



# APPLICATION FOR REZONING

**Official Use Only**

Zoning District: CN  
 FLUM Designation: COM  
 Commission District: 2  
 Application #: R22-011  
 Date Filed: \_\_\_\_\_

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

Name: Nassau County BOCC  
 Mailing address: 96135 Nassau Place  
Yulee, FL  
 Telephone: 904-530-6010  
 Email: \_\_\_\_\_

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

Name: Nassau County Fire Department  
 Mailing address: 96160 Nassau Place  
Yulee, FL  
 Telephone: 904-530-6600  
 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 \_\_\_\_\_ side of SE corner of Hardy Allen Rd & Old Nassauville  
 (north, south, east, west) (street)  
 between \_\_\_\_\_ and \_\_\_\_\_  
 (street) (street)

**(4) Parcel Identification Numbers:**

27 \_2N \_28 \_0000 \_0009 \_0140  
 \_\_\_\_\_

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:** CN
- (6) **Proposed Zoning District:** GPU
- (7) **Future Land Use Map Designation:** COM
- (8) **Area (acres):** 0.84

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

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(10) **Water Supply:**

- Private Well
- Private treatment plant
- Public Water System <sup>JEA</sup> \_\_\_\_\_ (name of provider)

(11) **Wastewater Treatment:**

- On-site Sewage Treatment System
- Private Sewer Treatment Plant
- Public Sewer System <sup>JEA</sup> \_\_\_\_\_ (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)*

**(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.

Douglas Podiak  
DIRECTOR of PUBLIC WORK

Signature of Owner: \_\_\_\_\_

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

13 day of July, 2022

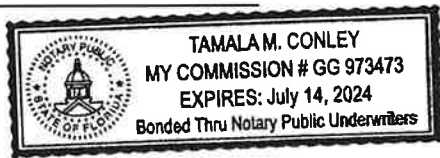
By Douglas J Podiak

Identification verified: Personal Known

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

Tamala M. Conley  
Notary Signature

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





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

**CONSENT FOR INSPECTION**

I, Douglas Podiak Director of Public Works, the owner or authorized agent for the owner of the premises located at \_\_\_\_\_ 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 13 day of July, 2022

[Signature]  
 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 13 day of July, 2022

