



APPLICATION FOR REZONING

Official Use Only

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

00 - 00 - 30 - 0760 - 0006 - 0020

Parcel Identification Number (18 digit number)

Driving Instructions: South on First Coast Highway approximately 500 feet past Harris Teeter on the left
adjacent to The Colony condominiums and before Palmetto Walk Shopping Village.

1. Legal Description: Lot _____ Block _____ Subdivision see survey included
Plat Book 729 Page 658
(Please attach a legal description if not located in a subdivision)

2. Location: On the east side of First Coast Highway
(north, south, east, west) (street)
between Tradewinds Way and Plantation Oaks Lane
(street) (street)
Nearest identifiable landmark (for example: Walmart or I-95) Harris Teeter Grocery Store

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

James E. Aberson / Amy A. Beverly
4820 First Coast Highway
First Coast Highway

Name and Address of the Applicant / Authorized Agent:

Oglethorpe Development, LLC
608 Ocean Club Court
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:	Residential Single Family 1
5. Proposed Zoning District:	Residential General: 1 RG-1
6. Future Land Use Map Designation:	High Density
7. Acreage:	1.67

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

The property is improved with an occupied single story framed dwelling and a metal shed.

The current use of the property is non-conforming with the Nassau County FLUM.

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?

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:

- ___ 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:	<u>James Aberson</u>	<small>Digitally signed by James Aberson Date: 2021.04.22 15:24:02 -04'00'</small>
Signature of Applicant:	<u>Spurgeon Richardson</u>	<small>Digitally signed by Spurgeon Richardson Date: 2020.08.29 16:44:09 -04'00'</small>
(if different than Owner)		
Signature of Agent:	_____	
(if different than Owner)		
Owner's mailing address:	<u>4820 First Coast Highway</u>	
	<u>00</u>	
Telephone:	<u>904-583-2598</u>	
Email:	<u>spurgeon.richardson@gmail.com</u>	

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, Spurgeon Richardson, the owner or authorized agent for the owner of the premises located at 4820 First Coast Highway, Fernandina Beach, FL 32034 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 to rezone to RG-1, without further notice.

Dated this 5th day of May, 2021.



Spurgeon Richardson

Digitally signed by Spurgeon Richardson
Date: 2020.08.29 16:41:21 -04'00'

Signature of Owner or Authorized Agent

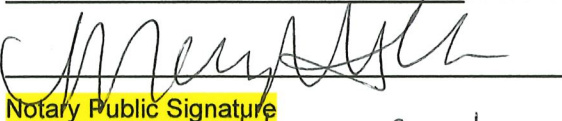
904-583-2598

Telephone Number

STATE OF FLORIDA:

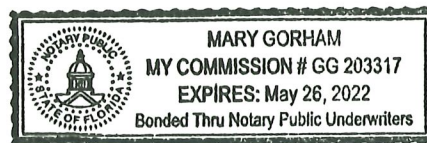
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me the 5 day of May, 2021, by Spurgeon Richardson who is personally known to me or who has produced _____ as identification.



Notary Public Signature

Mary Gorham
Name (typed or printed)



(Seal)

AGENT AUTHORIZATION (FOR COMPANY OR LLC)

Spurgeon Richardson is hereby authorized as the Agent TO ACT ON BEHALF OF
Oglethorpe Development, 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

BY: Spurgeon Richardson Digitally signed by Spurgeon Richardson
Date: 2020.08.29 16:42:18 -04'00'

Signature of Agent

Spurgeon Richardson

Print Name of Agent

608 Ocean Club Court, Fernandina Beach, FL 32034

Agent Address

spurgeon.richardson@gmail.com

Agent Email

904-583-2598

Agent Telephone Number

Spurgeon Richardson Digitally signed by Spurgeon Richardson
Date: 2020.08.29 16:45:15 -04'00'

Signature of President, Chairman of the Board or managing partner of 0006

(Circle one)

Spurgeon Richardson

Print Name

608 Ocean Club Court, Fernandina Beach, FL 32034

Address

904-583-2598

Telephone Number

spurgeon.richardson@gmail.com

Email

I, Spurgeon Richardson, hereby affirm or swear that I have the authority on behalf of
(name of agent)

James E. Aberson, to file the zoning application
with Nassau County.

