



APPLICATION FOR REZONING

Official Use Only

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

(1) Name and Address of the Owner:

Name: Steven Fahlgren and Kimberly Fahlgren
Mailing address: PO Box 26
Hilliard, FL 32046

Telephone: _____

Email: _____

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

Name: Tomasetti & Prince
Mailing address: 406 Ash Street
Fernandina Beach, FL 32034

Telephone: 904-261-1833

Email: tprince@tpislandlaw.com

(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 E side of US Hwy 1
(north, south, east, west) (street)
between Pleasant Park Lane and Hallman Road
(street) (street)

(4) Parcel Identification Numbers:

05 _3N _24 _2360 _0005 _0000
05 _3N _24 _2360 _0006 _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 Zoning District:** Commercial Intensive and Open Rural

(6) **Proposed Zoning District:** Commercial Intensive (exclusively)

(7) **Future Land Use Map Designation:** Commercial

(8) **Area (acres):** TOTAL 4.18 = 2.42 (L5) + 1.76 (L6)

(9) **Current Use** (list any improvements on the site or uses):
Unimproved (lot 5)
Office building (lot 6)

(10) **Water Supply:**
☒ Private Well (both lots)
 Private treatment plant
 Public Water System _____ (name of provider)

(11) **Wastewater Treatment:**
☒ On-site Sewage Treatment System (both lots)
 Private Sewer Treatment Plant
 Public Sewer System _____ (name of provider)

(12) **Review Criteria for Rezoning:** See Attached Addendum for Responses to A-N.

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)* [n/a, <10 acres]
- ☐ (e) *Transportation Impact Analysis (see instructions)* [none requested]
- ☒ (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.

[N/A] **(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.

Signature of Owner: _____

Signature of Applicant/Agent: Carish A Prince
(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

10 day of June, 2022.

By Teresa L. Prince

Identification verified: personally known

Oath sworn: _____ Yes X No

[Signature]
Notary Signature

My Commission expires: 8/8/2025



CHARLOTTE C. PADFIELD
Notary Public
State of Florida
Comm# HH162415
Expires 8/8/2025



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

CONSENT FOR INSPECTION

I, Teresa Prince, Tomasetti & Prince, the owner or authorized agent for the owner of the premises located at Lot 5 of Pleasant Park, US HWY 1, Hilliard FL 32046 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"/> Variance
<input type="checkbox"/> Plat | <input type="checkbox"/> Conditional Use
<input type="checkbox"/> Preliminary Binding Site Plan
<input type="checkbox"/> Future Land Use Map Amendment |
|---|--|

without further notice.

Dated this 10 day of June, 2022.

Teresa Prince
Signature of Owner or Authorized Agent

904-261-1833

Telephone Number

State of Florida
County of Nassau

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

10 day of June, 2022.

By Teresa L. Prince

Identification verified: personally known
Oath sworn: Yes X No

[Signature]
Notary Signature

My Commission expires: 8/8/25



CHARLOTTE C. PADFIELD
Notary Public
State of Florida
Comm# HH162415
Expires 8/8/2025

CONSENT FOR INSPECTION



Tomasetti & Prince is hereby authorized TO ACT ON BEHALF OF

- ☐ Conditional Use
- ☐ Preliminary Binding Site Plan
- ☐ Future Land Use Map Amendment

Telephone Number

Updated August 18, 2021



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

OWNER'S AUTHORIZATION FOR AGENT

Tomasetti & Prince

is hereby authorized TO ACT ON BEHALF OF

Fahlgren, Kimberly & Steven, 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
☐ Future Land Use Map Amendment

BY:

Signature of Owner

Steven Fahlgren

Print Name

Kimberly Fahlgren

Signature of Owner

Kimberly Fahlgren

Print Name

904-235-9638

Telephone Number

State of Florida

County of Nassau Duval

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

12 day of April, 2022.

By Kimberly Fahlgren

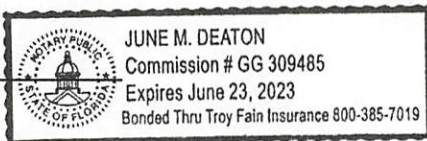
Identification verified: PERSONAL KNOWN TO ME

Oath sworn: Yes ☐ No ☐

June M Deaton

Notary Signature

My Commission expires: June 23, 2023



OWNER'S AUTHORIZATION FOR AGENT

Addendum to Application for Rezoning

Parcel Numbers 05-3N-24-2360-0005-0000 and 05-3N-24-2360-0006-0000

Responses to: (12) Review Criteria for Rezoning

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.

Applicant Response: These parcels are presently only partially zoned for commercial use but are designated in full for commercial use under the FLUM. Rezoning would therefore bring a presently inconsistent contiguous tract fully into consistent use with the FLUM.

