



# APPLICATION FOR REZONING

*Official Use Only*

Zoning District: \_\_\_\_\_  
FLUM Designation: \_\_\_\_\_  
Commission District: \_\_\_\_\_  
Application #: \_\_\_\_\_  
Date Filed: \_\_\_\_\_

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

Name: John A. & Julie N. Waldron  
Mailing address: 451629 State Road 200  
Callahan, FL. 32011  
  
Telephone: 904-229-6724  
Email: jjamkw@gmail.com

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

Name: \_\_\_\_\_  
Mailing address: \_\_\_\_\_  
  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

(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 north & south side of State Road 200  
(north, south, east, west) (street)  
between Westberry Lane and Gussie Lane  
(street) (street)

**(4) Parcel Identification Numbers:**

05 - 2N - 26 - 0000 - 0004 - 0200  
\_\_\_\_\_  
\_\_\_\_\_

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 Zoning District:** CG
- (6) **Proposed Zoning District:** OR
- (7) **Future Land Use Map Designation:** AGR
- (8) **Area (acres):** 1.42

(9) **Current Use** (list any improvements on the site or uses):  
SINGLE FAMILY RESIDENCE

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**(10) Water Supply:**

- Private Well
- Private treatment plant
- Public Water System \_\_\_\_\_ (name of provider)

**(11) Wastewater Treatment:**

- On-site Sewage Treatment System
- Private Sewer Treatment Plant
- Public Sewer System \_\_\_\_\_ (name of provider)

**(12) Review Criteria for Rezoning:**

All rezoning applications shall provide justification for the proposed rezoning. In evaluating proposed rezoning, 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) Consistency of the proposed rezoning with the uses, densities and intensities permitted by the underlying Future Land Use Map (FLUM) designation and the goals, objectives, and policies of the adopted Comprehensive Plan.
- (B) Consistency of the proposed rezoning with the uses, densities and intensities permitted by the adjacent and surrounding zoning districts.
- (C) Consistency of the proposed rezoning with the applicable portions of small area plans, overlay districts or any current County plans or programs.
- (D) The rezoning does not result in a sprawl development pattern as determined by Chapter 163 Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing urban or transitioning areas.
- (E) The availability of, and potential impact to, public infrastructure and facilities that will serve the site in question including public water and wastewater, public roads, public schools, public parks, police and fire service and other similar items. These items may also be reviewed if an amendment to the Future Land Use Map filed is filed in conjunction with a rezoning.

- (F) Consistency of the proposed rezoning with any applicable substantive requirements of the Code, including minimum or maximum district size, access, setback and buffering requirements.
- (G) The nature and degree of potential adverse impacts the proposed rezoning could have upon permitted conforming uses on neighboring lands.
- (H) The nature and degree of potential adverse impacts the proposed rezoning could have upon environmentally sensitive lands or areas of historical or cultural significance.
- (I) Substantial changes in the character or development of areas in or near the area under consideration which affect the suitability or unsuitability of the land for its use as presently zoned.
- (J) The extent to which land use and development conditions have changed since the effective date of the existing zoning district regulations involved which are relevant to the property.
- (K) Public policies in favor of the rezoning. Examples include identified economic development or affordable housing projects, mixed-use development, or sustainable environmental features, which are consistent with specific adopted plans or policies of the Board of County Commissioners.
- (L) The extent to which the rezoning 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.
- (M) The extent to which the rezoning 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.
- (N) The extent to which the rezoning 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) Proximity to transit.

**(13) Required Attachments:**

- (a) Location Map (see instructions)
- (b) Legal description (see instructions)
- (c) Survey (see instructions)
- (d) Environmental Assessment (see instructions)
- (e) Transportation Impact Analysis (see instructions)
- (f) Owners Authorization for Agent\* (form is attached to this application)
- (g) Consent for Inspection Form (form is attached to this application)

\*NOTE: If prepared or signed by an agent, a notarized *Owner's Authorization for Agent* form must be provided.

