



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

**(OFFICIAL USE ONLY)**  
**Application #:** \_\_\_\_\_  
**Date Filed:** \_\_\_\_\_

**(1) Name and Address of the Owner:**

Name: Angel Lakes Gated Inc.  
Mailing address: 54221 Evergreen Trail  
Callahan, FL 32011  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

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

Name: Rogers Towers, P.A.  
Mailing address: 1301 Riverplace Blvd., Ste. 1500  
Jacksonville, FL 32207  
Telephone: 904-346-5502  
Email: wduggan@rtlaw.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 west side of Lem Turner Road  
(north, south, east, west) (street)  
between Lawhon Road and Dornbush Road  
(street) (street)

**(4) Parcel Identification Numbers:**

37 1N 25 0000 0004 0010  
37 1N 25 0000 0004 0060

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 Future Land Use Map Designation:** Low Density Residential

(6) **Proposed Future Land Use Map Designation:** Recreation

(7) **Area (acres):** 265

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

Golf course

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(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:

- 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 \_\_\_\_\_

Signed and sworn before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_

Identification verified: \_\_\_\_\_

Oath sworn: \_\_\_\_\_ Yes \_\_\_\_\_ No

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

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

**DEERFIELD LAKES LAND USE AMENDMENT AND PUD REAL ESTATE PARCELS**

37-1N-25-0000-0004-0010

37-1N-25-0000-0004-0020

37-1N-25-0000-0004-0060

37-1N-25-2375-0001-0000

37-1N-25-2375-0002-0000

37-1N-25-2950-0001-0150



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

### OWNER'S AUTHORIZATION FOR AGENT

Rogers Towers, P.A. is hereby authorized TO ACT ON BEHALF OF

Angel Lakes Gated 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  
☒ Future Land Use Map Amendment

BY:

Kenneth L. Greene Sr. pres.  
Signature of Owner

Kenneth L. Greene Sr. pres.  
Print Name

Signature of Owner

Print Name

904 813 9187  
Telephone Number

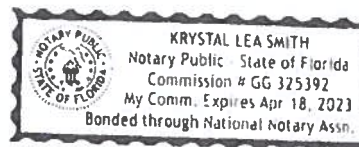
State of Florida  
County of Nassau

Signed and sworn before me on this 3<sup>rd</sup> day of October, 2019.  
By Kenneth L. Greene Sr.

Identification verified: Personally Known  
Oath sworn: Yes x No

Krystal Lea Smith  
Notary Signature

My Commission expires: Apr. 18, 2023







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

### OWNER'S AUTHORIZATION FOR AGENT

Rogers Towers, P.A.

is hereby authorized TO ACT ON BEHALF OF

Greene & Grogan Properties 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:

Kenneth L Greene Sr m/m  
Signature of Owner

Kenneth L Greene Sr m/m  
Print Name

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Print Name

904 813 9187  
Telephone Number

State of Florida

County of Nassau

Signed and sworn before me on this 3<sup>rd</sup> day of October, 2019  
By Kenneth L. Greene Sr.

Identification verified: Personally Known

Oath sworn: Yes x No

Krystal Lea Smith  
Notary Signature

My Commission expires: April 18, 2023







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

### CONSENT FOR INSPECTION

I, Ken Greene, the owner or authorized agent for the owner of the premises located at 54002 DEERFIELD COUNTRY CLUB 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 for an application pursuant to a:

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

without further notice.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Kenneth L. Greene Sr.

Signature of Owner or Authorized Agent

904 813-9187

Telephone Number

State of Florida  
County of Nassau

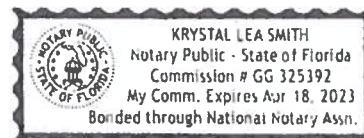
Signed and sworn before me on this 3rd day of October, 2019.  
By Kenneth L. Greene Sr.

