



**APPLICATION FOR
FUTURE LAND USE MAP (FLUM)
AMENDMENT
SMALL-SCALE (<50 ACRES)**

(OFFICIAL USE ONLY)

Application #: _____
Date Filed: _____

(1) Name and Address of the Owner:

Name: Betty H. Nessler
Mailing address: 451655 State Road 200
Callahan, Florida 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 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 _0000

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 Future Land Use Map Designation:** COM

(6) **Proposed Future Land Use Map Designation:** AGR

(7) **Area (acres):** 0.91 acres

(8) **Current Use (list any improvements or uses on the site):**

(9) **Water Supply:**

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

(10) **Wastewater Treatment:**

- On-site Sewage Treatment System
- Private Sewer Treatment Plant
- Public Water System _____ (name of provider)

(11) **Review Criteria for Future Land Use Map Amendments:**

All amendments to the Future Land Use Map (FLUM) shall provide justification for the need for the proposed amendment. In evaluating proposed amendments, 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) Demonstrate the extent to which the proposed amendment discourages urban sprawl per F.S. 163.3177(6)(a)(9), of which indicators are:

- i. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*
- ii. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*
- iii. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*
- iv. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

- v. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*

- vi. *Fails to maximize use of existing public facilities and services.*

- vii. *Fails to maximize use of future public facilities and services.*

- viii. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*

- ix. *Fails to provide a clear separation between rural and urban uses.*

- x. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*

- xi. *Fails to encourage a functional mix of uses.*

- xii. *Results in poor accessibility among linked or related land uses.*

- xiii. *Results in the loss of significant amounts of functional open space.*

(B) Demonstrate the extent to which the proposed amendment is contiguous to an existing urban or urban transitioning area served by public infrastructure;

(C) Demonstrate the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;

- (D) Demonstrate the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County's Capital Improvement Plan, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;
- (E) Demonstrate the extent to which the amendment 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.
- (F) Demonstrate the extent to which the amendment 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. And proximity to transit.
- (G) Demonstrate the extent to which the amendment 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.

11.

A.

- I. Small area that will be developed at low density, low intensity, and single use.
- II. This is not urban development.
- III. This is not urban development.
- IV. Agriculture designation will protect and conserve natural resources.
- V. This change will protect agricultural. Agricultural FLUM designation is consistent with surrounding areas.
- VI. There is no connection to public facilities and services.
- VII. There is no connection to public facilities and services.
- VIII. There is not going to be an increase in intensity that would affect any of the facilities and services listed above.
- IX. It is located in a rural area.
- X. It does not inhibit development.
- XI. This is in rural area.
- XII. It does not affect accessibility of surrounding area.
- XIII. It would increase the amount of open space/ agricultural area.

B. It is not contiguous to urban area.

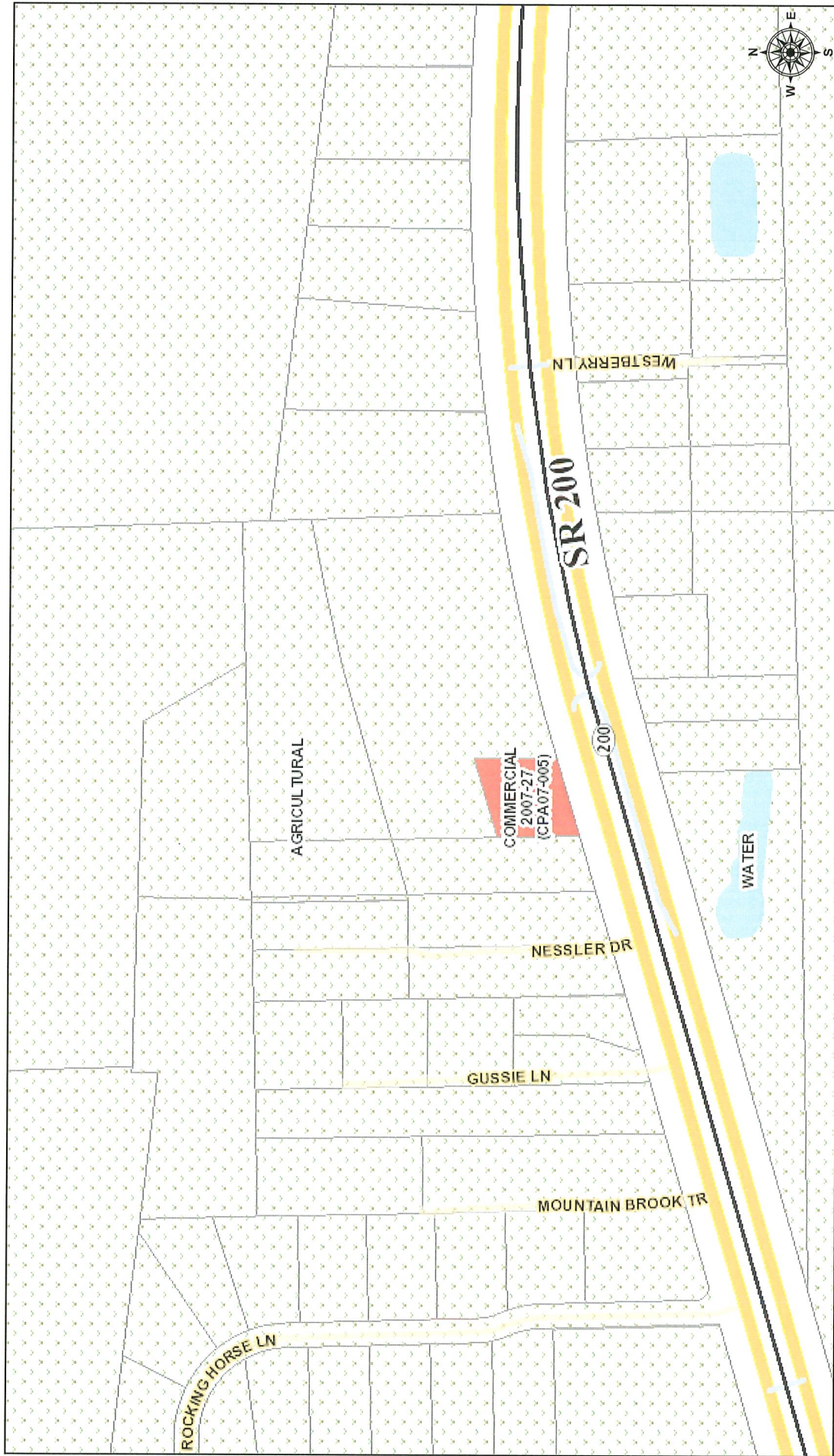
C. County needs a large portion to be low intensity, low density, and single use.

D. Sight is located along SR 200, and no impact is expected.

E. Amendment to agricultural is compatible to adjacent agricultural designations.

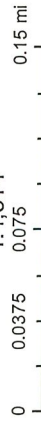
F. not applicable It is located in rural area.

G. Not applicable No proposed development, so no environmental impact.



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

(12) Other 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.

(13) 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

28 day of June, 2022.

By Betty Nessler

Identification verified: FLDL N246-088-34-917-0

Oath sworn: Yes No

[Signature]
Notary Signature

My Commission expires: 8/12/2023

ANDREW ROSS PROKOPIAK
Notary Public, State of Florida
My Comm. Expires 08/12/2023
Commission No. GG 364811



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 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 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 checked="" type="checkbox"/> Future Land Use Map Amendment |

without further notice.

Dated this 28 day of June, 2022.

Betty H. Nessler
 Signature of Owner or Authorized Agent

904-229-6724
 Telephone Number

State of Florida
 County of Nassau

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