**(14) Additional Attachments for Planned Unit Developments (PUD):**

- (a) Preliminary Development Plan (see instructions)
- (b) PUD Written Description/Conditions (see instructions)
- (c) Proposed Deed Restrictions and Association Bylaws (see instructions)

**Additional Names and Addresses of Owners**

(1) Name: Betty Nessler

Mailing address: 451655 State Road 200 Callahan FL. 32011

Telephone: 904- 229-6724

Email: jjamkw@gmail.com

(4) Parcel ID Number(s): 05-2N-26-0000-0004-0000

(8) Area (acres): 8.31

(9) Current use: Ornamental

(1) Name: Johnny R. Nessler

Mailing address: 451603 State Road 200 Callahan FL. 32011

Telephone: 904-563-5847

Email: johnnynessler@yahoo.com

(4) Parcel ID Number(s): 05-2N-26-0000-0004-0190

(8) Area (acres): 1.54

(9) Current use: Timberland

(1) Name: Ronald F. & Elizabeth A. Nessler

Mailing address: 66117 Nessler Drive Callahan FL. 32011

Telephone: 904-699-2617

Email: rfnessler@gmail.com

(4) Parcel ID Number(s): 05-2N-26-0000-0004-0180

(8) Area (acres): 1.46

(9) Current use: Single Fam

**Additional Names and Addresses of Owners**

(1) Name: Christopher W. Lathrop and Phyllis R. Lathrop

Mailing address: 451646 STATE ROAD 200 Callahan FL. 32011

Telephone: 904-923-1989

Email: phyllislathrop@yahoo.com

(4) Parcel ID Number(s): 05-2N-26-0000-0004-0110

(8) Area (acres): ~~2.13~~ 2.210

(9) Current use: Single Fam

(1) Name: Yvonne Edwards

Mailing address: 451648 STATE ROAD 200 Callahan FL. 32011

Telephone: 904-923-1989

Email: phyllislathrop@yahoo.com

(4) Parcel ID Number(s): 05-2N-26-0000-0004-0010

(8) Area (acres): 0.97

(9) Current use: Single Fam

(1) Name: Roy Harris

Mailing address: 451656 STATE ROAD 200 Callahan FL. 32011

Telephone: 904-206-2324

Email: *Roy N. Harris 558. AOL. Com*

(4) Parcel ID Number(s): 05-2N-26-0000-0004-0170

(8) Area (acres): 1.0

(9) Current use: Single Fam

**(15) 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: Betty H. Nessler  
Signature of Applicant/Agent: \_\_\_\_\_  
(if different than Owner)

State of Florida  
County of Nassau

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this

12<sup>th</sup> day of May, 20 22.

By Betty Nessler

Identification verified: FL DL

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

[Signature]  
Notary Signature

My Commission expires:



TAMMY M. MURRAY  
Notary Public, State of Florida  
My Comm. Expires August 17, 2025  
Commission No. HH 157726



Planning Department of  
 Nassau County  
 96161 Nassau Place  
 Yulee, Florida 32097

**CONSENT FOR INSPECTION**

I, Betty H. Nessler, the owner or authorized agent for the owner of the premises located at 451655 St Rd 200 Callahan, FL 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:

- Rezoning/Modification
- Variance
- Plat
- Conditional Use
- Preliminary Binding Site Plan
- Future Land Use Map Amendment

without further notice.

Dated this 12 day of May, 2022

Betty H. Nessler  
 Signature of Owner or Authorized Agent

(904) 229-6724  
 Telephone Number

State of Florida  
 County of Nassau

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12<sup>th</sup> day of May, 2022

By Betty Nessler

Identification verified: FL DL  
 Oath sworn: Yes  No

Tammy Murray  
 Notary Signature

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



TAMMY M. MURRAY  
 Notary Public, State of Florida  
 My Comm. Expires August 17, 2025  
 Commission No. HH 157726

CONSENT FOR INSPECTION



**(15) 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: Johnny R. Norber  
Signature of Applicant/Agent: \_\_\_\_\_  
(if different than Owner)

State of Florida  
County of Nassau

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this

12 day of May, 2022.

By Laurie Goltry

Identification verified: FDL# N246-436-63-340-0

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

Laurie Goltry  
Notary Signature



Laurie Goltry  
Notary Public, State of Florida  
My Comm. Expires July 20, 2024  
Commission No. HH 21350

My Commission expires: July 20, 2024





Planning Department of  
 Nassau County  
 96161 Nassau Place  
 Yulee, Florida 32097

**CONSENT FOR INSPECTION**

I, Johnny R Nessler, the owner or authorized agent for the owner of the premises located at 451603 State Road 200 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 type="checkbox"/> Future Land Use Map Amendment |

without further notice.