SR

Initials

JA

Initials

Certificate

I Spurgeon Richardson, (signer's name), manager (title) of Oglethorpe Development, LLC (company or LLC) an entity lawfully organized and existing under the laws of Georgia (name of State) do hereby affirm or swear that I am empowered and authorized, on behalf of the entity, to execute this Agent Authorization form, and all documents required by Nassau County regarding this application, and further expressly warrants that Spurgeon Richardson has been given and has received and accepted authority to sign and execute the documents on behalf of Oglethorpe Development, LLC.

Spurgeon Richardson

manager

Signature

Title

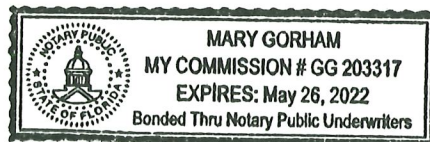
State of Florida
County of Nassau

The foregoing instrument was acknowledged before me this 5 day of May, 2021 by Spurgeon Richardson as manager for Oglethorpe Development LLC

Personally Known OR Produced as identification.

Mary Gorham
Notary Signature

My Commission expires: 5/26/2022



A cop of the by-laws are attached hereto.

SR

Initials

JA

Initials

MAY 10 1995

BK 0729 PG 0660

RETURN TO: James E. Abernson Jr.
275 Auburn Parkway
Athens, GA 30606

OFFICIAL RECORDS

EXECUTORS DEED

STATE OF FLORIDA

COUNTY OF NASSAU

THIS INDENTURE, Made and entered into this 13th day of January, 1995, between JAMES E. ABERNSON JR., as Successor Executor of the Estate of GAIL M. ABERNSON, deceased, party of the first part, and the estate of JAMES E. ABERNSON SR. of the County of Ware, State of Georgia, party of the second part,

WITNESSETH: That whereas GAIL M. ABERNSON a married person of the county of Ware, State of Georgia died testate on June 11, 1993, and the Probate Court of Ware County, Georgia did appoint JAMES E. ABERNSON JR. Successor Executor of the estate, according to the terms of the will and whereas by the laws of the State of Georgia, said Successor Executor is empowered to make and execute a conveyance of real estate.

NOW, THEREFORE, the said party of the first part, in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said party of the second part, his heirs and assigns, the following described property to-wit:

A PORTION OF LOT 6, OF A SUBDIVISION OF THE SOUTHERLY TWO-THIRDS SECTION OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

According to plat recorded in the public records of said County, in Deed Book "R", Page 394.
Said portion being more particularly described as follows:
For a point of reference commence at the southwesterly corner of Lot 6 aforementioned; and run North 18°04'40" West along the Easterly right-of-way line of State Road No. 105, A-1-A (a 200.0' Foot R/W), a distance of 116.0' Feet to the POINT OF BEGINNING.

From the Point of Beginning thus described North 18°04' West
along said right-of-way, a distance of 167.75' Feet; run thence
North 51°55'20" East, a distance of 78.60' Feet; run thence
North 79°48'20" East, a distance of 48.90' Feet; run thence
North 10°11'40" West, a distance of 25.40' Feet; run thence
North 51°55'20" East, a distance of 331.35 feet; run thence
South 18°04'40" East, a distance of 167.75' Feet; run thence
South 51°55'20" West, a distance of 465.25' Feet to the Point
of Beginning.

The portion of land thus described contains 1.670 acres more
or less.

AND THE SAID party of the first part, his heirs, executors
and administrators, will warrant and forever defend the right
and title to the above described property unto the second part,
his heirs and assigns, against the claims of all persons
whosoever.

IN WITNESS WHEREOF, the first party has hereunto set his
hand and seal, the day and year above written.

James E. Abernethy Jr.
JAMES E. ABERNETHY JR. an
Successor Executor of the
estate of Gail M. Abernethy

Signed, sealed and delivered
in the presence of:

Cathryn Crawford
WITNESS

Adrianne Mitchell
NOTARY PUBLIC

My commission expires: Oct 5, 1997
Executed on: April 13, 1995

9507455

FILED & RECORDED IN FILE
RECORDS OF NASSAU COUNTY
RECORD 95-1110

95 MAY 10 PM 1:50

W. J. Hester
CLERK OF COURTS
NASSAU COUNTY, FLORIDA

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
NATIONS
00.70

