



APPLICATION FOR REZONING

Official Use Only

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

49-2N-25-4100-0013-0060

Parcel Identification Number (18 digit number)

Driving Instructions: Drive South from traffic light in Callahan on HWY 1
approximately 1.3 miles second property on the @past Pickett Rd

1. Legal Description: Lot 13 Block N/A Subdivision N/A
Plat Book 2230 Page 420
(Please attach a legal description if not located in a subdivision)

2. Location: On the West side of US HWY 1
(north, south, east, west) (street)
between Pickett St. and Danielle Ln.
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) The Anchor Church

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

Joey E Hearn & Jodie M. Hearn
541841 US HWY 1
Callahan, Fl. 32011

Name and Address of the Applicant / Authorized Agent:

Jodie Hearn
541841 US HWY 1
Callahan, Fl. 32011

(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: (OR) Open Rural
5. Proposed Zoning District: (CPO) Commercial, Professional and office
6. Future Land Use Map Designation: Commercial
7. Acreage: 0.79

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

The land is improved with one story block/masonry building which is currently occupied, but will be unoccupied when rezoning is complete

9. Rezoning Review Criteria:

(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

a. The established land use pattern is Open Rural with future use as commercial. The proposed change to commercial use for "Ms. Jodie's Daycare" relates directly to the land being used as commercial

b. unknown

c. The proposed change to commercial use would not affect schools, utilities or streets. There will be increased traffic in and out of the property and onto US HWY 1.

d. The existing conditions include a concrete driveway that is currently 12 feet wide with plans to increase the width to 20 feet wide. There is currently a concrete area that can be used for parking for approximately 5 vehicles with plans to increase parking to the ability to hold approximately 10 vehicles. The backyard area is currently unfenced with plans to fence a play area. The proposed change will not affect surrounding properties.

e. The use of this property for childcare will support the Comprehensive Plan policy of Future Land Use Element. There are several commercial properties within 300ft of this property. The change in use at this location will not have a negative impact on city utilities as it is outside of the city limits. This change in land use will provide us with the opportunity to earn sound revenue and will not have a negative impact on the surrounding environment.

f. Changing the zoning of this property and allowing it to be used commercially as a Licensed Daycare Facility will provide a needed service for working citizens. The ability to have trusted childcare services is vital to working families.

g. Since the childcare services will be provided only during working hours (630am – 6pm), the facility will be unoccupied and a non-nuisance to residential neighbors after hours and on weekends. The outdoor area will be surround by trees and shrubs that will block vision and noise that may come from normal childcare activities.

h. The proposed change in zoning will comply with all Federal, State and local drainage requirements

i. The change in zoning will add another commercial property to an area that already has several commercial properties established. The continued expansion of commercial properties in this area will be motivated by the change in zoning for this property.

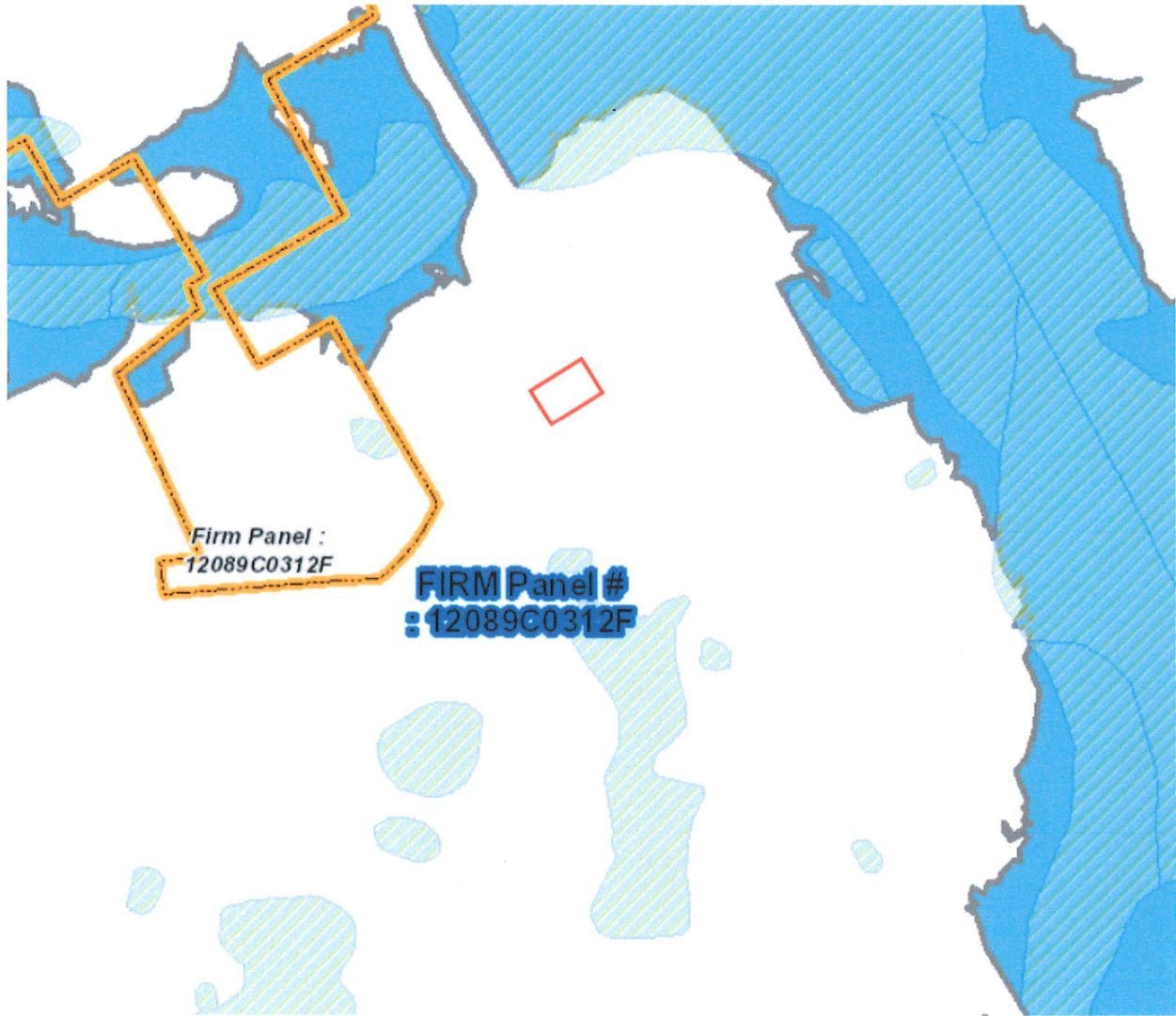
j. The property is currently Open Rural. Our proposed opening of a childcare facility with greater than 15 children is not allowed under current OR zoning guidelines.