Dated this 12 day of May, 2022

Johnny R Nessler  
 Signature of Owner or Authorized Agent

904 563-5847  
 Telephone Number

State of Florida  
 County of Nassau

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12 day of May, 2022.

By Laurie Goltry

Identification verified: FDL # N246-436-63-340 -0  
 Oath sworn:  Yes  No

Laurie Goltry  
 Notary Signature

My Commission expires: July 20, 2024



Laurie Goltry  
 Notary Public, State of Florida  
 My Comm. Expires July 20, 2024  
 Commission No. HH 21350

**(15) 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: Yvonne Edwards

Signature of Applicant/Agent: \_\_\_\_\_  
(if different than Owner)

State of Florida

County of Nassau

The foregoing instrument was acknowledged before me by means of    physical presence or    online notarization, this

10th day of May, 2022.

By Laurie Goltry

Identification verified: CDL Yvonne Hickox Edwards : E363-968-37-877-0

Oath sworn:    Yes  No

Laurie Goltry  
Notary Signature

My Commission expires: July 20, 2024



LAURIE GOLTRY  
Notary Public, State of Florida  
My Comm. Expires July 20, 2024  
Commission No. HH 21350



Planning Department of  
 Nassau County  
 96161 Nassau Place  
 Yulee, Florida 32097

**CONSENT FOR INSPECTION**

I, Yvonne Edwards, the owner or authorized agent for the owner of the premises located at 451648 State Road 200, 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 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 type="checkbox"/> Future Land Use Map Amendment |

without further notice.

Dated this 10th day of May, 20 22

Yvonne Edwards  
 Signature of Owner or Authorized Agent

904-923-1989  
 Telephone Number

State of Florida  
 County of Nassau

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10th day of May, 20 22.

By Laurie Goltry

Identification verified: CDL Yvonne Hickox Edwards: E363-968-37-877-0  
 Oath sworn:  Yes  No

Laurie Goltry  
 Notary Signature

My Commission expires: July 20, 2024



**LAURIE GOLTRY**  
 Notary Public, State of Florida  
 My Comm. Expires July 20, 2024  
 Commission No. HH 21350

CONSENT FOR INSPECTION

**(15) 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: Christopher Lathrop Phyllis R. Goltry

Signature of Applicant/Agent: \_\_\_\_\_  
(if different than Owner)

State of Florida  
County of Nassau

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this

10th day of May, 2022.

By Laurie Goltry

Identification verified: FDL (Christopher: L361-119-57-460-0 + Phyllis: L361-676-59-664-0)

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

Laurie Goltry  
Notary Signature

My Commission expires: July 20, 2024



LAURIE GOLTRY  
Notary Public, State of Florida  
My Comm. Expires July 20, 2024  
Commission No. HH 21350



Planning Department of  
 Nassau County  
 96161 Nassau Place  
 Yulee, Florida 32097

**CONSENT FOR INSPECTION**

I, Christopher W. & Phyllis R. Lathrop, the owner or authorized agent for the owner of the premises located at 451646 State Road 260, 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 for an application pursuant to a:

- Rezoning/Modification
- Variance
- Plat
- Conditional Use
- Preliminary Binding Site Plan
- Future Land Use Map Amendment

without further notice.

Dated this 10th day of May, 2022.

Christopher W. Lathrop  
 Signature of Owner or Authorized Agent

Phyllis R. Lathrop 904-923-1989  
 Telephone Number

State of Florida  
 County of Nassau

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this

10th day of May, 2022.

By Laurie Goltry

Identification verified: C.W. Lathrop: FDL L361-119-57-460-0 / PR Lathrop: FDL: L361-676-59-664-0  
 Oath sworn:  Yes  No

Laurie Goltry  
 Notary Signature

My Commission expires: July 20, 2024



LAURIE GOLTRY  
 Notary Public, State of Florida  
 My Comm. Expires July 20, 2024  
 Commission No. HH 21350

**(15) 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: Ray W. Harris Sr.

Signature of Applicant/Agent: \_\_\_\_\_  
(if different than Owner)

State of Florida

County of Nassau

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this

10th day of May, 2022.

