



APPLICATION FOR REZONING

Official Use Only

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

4 2 2 N 2 5 0 0 0 0 0 1 7 0 0 4 0

received
9/20/19

Parcel Identification Number (18 digit number)

Driving Instructions: From I-95 going west on State Road 200 the property is on the
south side of the road

1. Legal Description: Lot _____ Block _____ Subdivision _____

Plat Book 2023 Page 1445

(Please attach a legal description if not located in a subdivision)

Short Legal:
IN OR 2023/1445
EX R/W CASE #03-64-CA

2. Location: On the south side of State Road 200
(north, south, east, west) (street)

between Gressman Rd and Gressman Dairy Rd
(street) (street)

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

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

Ephriam & Brenda Hickox
37219 Pineridge Rd
Hilliard, FL 32046

Name and Address of the Applicant / Authorized Agent:

Philip Griffin
608 S th Street Fernandina Beach FL 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>Commercial General</u>
5. Proposed Zoning District:	<u>Commercial Intensive</u>
6. Future Land Use Map Designation:	<u>Commercial</u>
7. Acreage:	<u>1.53 Acres</u>

8. Property Use (list any improvements on the site or uses):
Warehouse - present use is store and service laundry equipment

9. Rezoning Review Criteria: **PLEASE 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?

EXHIBIT 'A'

Section 9 Rezoning Review Criteria

Q and A

a. Explain how the proposed change relates to the established land use pattern. A – The proposed change will continue the gradual transition of SR 200 frontage to varying levels of commercial activity.

b. Identify isolated district(s) that would be created by the proposed change.
A- Rezoning would not create any additional isolated district(s). The only non-commercial zone would be the adjacent parcel that downzoned to Agricultural in 2018 at the owner request.

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

A - There would be no impact on public facilities such as schools or utilities. Traffic to the site would be minimal, either equal to or less than the current use.

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

A - Surrounding properties to the south and west are zoned Commercial Intensive (Advanced Disposal) and property directly across the street to the north is designated Government/Public Use. The adjacent property to the east was rezoned to Agricultural (2018-24 CPA11-006). The owner appears to use the property for commercial purposes and retain a home on the site (live-work).

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

A – This is consistent with the long term goal of the Nassau County 2030 Comprehensive Plan to provide consistent development pattern. Objective FL.08 specifically encourages this type of zoning change whenever feasible in order to minimize isolated development. Proposed re-use of an existing commercial site within a nodal pattern to avoid urban sprawl meets the policy objective(s). Objective FL.12 “The County shall encourage the promotion of designating and protecting areas suitable for job-creating land uses.”

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

A - This area has been identified on the FLUM as a commercial node and the proposed use is the type of small-scale job creation that is intended under the Nassau County 2030 Comprehensive Plan. Rezoning this property from CG to CI represents only a minor change when compared to requesting a change from a residential zone to CI.

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

A – There will be no adverse affect on adjacent neighborhood properties. The intended use is light manufacturing inside an existing warehouse. The only residential neighbor (on the east side) will neither see or hear anything from within the building. The trash/recycling operation will see no impact and the vacant land across the street is zoned Government/Public Use so will not have any residential users in the future. Property owners on the north side are in excess of 250 feet across a busy 4 lane highway.

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

A – There are no plans to change the building or site plan at this time. Any changes in future would be in full compliance 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.

A – The proposed use fits in with the character for the adjacent owners and will be positive for future development of adjoining properties into similar types of commercial activity.

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

A – CG does not allow for light manufacturing.

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

A – With the exception of Crawford Diamond there is virtually no land in western Nassau County that is zoned for Commercial Intensive and or Industrial. Small companies (like the applicant) require small buildings on small sites in order to create jobs. Approval of this applicant would promote job creation within Nassau County instead of losing out to neighboring Counties that allow small business development. Nassau County could benefit from similar small job development rather than simply favoring mega industrial sites. Particularly west of I-95 offers little in zoning that could lead to future job creation opportunities and should be addressed.

