 66.00 FOOT EASEMENT FOR INGRESS AND EGRESS ALONG THE WESTERLY LINE OF SAID PROPERTY LOCATED BETWEEN THE SOUTHERLY LINE OF SAID PROPERTY TO THE AFOREMENTIONED EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 83, PAGE 171.

ALONG WITH

PARCEL B:

A PORTION OF THE E. WATERMAN GRANT, SECTION 39, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE WESTERLY CORNER OF SAID SECTION 39, SAID CORNER BEING COMMON TO SECTIONS 39, 40, 41 AND 50, TOWNSHIP AND RANGE AFORESAID; AND RUN SOUTH 46° 42' 45" EAST ALONG THE DIVISION LINE OF SECTIONS 39 AND 50 A DISTANCE OF 2,846.90 FEET; RUN THENCE NORTH 43° 30' EAST A DISTANCE OF 1,464.02 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 43° 30' EAST A DISTANCE OF 173.58 FEET; RUN THENCE NORTH 46° 42' 45" WEST A DISTANCE OF 236.0 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF A 60 FOOT EASEMENT; RUN THENCE SOUTH 43° 30' WEST ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 172.89 FEET; RUN THENCE SOUTH 46° 30' EAST A DISTANCE OF 236.0 FEET TO THE POINT OF BEGINNING.



BROOKER ROAD

ORB 2494 PG 606

66' WIDE EASEMENT PER ORB 83 PG 171

0 BROOKER ROAD
VACANT LOT

ORB 460 PG 329

ORB 2154 PG 222

Surveyor's Certification

REPRODUCTIONS OF THIS SKETCH OF SURVEY ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.
THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 54-17 (FORMERLY 61G-17), PURSUANT TO CHAPTER 476.007, FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION.

MAP OF BOUNDARY SURVEY

IME CIVIL & SURVEYING, LLC
311 STATE ROAD 16
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-429-7764
Licensed Survey Business #8139
Certificate of Authorization #33025

ADDRESS OF PROPERTY SHOWN HEREON:

SEDA Construction
0 Brooker Road
Yulee FL, 32097

Drawn By: WTD
Field Survey Date: 05/23/2022
FB/PG: N/A
Scale 1" = 100 Feet
Drawing/File #:012422.19

Additional Information/Certifications:

XXXX
XXXX
XXXX
XXXX

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

Signature Date
Brandon D. Shugart, PSM #7009
surveying@imecivil.com

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