



**APPLICATION FOR
FUTURE LAND USE MAP (FLUM)
AMENDMENT
(10+ ACRES)**

(OFFICIAL USE ONLY)
Application #: CPA 19-011
Date Filed: _____

(1) Name and Address of the Owner:

Name: Set Free Nassau Inc

Mailing address: P.O. Box 516
YULEE, FL 32041

Telephone: 904-849-1091

Email: pastormarkSOUTER@gmail.com
setfreebythosca@gmail.com

received
11/12/19

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

Name: MARK SOUTER

Mailing address: 850482 US 17
YULEE, FL 32097

Telephone: 904-528-8712

Email: pastor mark souter@gmail.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 SOUTH side of Fields Rd
(north, south, east, west) (street)

between Hwy 17 and Wirona Bayview
(street) (street)

(4) Parcel Identification Numbers:

42-2N-27-4440-0004-0000

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: 11/22/19

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

PZB Hearing Date: / /

BOCC Hearing Date: / /

- (5) **Current Future Land Use Map Designation:** CT COM
- (6) **Proposed Future Land Use Map Designation:** R3-2 HDR
- (7) **Area (acres):** less than 1 0.42

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

Proposing new Manufactured home

(9) **Water Supply:**

- ☒ Private Well
- ☐ Private treatment plant
- ☐ Public Water System _____ (name of provider)

(10) **Wastewater Treatment:**

- ☒ On-site Sewage Treatment System
- ☐ Private Sewer Treatment Plant
- ☐ Public Water System _____ (name of provider)

(11) **Review Criteria for Future Land Use Map Amendments:**

All amendments to the Future Land Use Map (FLUM) shall provide justification for the need for the proposed amendment. In evaluating proposed amendments, 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) Demonstrate the extent to which the proposed amendment discourages urban sprawl per F.S. 163.3177(6)(a)(9), of which indicators are:

See Attached sheet.

- i. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
- ii. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
- iii. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
- iv. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

- v. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*
- vi. *Fails to maximize use of existing public facilities and services.*
- vii. *Fails to maximize use of future public facilities and services.*
- viii. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*
- ix. *Fails to provide a clear separation between rural and urban uses.*
- x. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*
- xi. *Fails to encourage a functional mix of uses.*
- xii. *Results in poor accessibility among linked or related land uses.*
- xiii. *Results in the loss of significant amounts of functional open space.*

(B) Demonstrate the extent to which the proposed amendment is contiguous to an existing urban or urban transitioning area served by public infrastructure;

(C) Demonstrate the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;

- (D) Demonstrate the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County's Capital Improvement Plan, the Florida Department of Transportation Five -Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;
- (E) Demonstrate the extent to which the amendment 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.
- (F) Demonstrate the extent to which the amendment 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. And proximity to transit.
- (G) Demonstrate the extent to which the amendment 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.

(12) Other Required Attachments:

- ☐ Owners Authorization for Agent* (form is attached to this application)
- ☐ Consent for Inspection Form (form is attached to this application)
- ☐ Location Map
- ☐ Legal description
- ☐ Survey

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

(13) 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: _____

(if different than Owner)

State of Florida

County of Nassau

Signed and sworn before me on this 12 day of Nov, 2019.