By Laurie Goltry

Identification verified: FDL H620-734-45-208-0

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

Laurie Goltry  
Notary Signature

My Commission expires: July 20, 2024



LAURIE GOLTRY  
Notary Public, State of Florida  
My Comm. Expires July 20, 2024  
Commission No. HH 21350





Planning Department of  
 Nassau County  
 96161 Nassau Place  
 Yulee, Florida 32097

**CONSENT FOR INSPECTION**

I, Roy N. Harris Sr., the owner or authorized agent for the owner of the premises located at 22451600 STATE RD. 200 32601 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:

- Rezoning/Modification
- Variance
- Plat
- Conditional Use
- Preliminary Binding Site Plan
- Future Land Use Map Amendment

without further notice.

Dated this 9<sup>th</sup> day of MAY 2022, 2022.

Roy N. Harris Sr.  
 Signature of Owner or Authorized Agent

904 206-2324  
 Telephone Number

State of Florida  
 County of Nassau

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10<sup>th</sup> day of May, 2022.

By Laurie Goltry

Identification verified: FDL H620-734-45-008-0  
 Oath sworn:  Yes  No

Laurie Goltry  
 Notary Signature

My Commission expires: July 20, 2024



Laurie Goltry  
 Notary Public, State of Florida  
 My Comm. Expires July 20, 2024  
 Commission No. HH 21350



**(15) 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: Ronald Hesse Elizabeth A. Nessler

Signature of Applicant/Agent: \_\_\_\_\_  
(if different than Owner)

State of Florida

County of Nassau

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_ online notarization, this

11 day of May, 2022.

By Laurie Goltry

Identification verified: FDL: Ronald Wessler - N246-726-60-4410

Oath sworn: \_\_\_\_\_ Yes ✓ No Elizabeth Nessler FDL# N246-221-57-508-0

Laurie Goltry  
Notary Signature

My Commission expires: July 20, 2024



Laurie Goltry  
Notary Public, State of Florida  
My Comm. Expires July 20, 2024  
Commission No. HH 21350



Planning Department of  
 Nassau County  
 96161 Nassau Place  
 Yulee, Florida 32097

**CONSENT FOR INSPECTION**

I, Ronald & Elizabeth Nessler, the owner or authorized agent for the owner of the premises located at 66117 Nessler Drive 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 for an application pursuant to a:

- Rezoning/Modification
- Variance
- Plat
- Conditional Use
- Preliminary Binding Site Plan
- Future Land Use Map Amendment

without further notice.

Dated this 11 day of May, 2022.

Ronald & Elizabeth Nessler 904-699-2617  
 Signature of Owner or Authorized Agent Telephone Number

State of Florida  
 County of Nassau

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11 day of May, 2022.

By Laurie Goltry

Identification verified: CDL: Ronald Nessler N246-726-60-441-0  
 Oath sworn:  Yes  No Elizabeth Nessler: N246-221-57-508-0

Laurie Goltry  
 Notary Signature

My Commission expires: July 20, 2024



Laurie Goltry  
 Notary Public, State of Florida  
 My Comm. Expires July 20, 2024  
 Commission No. HH 21350

**(15) 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: Julie N. Waldron John G. Waldron  
Signature of Applicant/Agent: \_\_\_\_\_  
(if different than Owner)

State of Florida  
County of Nassau

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this

9 day of May, 2022.

John  
By Adam Waldron + Julie Waldron

Identification verified:   
Oath sworn:  Yes  No

Laurie Datto  
Notary Signature



Laurie Goltry  
Notary Public, State of Florida  
My Comm. Expires July 20, 2024  
Commission No. HH 21350

My Commission expires: 7/20/2024





Planning Department of  
 Nassau County  
 96161 Nassau Place  
 Yulee, Florida 32097

**CONSENT FOR INSPECTION**

I, John & Julie Waldron, the owner or authorized agent for the owner of the premises located at 451629 S.R. 200 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 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 type="checkbox"/> Future Land Use Map Amendment |

without further notice.

Dated this 9 day of May, 2022

Julie N. Waldron  
 Signature of Owner or Authorized Agent

904 229-6724  
 Telephone Number

State of Florida  
 County of Nassau

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this

9th day of May, 2022.

