

# Oglethorpe Development, LLC

May 7<sup>th</sup>, 2021

Mr. Thad Crowe  
Department of Planning & Economic Opportunity  
Nassau County  
96161 Nassau Place  
Yulee, Florida 32097

RE: APPLICATION FOR REZONING  
4820 FIRST COAST HIGHWAY  
FERNANDINA BEACH, FLORIDA 32034

Dear Mr. Crowe:

Oglethorpe Development, LLC (the “Applicant”) is pleased to present the enclosed Application for a Zoning Map change (the “Application”) containing approximately 1.67 acres located at 4820 First Coast Highway, Fernandina Beach, Florida 32034 (the “Subject Property”) on behalf of the current property owners James E. Aberson and Amy E. Beverly.

The Property is presently zoned Residential Single Family 1 with a Future Land Use Map designation of High Density. Adjacent and surrounding zonings are Commercial General, Residential Mix, Residential General 1 (RG-1) and Commercial Professional Office. Adjacent and surrounding Future Land Use Map designations are Commercial and High Density.

The present use of the property as a single-family residence is non-conforming as the property is surrounded by intensive uses such as commercial, condominium, office professional and retail. The property is also designated on the Nassau County FLUM as High Density which is a direct conflict of the current use of the Subject Property.

In order to comply with Nassau County’s FLUM designation of High Density, this application requests a rezoning change from single family to Residential General 1: RG-1 (“RG-1”). Approval of the zoning request will provide the subject property a smooth transition with surrounding properties and ensure compatibility with surrounding uses and the Nassau County FLUM.

Pursuant to Article 13.06 (C)(2)(b) RG-1 zoning permits multi-family dwellings to have a bonus density of Twelve (12) units per acre when units are clustered so as to reduce frontage and entry cuts on major or state roads (Comprehensive Plan Policy 1.03.04). Additionally, pursuant to the County's Policy FL.01.03, the Subject Property may claim a density bonus of one (1) market-rate unit for each affordable unit constructed up to and not to exceed 150 percent of the maximum density permitted by the underlying Future Land Use Map designation. The submitted site plan and intended use complies with the County's density guidelines referenced herein.

The Applicant agrees that the Subject Property may be developed in such a manner as to provide a certain portion of the multi-family housing units located thereon as "Affordable Housing". Pursuant to Article 13.06 and County Policy FL.01.03 referenced above, it is anticipated that the Applicant shall designate the required number of units as Affordable Housing.

Therefore, in accordance with the Nassau County FLUM and County's policy, and the State of Florida's Affordable Housing policy, the applicant respectfully submits this application for the above referenced property for RG-1 zoning.

Sincerely,

A handwritten signature in black ink, appearing to read "Spurgeon Richardson", with a stylized flourish at the end.

Spurgeon Richardson  
Oglethorpe Development, LLC  
608 Ocean Club Court  
Fernandina Beach, FL 32034  
[Spurgeon.richardson@gmail.com](mailto:Spurgeon.richardson@gmail.com)  
904-583-2598

## Exhibit “A”

### 9. Rezoning Review Criteria:

**a. Explain how the proposed change relates to the established land use pattern.**

*The adjacent use to the north is The Colony condominiums and the FLUM designation for the property is High Density. Therefore, the proposed development conforms to the established land use pattern.*

**b. Identify isolated district(s) that would be created by the proposed change.**

*Since adjacent and surrounding uses are of equal or more intense use, the change would not create an isolated district(s).*

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

*The target market is local work force and resort work force. Because of the proximity of the property to the local employment base and availability of the Amelia bike trail, the impact to public facilities will be minimum.*

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

*The condition of the subject property is a deteriorating home situated on an unmanicured lot. Surrounding uses include new retail and restaurants, office professional and dated condominiums.*

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

*The property is designated on the FLUM as high density, which, is in compliance with the RG 1 zoning request. The FLUM is the focus of the Comprehensive Plan. It indicates the proposed location, densities, intensities, and distribution of land uses. All goals, objectives and policies contained within this application are consistent with the FLUM.*

*OBJECTIVE FL.01 The County shall use the Future Land Use Map to correlate future land uses with the appropriate environmental conditions, the availability of supporting infrastructure, and where they are most compatible with surrounding land uses.*

*POLICY FL 0101. The County shall permit future development to proceed consistent with the land use categories, overlay districts, master land use plans, and other maps in the adopted Future Land Use Map Series.*

*POLICY FL 01.02 Included by reference and attached.*

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

*The changed condition would be desirable because it would conform with Nassau County's desire or designation to have the property developed as High Density and provides for Affordable Housing, in furtherance of the County's goals established in the County's Comprehensive Land Use Plan. Further, the change creates an infill development, thereby reducing urban sprawl.*

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

*The property is situated on a major thoroughfare with existing compatible adjacent and surrounding uses. Further, the few number of units being proposed will have tenants that will work in the area and have access to the Amelia Trail System. Therefore, there will not be an adverse impact to adjacent neighborhoods.*

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

*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.**

*The adjacent properties to the north and south of the property have been developed with compatible uses.*

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

*The present use is non-conforming and in conflict with the FLUM, which, presents several hardships on the current owner. The property cannot be used with the existing zoning because single family use is not compatible with the surrounding zonings.*

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

*The proposed development will be a mixture of both Work force and Affordable Housing; which, according to reports and newspaper articles, are desperately needed on Amelia Island and Nassau County.*

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

*There are no other sites in this general location with a similar zoning.*