k. The proposed project will increase the number of options for childcare in the Callahan area. It is currently served by approximately 5 childcare facilities. With the growth of our town and county, childcare is an ever-increasing need and our proposed project will help fill the need.

l. All surrounding properties on US HWY 1 are zoned for future land use Commercial.

Exhibit B

The property is not in wetlands, there are no endangered species and the tree canopy of other environmental features will not be impacted



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:

- NA 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: Jay Heard & Jodie Hearn

Signature of Applicant: Jodie Hearn
(if different than Owner)

Signature of Agent: NA
(if different than Owner)

Owner's mailing address: _____

Telephone: 904-557-6604

Email: msjodiesdaycare@gmail.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, Jodie Hearn, the owner or authorized agent for the owner of the premises located at 541841 US HWY 1 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 rezoning, without further notice.

Dated this 4th day of June, 2020

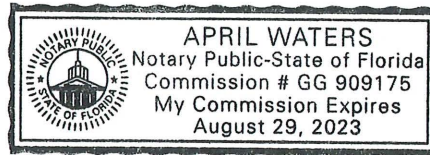
Jodie Hearn
Signature of Owner or Authorized Agent

904-557-6604
Telephone Number

STATE OF FLORIDA:
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me the 4th day of JUNE, 2020, by JODIE HEARN who is personally known to me or who has produced _____ as identification.

April Waters
Notary Public Signature
APRIL WATERS
Name (typed or printed)



(Seal)

LEGAL DESCRIPTION AND CERTIFICATION

A portion of the SEYMOUR PICKETT GRANT, Section 49, Township 2 North, Range 25 East, Nassau County, Florida. Said portion being more particularly described as follows:

For a point of reference, commence at a point where the Southeasterly line of Section 49 aforementioned is intersected by the Northwesternly right-of-way line of U.S. Highway No. 1 (a 150.00 foot right-of-way); and run North 31°47' West along said right-of-way a distance of 669.0 feet to a D.O.T. right-of-way monument for the Point of Beginning.

From the Point of Beginning thus described, continue North 31°47' West along said right-of-way a distance of 149.9 feet; run thence South 58°13' West a distance of 226.9 feet to an iron pipe; continue South 58°13' West a distance of 6.0 feet to the center of a 3.0 foot ditch; run thence South 34°38'40" East along said center of ditch a distance of 152.2 feet; run thence North 51°16' East a distance of 16.8 feet to an iron pipe; run thence North 58°13' East a distance of 208.70 feet to the Point of Beginning.

Community Number: 120171 Panel: 0312 Suffix: F Flood Zone: X Field Work: 9/10/2018

Certified To:

JOEY E. HEARN AND JODIE M. HEARN; BERNARD & SCHEMER, P.A.; FIRST AMERICAN TITLE INSURANCE COMPANY; FNB SOUTH, its successors and/or assigns.