By Laurie Goltry

Identification verified: Yes Licence

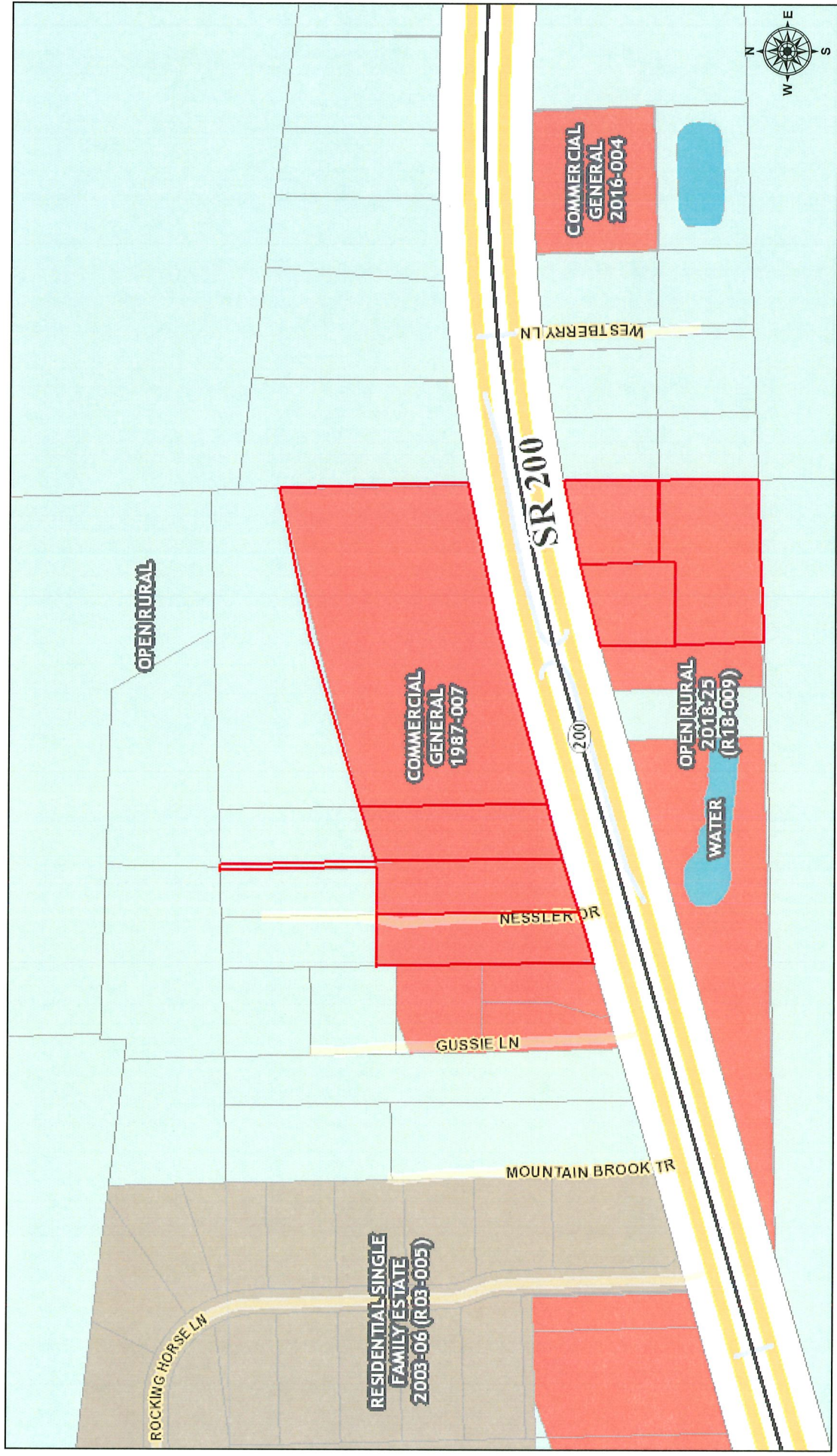
Oath sworn:  Yes  No

Laurie Goltry  
 Notary Signature

My Commission expires: 7/20/2024



Laurie Goltry  
 Notary Public, State of Florida  
 My Comm. Expires July 20, 2024  
 Commission No. HH 21350



June 28, 2022

1:4,514



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community