By Douglas J Podiak

Identification verified: PERSONAL KNOWN  
 Oath sworn: Yes  No

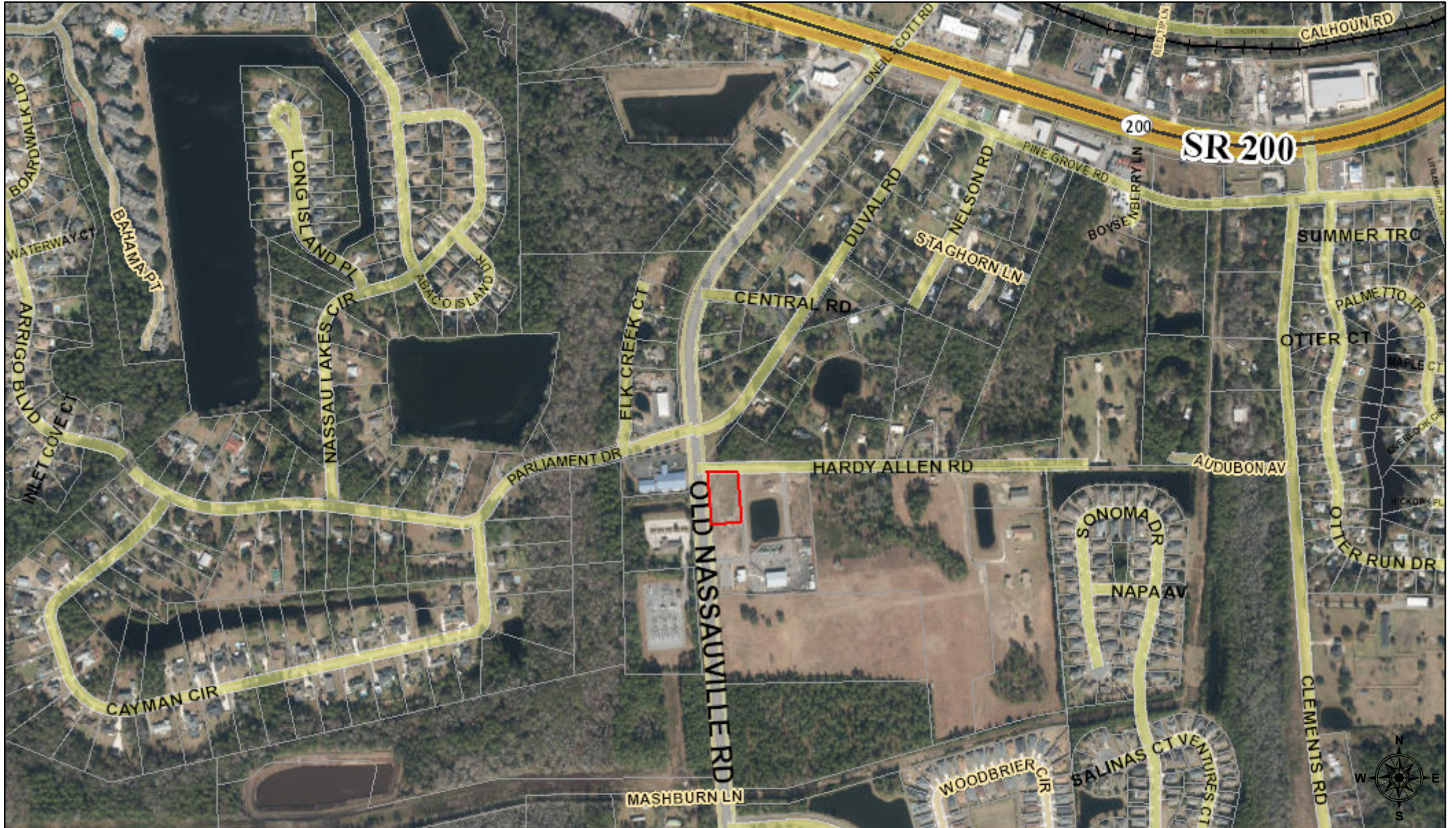
[Signature]  
 Notary Signature

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

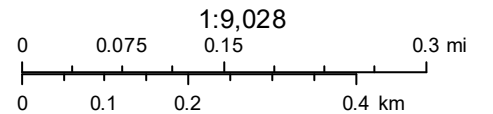


CONSENT FOR INSPECTION

# R22-011 Location Map

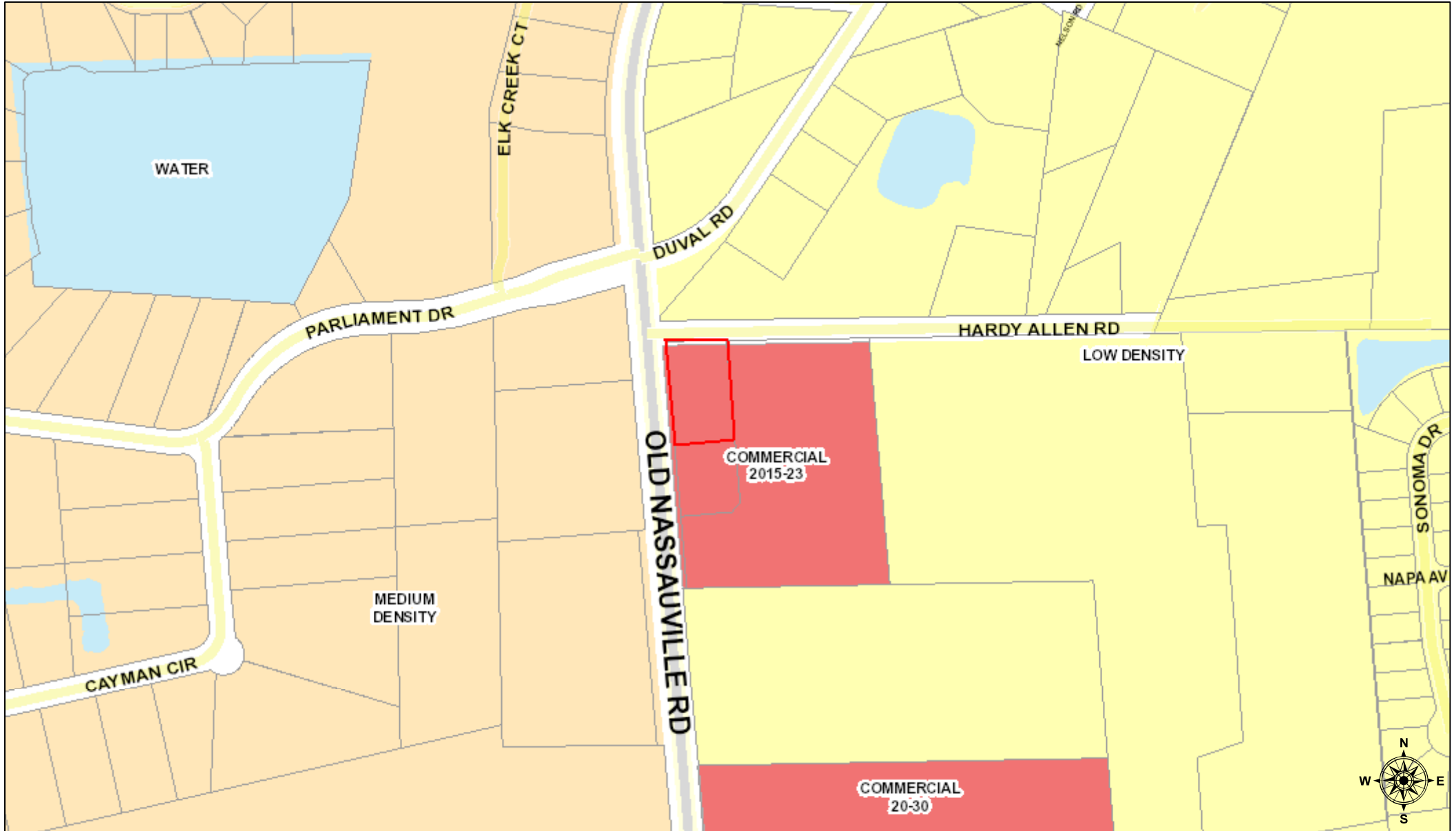