By Mark David Souter

Identification verified: FL DL

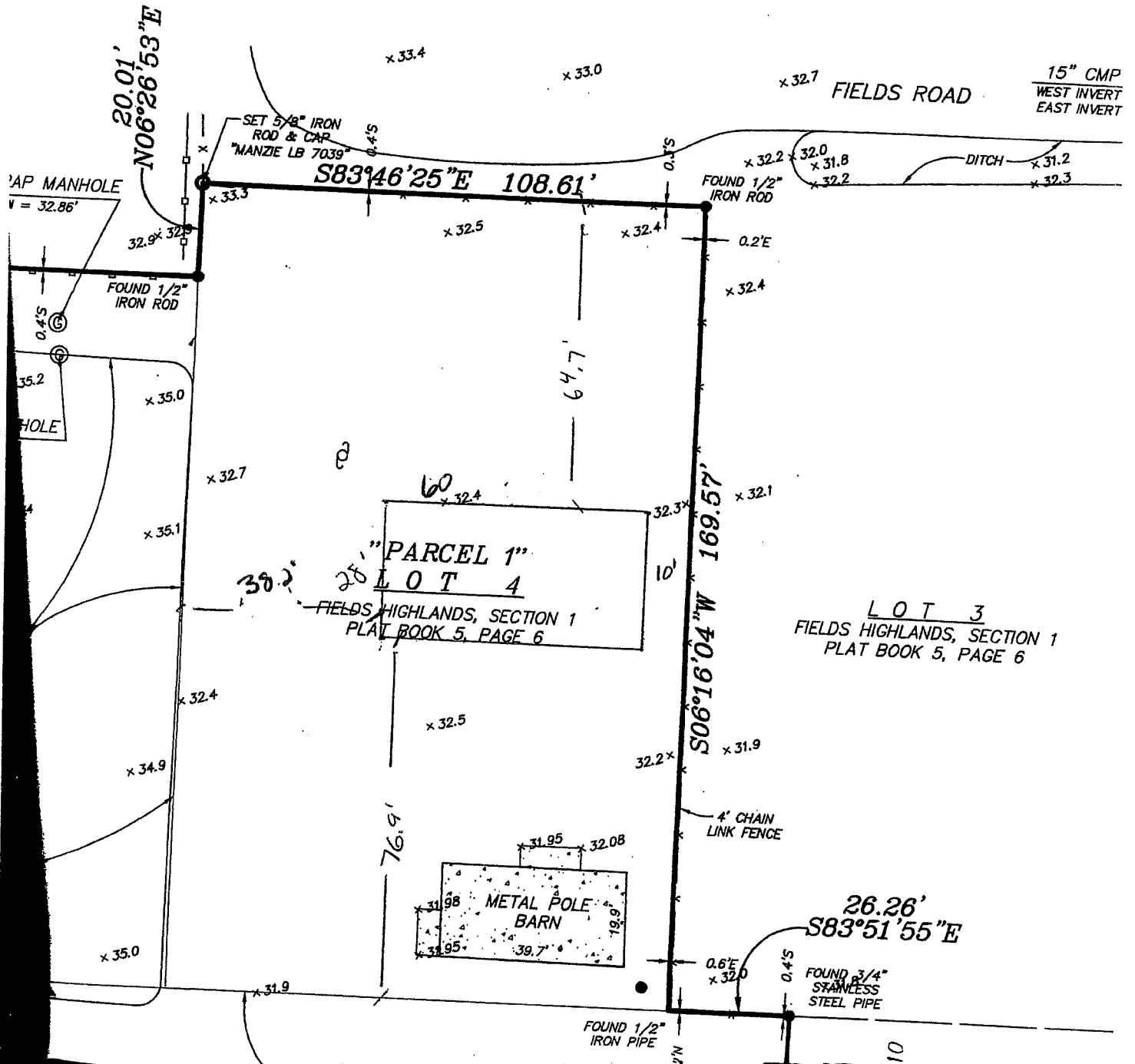
Oath sworn: _____ Yes — No

Notary Signature

My Commission expires: Aug 29, 2020

JESICA WHITE
Notary Public, State of Florida
My Comm. Expires August 29, 2020
Commission No. GG 25742

- A. Our proposed amendment is to keep the current land use rather than the future land use. The future land use is commercial intensive, and we are proposing to keep it at it's current RS2.
- B. This property is in Fields Rd sub-division, which is a residential sub-division, currently occupied by single family homes.
- C. What we are proposing is a new home to house a family to go with the trend with our growing area.
- D. Our proposal will not affect transportation except for the family living on the property.
- E. This home will be at the end of a dirt road and will still allow for cars, bikes and foot traffic. Adjacent properties are part of Fields Rd sub-division and one adjacent property we currently own.
- F. By keeping this property as a single-family home, it will keep the community as a family community for the area.
- G. The home will have a well and septic system that will meet all county codes.



Return to: (enclose self-addressed stamped envelope)
Name: Amelia Title Agency, Inc.

Address: 2227 Sadler Road
Fernandina Beach, FL 32034

This Instrument Prepared by:

Address: Amelia Title Agency, Inc.
2227 Sadler Road
Fernandina Beach, FL 32034

Property Appraisers Parcel Identification (Folio) Number(s):
42-2N-27-4440-0004-0000

Grantee(s) S.S. # (s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Warranty Deed (CORPORATION)

STATE OF TEXAS
COUNTY OF TARRANT GREEN

(Statutory - Sec. 689.02 F.S.)

KNOW ALL MEN BY THESE PRESENTS: That the Stagecoach Enterprises, Inc.

a Nevada corporation, Grantor*,
whose post office address is: 1920 Pecos Street San Angelo Texas 76901

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is
hereby acknowledged, has bargained, sold, conveyed and granted unto Set Free Nassau, Inc.

Grantor*,
whose post office address is:

grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and
being in the County of Nassau, State of Florida, to-wit:

Lot 4, Fields Highlands Section 1, a subdivision according to the plat thereof recorded at Plat Book
5, Page 6, in the Public Records of Nassau County, Florida.

and said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all
persons whomsoever.

**Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors
and/or assigns of the respective parties hereto; the use of singular number shall include the plural, and the
plural the singular; the use of any gender shall include all genders.*

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on **March 16, 2015**

Signed, sealed and delivered
in the presence of:

Stagecoach Enterprises, Inc. A
Nevada Corporation

By: Terrell Sheen, V.P.
Terrell Sheen, as Vice President

Witness Jack Lopez

Witness Sheri D. Buren

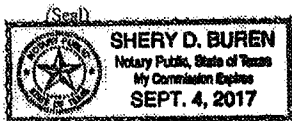
STATE OF TEXAS
COUNTY OF TOM GREEN

The foregoing instrument was acknowledged before me this 16th day of **March 2015** by
Terrell Sheen, as Vice President of Stagecoach Enterprises
Inc., a Nevada Corporation
who is personally known to me or who has produced

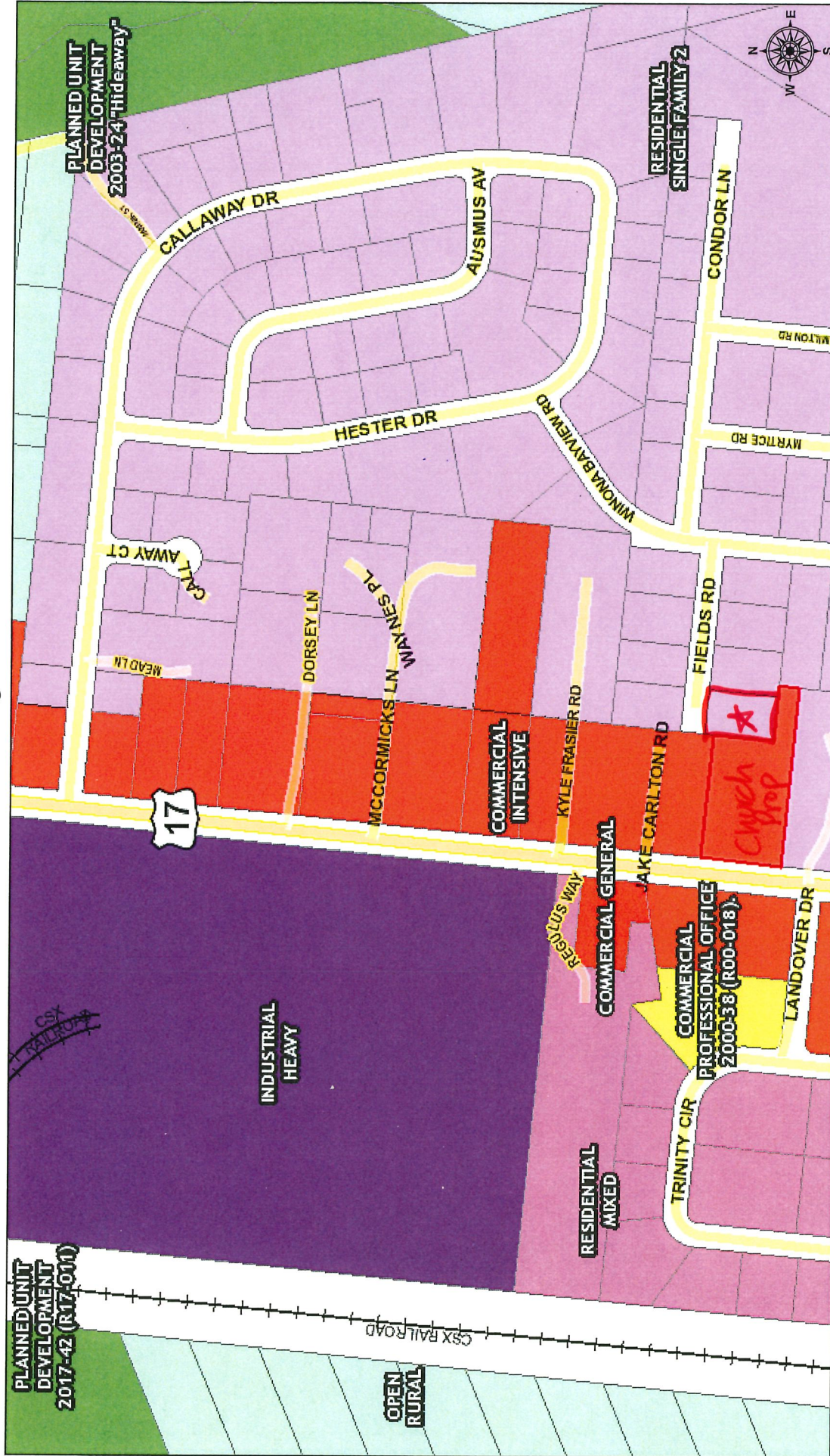
as identification.

My Commission expires: 09/04/2017

Sheri D. Buren Notary Public

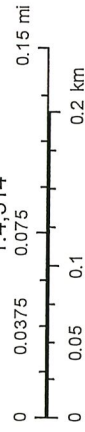


Zoning



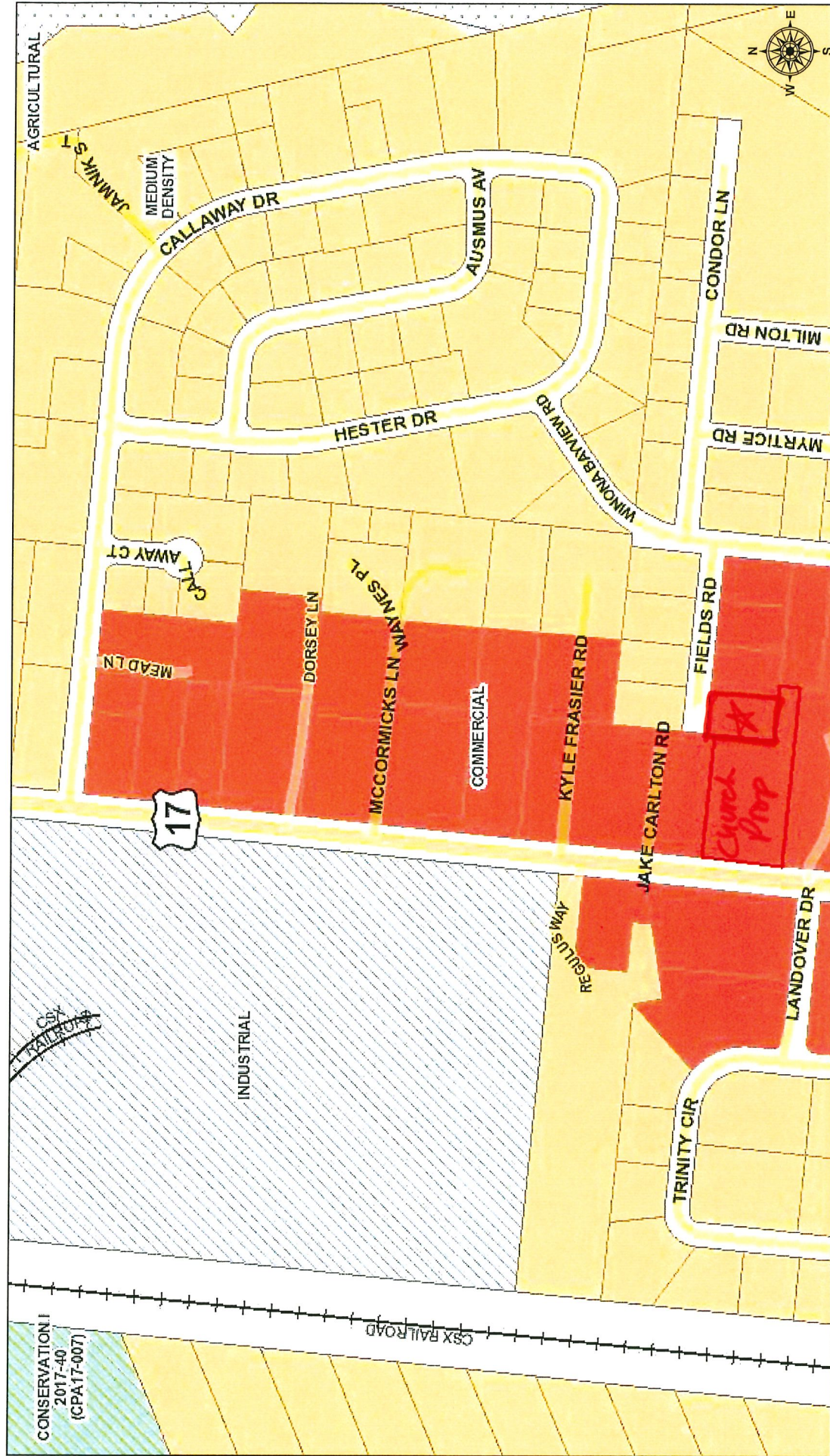
October 30, 2019

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

FLUM



October 30, 2019

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