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

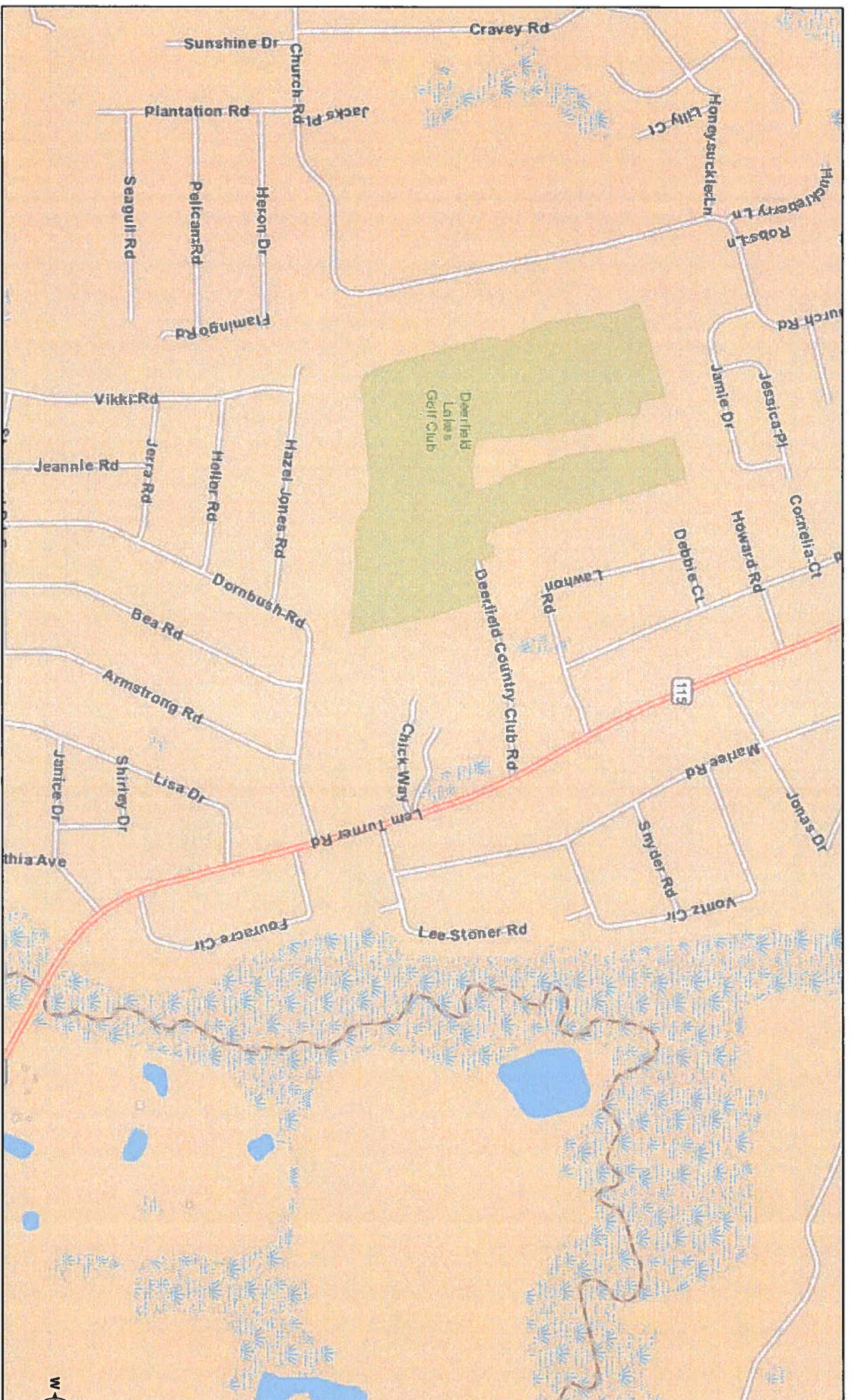
Krystal Lea Smith

Notary Signature

My Commission expires: April 18, 2023







October 11, 2019





## DEERFIELD LAKES LAND USE AMENDMENT

### (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:

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.

*The property is already developed with a recreational use (golf course), which will remain and be enhanced with the addition of additional recreational uses (water park, trails, etc.). The development of the property according to its current future land use category of low density residential would be more characteristic of urban sprawl than the proposed recreational development plan.*

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.

*The property is already developed with a recreational use. The proposed recreational development plan will result in the preservation of 80 acres of undeveloped forested buffer that would be lost if the property were developed in accordance with the current low density residential future land use. In addition, granting this application will eliminate the potential for urban development to occur in the future.*

iii. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

*The proposed recreational development plan is not urban development, and would not emanate from existing urban development. Instead, the existing recreational development would be enhanced, while eliminating the potential for future urban sprawl.*

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.

*The proposed recreational development plan will result in the preservation of 80 acres of existing forested area, much of which also contains wetlands. These*

*areas would be lost if the property were to be developed in accordance with its existing low density residential future land use category.*

- 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.