July 14, 2022

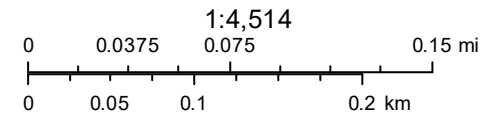


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

# R22-011 FLUM Map



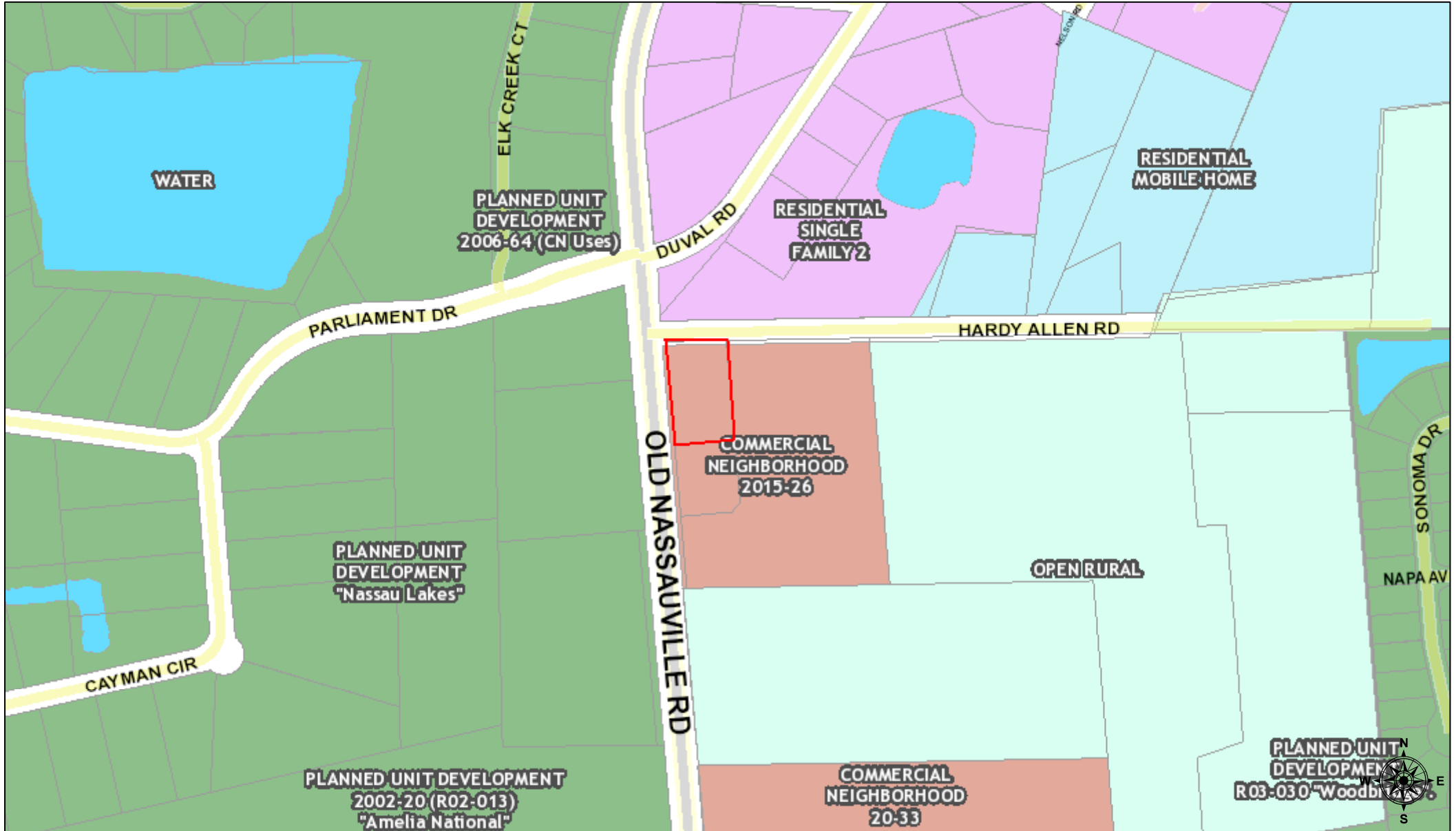
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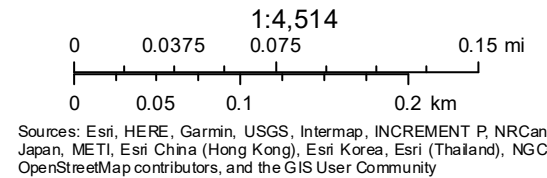
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# R22-011 Zoning Map