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

A – Yes, Most of the surrounding property is already zoned to Commercial Intensive.

EXHIBIT 'B' ZONING MAP

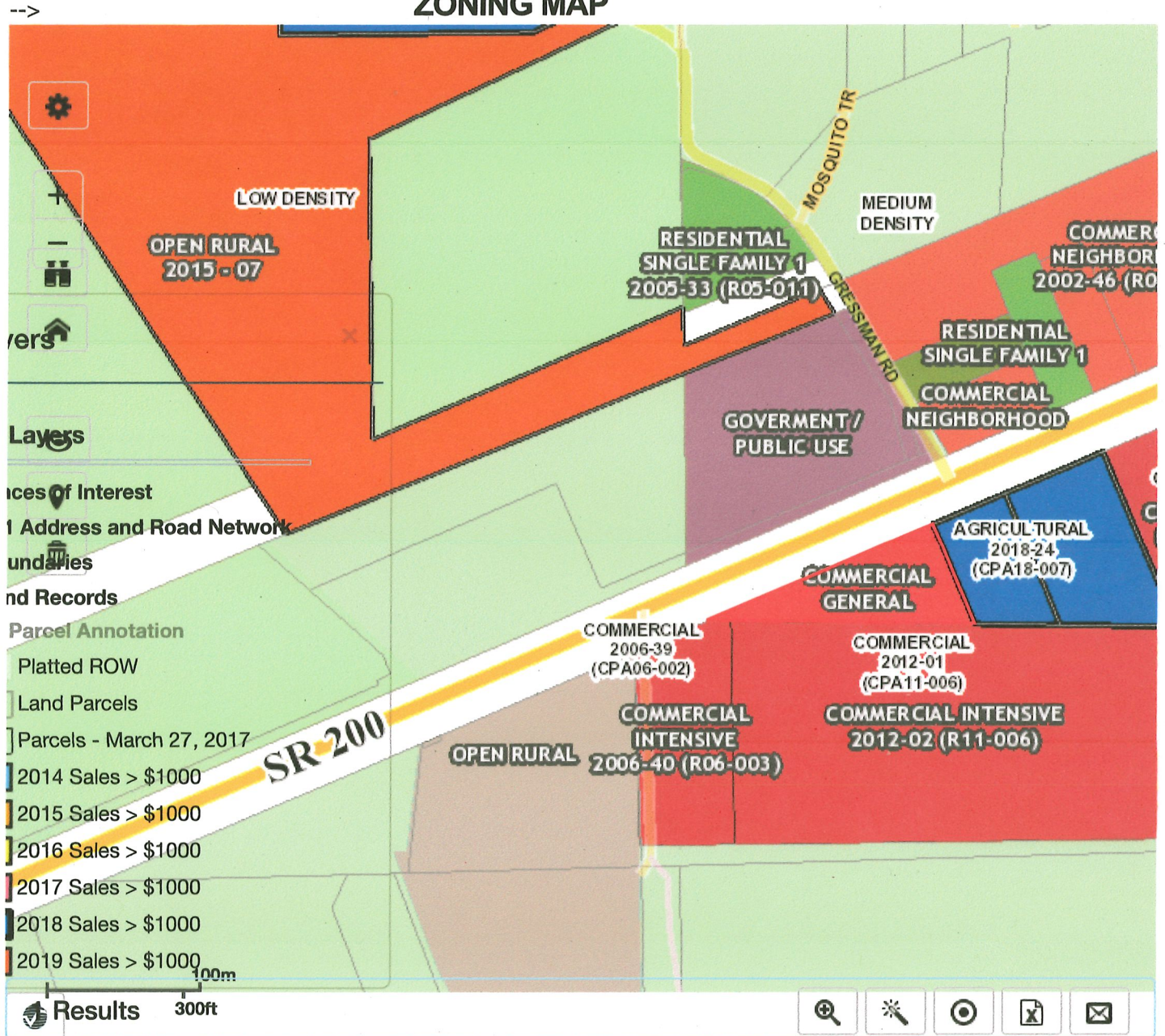
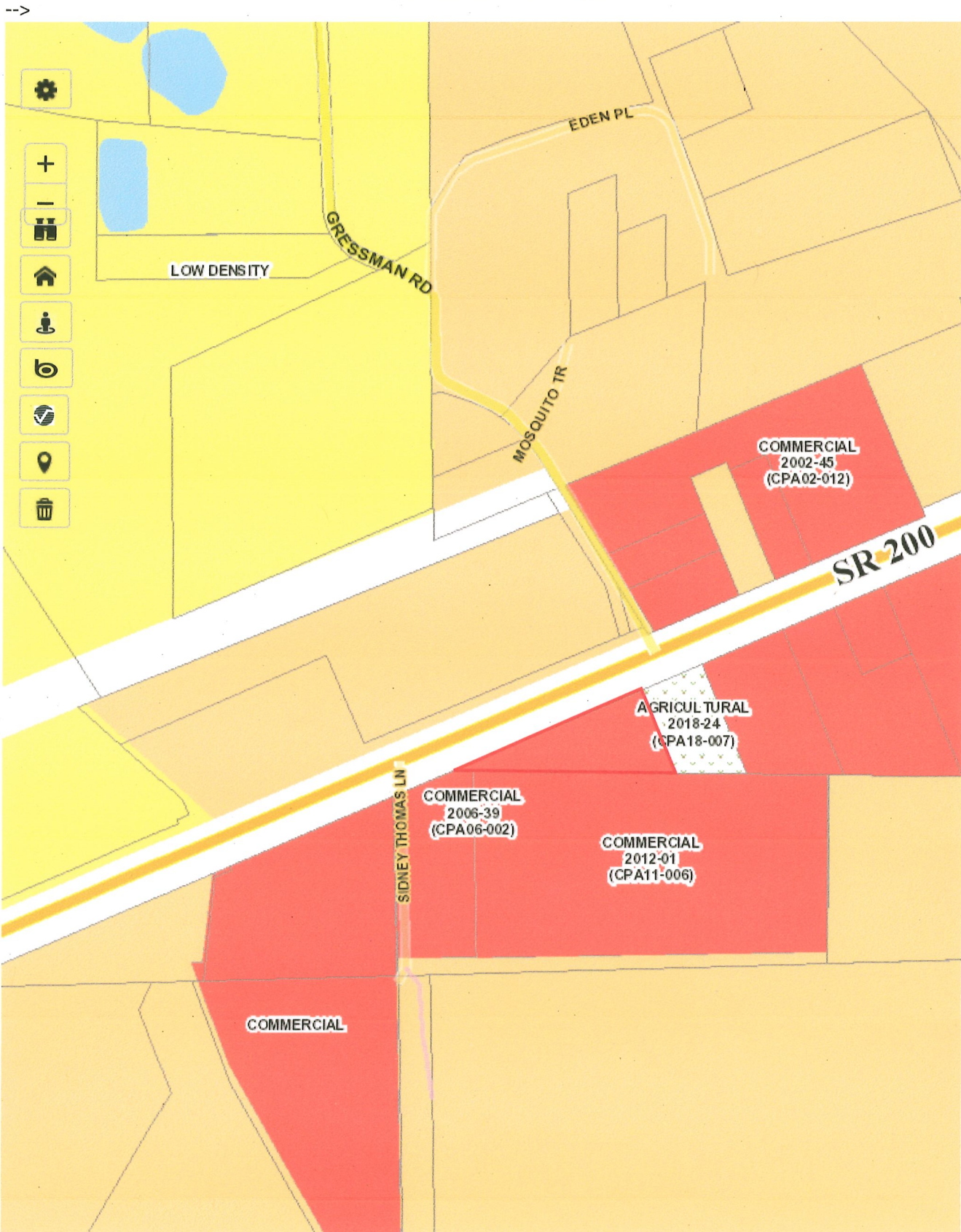


EXHIBIT 'C' FUTURE LAND USE MAP



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

N/A Environmental Assessment including wetlands, threatened or endangered species, tree canopy and other significant environmental features. (Exhibit "B")

X Any additional data **Exhibit 'A' Q&A, Exhibit 'B' zoning map and Exhibit 'C' FLUM**

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: _____

Telephone: 904-556-9140

Email: phil@acrfl.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 _____



General Warranty Deed

Made this January 15, 2016 A.D. By **Dwight G. Griffis**, a married person, and **Richard J. Griffis**, a married person, whose post office address is 95093 Rosewood Lane, Fernandina Beach, Florida 32034, hereinafter called the grantor, to **Ephriam Hickox and Brenda Hickox**, husband and wife, whose post office address is: 85352 Amaryllis Court, Fernandina Beach, Florida 32034, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

See Attached Schedule "A"

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **42-2N-25-0000-0017-0040**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

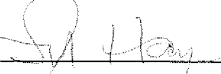
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

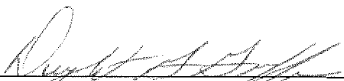


Witness Printed Name Lila Keim




Witness Printed Name Ann M Hays

State of Florida
County of Nassau



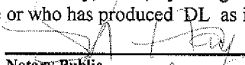
Dwight G. Griffis
Address: 95093 Rosewood Lane, Fernandina Beach, Florida 32034



Richard J. Griffis
Address: 95093 Rosewood Lane, Fernandina Bch, FL 32034

The foregoing instrument was acknowledged before me this 15th day of January, 2016, by Dwight G. Griffis, a married person, and Richard J. Griffis, a married person, who is/are personally known to me or who has produced DL as identification.





Notary Public
Print Name: Ann M Hays
My Commission
Expires: _____

Date: January 15, 2016
Property Address: U/A SR 200
Callahan, Florida 32011
APN# 42-2N-25-0000-0017-0040

Exhibit "A"
LEGAL DESCRIPTION

Part of Section 42, Township 2 North, Range 25 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Section 42, run thence North 88 degrees, 12 minutes, 20 seconds West along the south line of Section 42, a distance of 2134.86 feet to the point of beginning; thence continue along the same bearing 700.14 feet, more or less, to the intersection of said line and the Southerly right-of-way line of State Road A-1-A; thence North 68 degrees, 12 minutes, 20 seconds East along the Southerly right-of-way line of State Road A-1-A 648.82 feet; thence South 21 degrees, 47 minutes, 40 seconds East 249.79 feet to the point of beginning.

LESS AND EXCEPT any part of caption described in Official Records Book 1321, page 526 and Official Records Book 1118, page 1114.



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

OWNER'S AUTHORIZATION FOR AGENT

PHILIP GRIFFIN

is hereby authorized TO ACT ON BEHALF OF

BRENDA HICKOX & EPHRAIM HICKOX, 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:

Brenda Hickox
Signature of Owner

Brenda Hickox
Print Name

Ephraim Hickox
Signature of Owner

Ephraim Hickox
Print Name

904-753-1372
Telephone Number

State of Florida
County of NASSAU

Signed and sworn before me on this 17th day of Sept., 20 19.
By SUSAN ELIZABETH CARTER

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

Susan Elizabeth Carter
Notary Signature

My Commission expires: 2-10-20



CONSENT FOR INSPECTION

I, Philip Griffin, the owner or authorized agent for the owner of the premises located at 450526 SR 200, Callahan, FL 32011 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 19th day of SEPTEMBER, 2019.

Philip Griffin
Signature of Owner or Authorized Agent

904-556-9140
Telephone Number

STATE OF FLORIDA:
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me the 19th day of September, 2019, by Philip Harry Griffin who is personally known to me or who has produced FLDL as identification.

Barbara Nessler
Notary Public Signature
Barbara Nessler
Name (typed or printed)

BARBARA NESSLER
Notary Public, State of Florida
My Comm. Expires January 23, 2022
Commission No. GG 178124

(Seal)