*The proposed recreational plan of development will preserve existing bona fide commercial agriculture activities that would be lost if the property were to be developed in accordance with the low density residential future land use category.*

- vi. Fails to maximize use of existing public facilities and services.

*The proposed recreational plan of development will produce dramatically less intense impacts to existing public facilities and services than would be generated if the property were to be developed in accordance with the existing low density residential future land use category. Examples include school, park, and central water and wastewater impacts.*

- vii. Fails to maximize use of future public facilities and services.

*The proposed recreational plan of development will create enhanced public recreational facilities and services that currently do not exist, and would not be created were the property to be developed in accordance with the existing low density residential future land use category.*

- 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.

*Allowing the property to be developed according to the low density residential future land use category would lead to the negative growth impacts detailed in this criterion, while the proposed recreational plan of development would lead to practically none of them. For example, under the proposed plan of development, there will be no need to provide additional facilities relating to education, health care, water and sewer, or stormwater management. There will be an incremental increase in the utilization of current roadway facilities.*

- ix. Fails to provide a clear separation between rural and urban uses.

*The existing recreational amenity (golf course) is already in the nature of a rural use, and the proposed plan of development will preserve and expand upon that rural character. Conversely, allowing development to occur in accordance with the existing low density residential future land use category would actually blur the separation between rural and urban uses.*

- x. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

*Neither the proposed recreational future land use category nor the enhancement of the existing recreational amenity will discourage or inhibit development of the existing neighborhoods and communities. To the contrary, the provision of the regional recreational amenity that is envisioned will enhance any existing or future residential development in the area, and furthermore will likely incentivize the future development of supporting neighborhood retail uses and amenities serving the large number of patrons at the proposed development.*

- xi. Fails to encourage a functional mix of uses.

*The proposed recreational plan of development will enhance and enlarge upon the existing mix of recreational and residential uses represented by the existing golf course. In addition, once the proposed RV development is fully operational, it will incentivize the development of supporting neighborhood retail uses and amenities serving the patrons of the RV development.*

- xii. Results in poor accessibility among linked or related land uses.

*The proposed recreational plan of development will utilize the existing road network for accessibility.*

- xiii. Results in the loss of significant amounts of functional open space.

*The proposed recreational plan of development will preserve existing functional open space which would otherwise be lost if the property were developed with a low density residential use.*

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

*The property is not contiguous to an existing urban or urban transitioning area, which is why the proposed future land use category of recreational makes more sense than the existing future land use category of low density residential. The proposed recreational plan of development will be served by existing road infrastructure, and will have little to no impact on other categories of 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;

*The existing future land use category of low density residential would allow the development of approximately 500 dwelling units. It is unlikely that existing*

*trends in population growth and development trends would create a demand for this type or intensity of development in the near future. Converting to the recreational future land use category would be more consistent with foreseeable growth trends, but would also expand the economic base of the County by creating recreational uses that will attract visitors from outside the County.*

(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.

*Adequate infrastructure already exists to accommodate the proposed plan of development, which will have dramatically fewer and less intense impacts to public infrastructure than the existing future land use category would incur. A traffic study is attached to this application. The proposed plan of development will utilize existing on-site water, wastewater, and stormwater systems. There will be no impacts to public school facilities.*

(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.

*The proposed plan of development will preserve eighty acres of existing forested and vegetated areas that would otherwise be lost with the development of low density residential uses. The plan will be extremely context sensitive because it will leverage off the existing golf course development with additional recreational uses, while preserving existing forested buffers and stormwater management facilities. The plan will utilize existing roadways and have little to no impact to infrastructure levels of service.*

(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.



*The proposed recreational plan of development will foster all of these objectives, both in the inherent characteristics of the development, and in comparison to the development that could occur by right under the existing future land use category. Rather than a sprawling development of 500 dwelling units, there will be a compact and contiguous development characterized by walkable, active recreation areas. Eighty acres of forested buffer areas will be preserved that would be lost. The automobile traffic generated by the recreational plan of development will be far less intense than a 500 unit single family subdivision. No additional public infrastructure will be required. Ultimately, neighborhood commercial uses serving the proposed RV resort will be developed in the area, putting them in closer proximity to the surrounding residential development.*

(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.

*The proposed amendment would allow for the preservation of the existing natural landscape and topography that would otherwise be altered in connection with single family residential development, which would also lead to increased drainage and stormwater management issues.*