July 14, 2022



Prepared by:  
Andrea F. Lennon, P.A.,  
3391 South Fletcher Avenue  
Fernandina Beach, Florida 32034

File Number: 21-1123

## Warranty Deed

**This Indenture**, made, **January 28, 2022 A.D.**

**Between GATA Holdings, LLC, a Florida limited liability company**  
whose post office address is: **942360 Old Nassauville Road,**  
**Fernandina Beach, Florida 32034**, a company existing under the laws  
of the **State of Florida**, Grantor and  
**Nassau County Board of County Commissioners, a political**  
**subdivision of the State of Florida** whose post office address is:  
**96135 Nassau Place, Yulee, Florida 32097**, Grantee,

**Witnesseth**, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, to wit:

A PORTION OF SECTION 40, TOWNSHIP 2 NORTH, RANGE 28 EAST, Nassau COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 28 EAST, SAID Nassau COUNTY, FLORIDA THENCE SOUTH 85 DEGREES 48'04" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 42 A DISTANCE OF 590.27 FEET TO A POINT; THENCE NORTH 04 DEGREES 39'32" WEST, A DISTANCE OF 5847.07 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HARDY ALLEN ROAD; THENCE SOUTH 89 DEGREES 31'00" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 471.07 FEET TO A POINT; THENCE SOUTH 89 DEGREES 22'05" WEST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1043.07 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 39'32" EAST, A DISTANCE OF 250.00 FEET TO A POINT; THENCE SOUTH 85 DEGREES 20'28" WEST, A DISTANCE OF 148.00 FEET TO A POINT; THENCE NORTH 04 DEGREES 39'32" WEST A DISTANCE OF 260.42 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HARDY ALLEN ROAD, AFOREMENTIONED; THENCE NORTH 89 DEGREES 22'05" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HARDY ALLEN ROAD, A DISTANCE OF 148.37 FEET TO THE POINT OF BEGINNING.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **27-2N-28-0000-0009-0050**

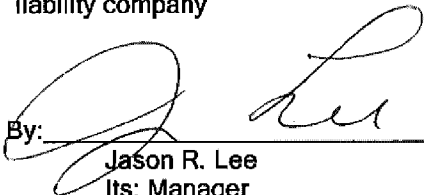
Prepared by:  
Andrea F. Lennon, P.A.,  
3391 South Fletcher Avenue  
Fernandina Beach, Florida 32034

File Number: 21-1123


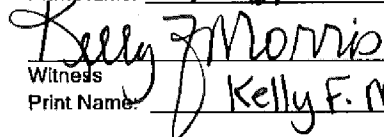
**And** the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

GATA Holdings, LLC, a Florida limited liability company

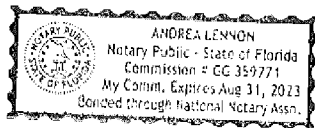
By:   
Jason R. Lee  
Its: Manager

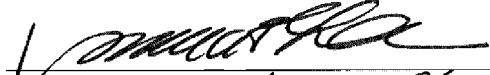
*Signed and Sealed in Our Presence:*

  
Witness  
Print Name: Andrea F. Lennon  
  
Witness  
Print Name: Kelly F. Morris

State of Florida  
County of Nassau

The foregoing instrument was acknowledged before me by means of [ X ] physical presence or [ ] online notarization, this 28th day of January, 2022, by Jason R. Lee, the Manager of GATA Holdings, LLC, a Florida limited liability company, a company existing under the laws of the State of Florida, on behalf of the company. He has produced a driver's license as identification.



 (Seal)  
Notary Public  
Notary Printed Name: Andrea F. Lennon  
My Commission Expires: