



APPLICATION FOR REZONING

Official Use Only

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

25 2N 28 0000 0002 0010

Parcel Identification Number (18-digit number)

Driving Instructions: _____

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

2. Location: On the North side of SR 200
(north, south, east, west) (street)
between Blackrock Road and Cessna Drive
(street) (street)
Nearest identifiable landmark (for example: Walmart or I-95) New Life Baptist Church

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

Nassau Baptist Temple
464069 SR 200
Yulee, FL 32097

Name and Address of the Applicant / Authorized Agent:

H & T Consultants
9310 Old Kings Road South Suite 1001
Jacksonville, FL 32257

(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:	<u>Open Rural</u>
5. Proposed Zoning District:	<u>Commercial Intensive</u>
6. Future Land Use Map Designation:	<u>Industrial</u>
7. Acreage:	<u>1.45 Acres</u>

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

New development. To be used as a Discount Tire (Tire Sale and Service)

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: 

Signature of Applicant: _____

(if different than Owner)

Signature of Agent: Stanley Hill

(if different than Owner)

Owner's mailing address: 464069 SR 200

Yulee, FL 32097

Telephone: 904-261-4818

Email: nlbc32097@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, Therman L. Blankenship, the owner or authorized agent for the owner of the premises located at 96044 CESSNA DR Yulee, FL 32097 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 _____, without further notice.

Dated this 26 day of July, 2021

Therman L. Blankenship
Signature of Owner or Authorized Agent

904-538-1925
Telephone Number

STATE OF FLORIDA:
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online

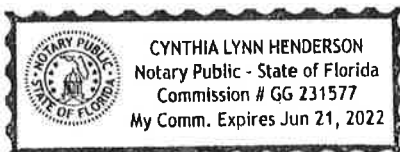
notarization, this 26 day of July

2021, by Therman L. Blankenship who is personally known to me or who has produced _____ as identification.

Cynthia L. Henderson
Notary Public Signature

Cynthia L. Henderson
Name (typed or printed)

(Seal)



OWNER'S AUTHORIZATION FOR AGENT

H & T Consultants

is hereby authorized TO ACT ON BEHALF OF

Nassau Baptist Temple

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:

[Signature]
Signature of Owner

Truman L. Blankenship III
Print Name

Signature of Owner

Print Name

904-536-1925
Telephone Number

State of Florida

County of Nassau

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online

notarization, this 26 day of July, 2021.

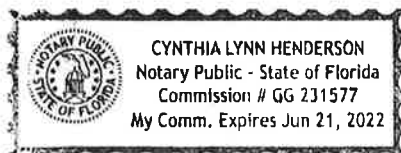
By Truman L Blankenship III

Identification verified: Known to me

Oath sworn: _____ Yes _____ No

Cynthia L Henderson
Notary Signature

My Commission expires: June 21, 2022



H & T CONSULTANTS, INC.
Civil Engineering – Land Development

9310 Old Kings Road S, Suite 1001
Jacksonville, FL 32257

(904) 419-1001 Phone • (904) 419-1004 Fax

August 5, 2021

Nassau County
Department of Planning and Economic Opportunity
96161 Nassau Pl.
Yulee, FL 32097

Rezoning Review Criteria:

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

Currently, the parcel is zoned as Open Rural (OR) and is adjacent to commercial properties on the south and east, as well as a car dealership to the west. As per the requested rezoning, the parcel would be designated as Commercial Intensive (CI) to allow for the construction of a Discount Tire Site (Tire Sales and Service).

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

The parcel is surrounded by General Commercial and Commercial Intensive districts as well as a car dealership. No isolated districts would be created.

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

The proposed change would not impact public facilities and schools.

JEA has confirmed that there is water and sewer available for our site on SR 200.

There are no new driveways proposed for this development. Due to the small number of trips generated, there is minimal traffic impact. See traffic statement attached.

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

Currently, the site is an undeveloped field. There are existing drainage ditches on the site that route runoff to an existing stormwater pond north of the site.

This new development will propose its own stormwater system which will reduce post stormwater flows significantly while improving the overall drainage in the area.

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

The future land use for the parcel is Industrial.

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

This zoning change is a great fit to the surrounding area, and will allow for continued growth of jobs and services accessible to the public.

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

The proposed development is not adjacent to any residential lot.

The proposed development proposed its own stormwater system and reduces flow significantly.

Extensive screening and 25' landscape buffers will be proposed as required to provide separation to all adjacent lots.

Also, Discount Tire does not store vehicles overnight.

All work is performed within the Discount Tire store building; therefore, noise will be kept to a minimum.

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 proposed Discount Tire Site will not only enhance and improves the commercial district in the area, but will also promote competition and encourage developers to continue improving the area.

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

The current zoning, Open Rural, does not allow for Tire Sales and Service use.

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

The project will consist of the development of approximately 1.71 Acres, and will be required to follow the restrictions of the SR 200 overlay district, as well as the restrictions set by Nassau County. The inclusion of a stormwater system, landscape buffers, parking, and a number of other considerations have been taken.

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

Yes. To the West there is a vehicle dealership. To the South and to the East there are multiple parcels zoned as Commercial Intensive and General Commercial.