Property Address:

541841 US HIGHWAY 1
CALLAHAN, FL 32011














Survey Number: 341440

Client File Number: 18-1711

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
+ X.XX	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

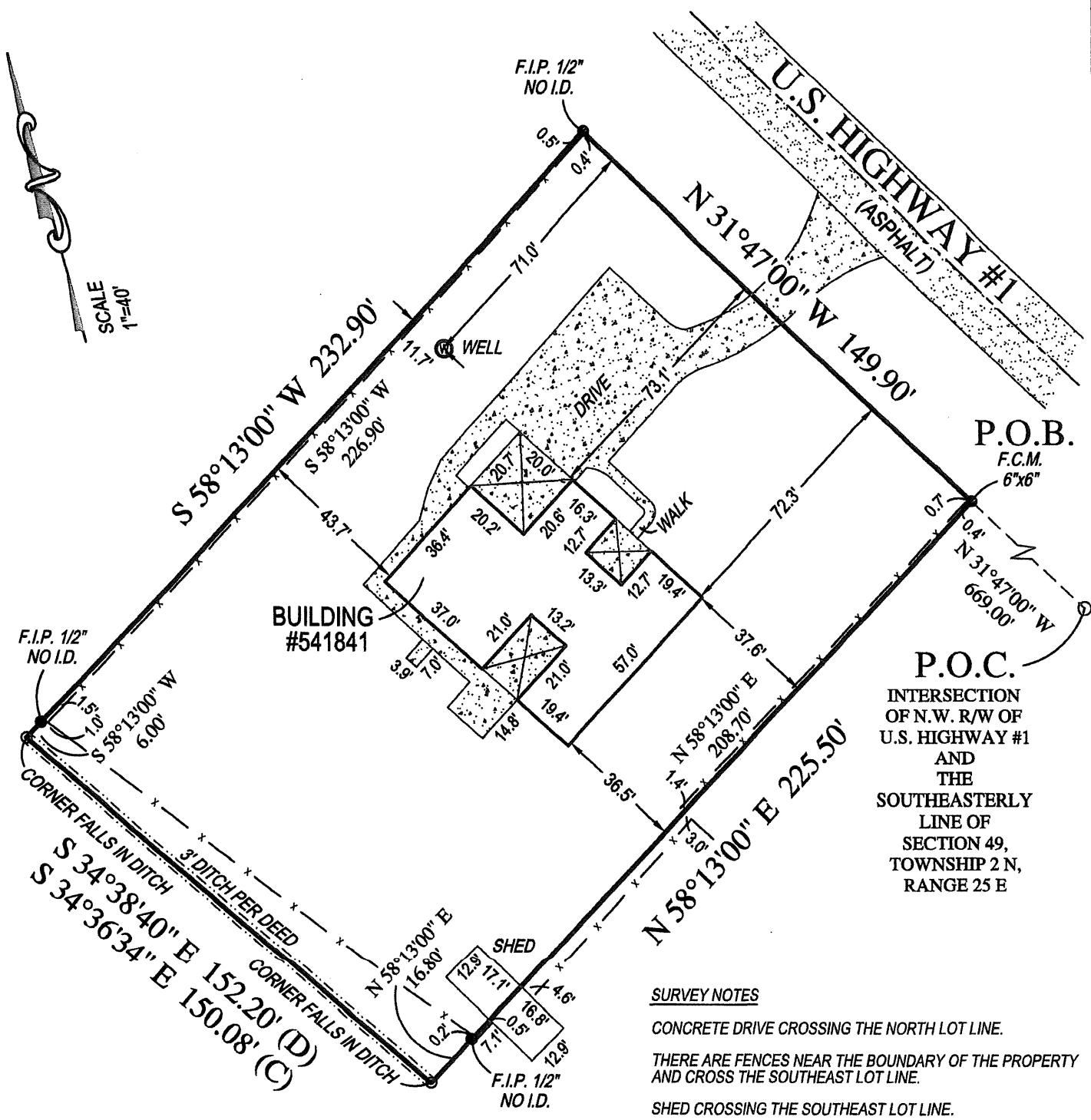
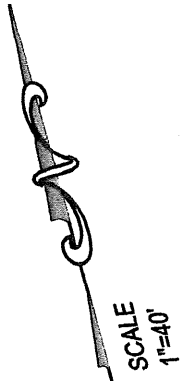
 **TARGET**
SURVEYING, LLC

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

BOUNDARY SURVEY

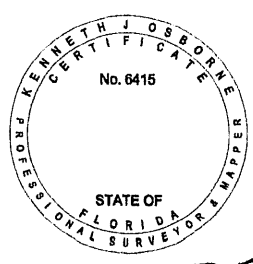


P.O.B.
F.C.M.
6"x6"

P.O.C.
INTERSECTION
OF N.W. R/W OF
U.S. HIGHWAY #1
AND
THE
SOUTHEASTERLY
LINE OF
SECTION 49,
TOWNSHIP 2 N,
RANGE 25 E

SURVEY NOTES

- CONCRETE DRIVE CROSSING THE NORTH LOT LINE.
- THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY AND CROSS THE SOUTHEAST LOT LINE.
- SHED CROSSING THE SOUTHEAST LOT LINE.



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Digitally signed by
Kenneth J. Osborne
Date: 2018.09.12

(SIGNED) **KENNETH J OSBORNE**
PROFESSIONAL SURVEYOR AND MAPPER #6415



**TARGET
SURVEYING, LLC**

LB #7893
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