B. Consistency of the proposed rezoning with the uses, densities and intensities permitted by the adjacent and surrounding zoning districts.

Applicant Response: The parcels front US HWY 1 along a corridor of other properties that are clearly intended for commercial use by the FLUM. Other commercial-intensive zoning exists to the immediate north and south along US1, abutted by open rural (OR) in unincorporated Nassau County and Agricultural (A-1) in the town of Hilliard. This pattern of clustered commercially zoned parcels interspersed with stretches of rural/agricultural-zoned parcels continues both north to the border with Georgia and south to the border with Duval County. This rezoning is consistent with similar land use along the US1 corridor in Nassau County.

C. Consistency of the proposed rezoning with the applicable portions of small area plans, overlay districts or any current County plans or programs.

Applicant Response: The subject parcels are not located near any such plans, districts, or programs. In the unlikely event this request was to have any impact on any such plans, districts, or programs, it would be consistent with the County's overall policies outlined in connection with the future use element of the County's comprehensive plan, and therefore consistent with any such other contemplated plans.

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

Applicant Response: This request includes land uses and intensities consistent with those of the commercial areas that surround the parcel under current zoning and the

FLUM. The parcels are already designated in the comprehensive plan to be developed for commercial purposes. As such, the request does not present a proliferation of urban sprawl contemplated by Chapter 163, Florida Statutes.

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.

Applicant Response: Though commercial-intensive use could result in increased use of public infrastructure in certain respects compared with open rural parcels, any such impact applied here is relatively minor. For one, the effect of a rezoning here is simply to rezone the “back” half of parcels that are already zoned for commercial-intensive use. This would not, therefore, present a substantial change in its character beyond its present state. Second, the County’s comprehensive plan has already accounted for this impact, which plan designates this entire tract as commercial.

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.

Applicant Response: The portion of the parcels fronting on US1 are already subject to commercial-intensive zoning. With the size of the parcels being approximately two acres a piece, there is no apparent issue with setback requirements or minimum lot dimensions.

G. The nature and degree of potential adverse impacts the proposed rezoning could have upon permitted conforming uses on neighboring lands.

Applicant Response: This request will not have any adverse impacts on neighboring lands as a portion of both parcels is already zoned commercial intensive and the FLUM for the entirety of both parcels is commercial.

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.

Applicant Response: The request will not have any adverse impacts on such uses. A portion of both parcels are already zoned commercial-intensive and the FLUM for the entirety of both parcels is commercial.

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.

Applicant Response: Applicant is unaware of any substantial character changes near the parcels that would affect their suitability for use at either level of their present zoning, which is OR and CI. However, their current “split” zone character would negatively impact the parcels’ development and a conversion in whole to CI brings the zoning designation into compliance with the existing commercial FLUM designation and with current and intended development in the surrounding area.

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

Applicant Response: Development appears to be occurring as contemplated by the comprehensive plan along US1 north of Hilliard. Granting this rezoning request further serves the purposes of the comprehensive plan.

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.

Applicant Response: Granting this request would:

- encourage commercial development within an area already identified as suitable for use in the County. By allowing for commercial development at this location, the County will naturally reduce the intrusion of incompatible commercial use into other areas, furthering Policy FL.07.01.
- allow for a cluster development of commercial-zoned property on US1 separated from others and therefore prevent ribbon development in accordance with Policies FL.08.0.5 and .06., and
- allow for sufficient buffer areas in a commercial district in accordance with Policy FL.09.01.

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.

Applicant Response: Because the parcels have already been identified as commercially designated future land use parcels, this rezoning would naturally fit the balanced, sustainable model contemplated by the comprehensive plan. Further, because it is within a nodal commercially zoned area along US1, the “complete” rezoning of the parcels as commercial will help deter ribbon-like sprawl between the highway corridor and the rural/agricultural tracts and parcels in the western part of the County.

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.

Applicant Response: Since the parcels are already zoned commercial along their frontage with US1, Applicant does not anticipate that a “complete” rezone to CI would present a need to engage in topographic or landscape alteration that would uniquely or significantly impact drainage or hydrography.

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.

Applicant Response: This application request, if granted, would specifically support compact development by “clustering” with other commercially zoned parcels to create a pattern of sustainable development envisioned by the County’s comprehensive plan.

GEORGIA ST

ROOSTER LN

ROWE LN

BETINA DR

KARA DR

KARA CIR

HALLMAN RD

LIGHTNING WAY

POWER

ABIGAIL LN

PLEASANT PARK LN

1

Town of Hilliard

CREPE MYRTLE LN

KATELYN WAY

RUBY DR

RAILROAD

15

GEORGIA ST

ROOSTER LN

ROWE LN

BETINA DR

KARA DR

KARA CIR

RAILROAD

1

15

HALLMAN RD

LIGHTNING WAY

POWER

ABIGAIL LN

PLEASANT

PARK LN

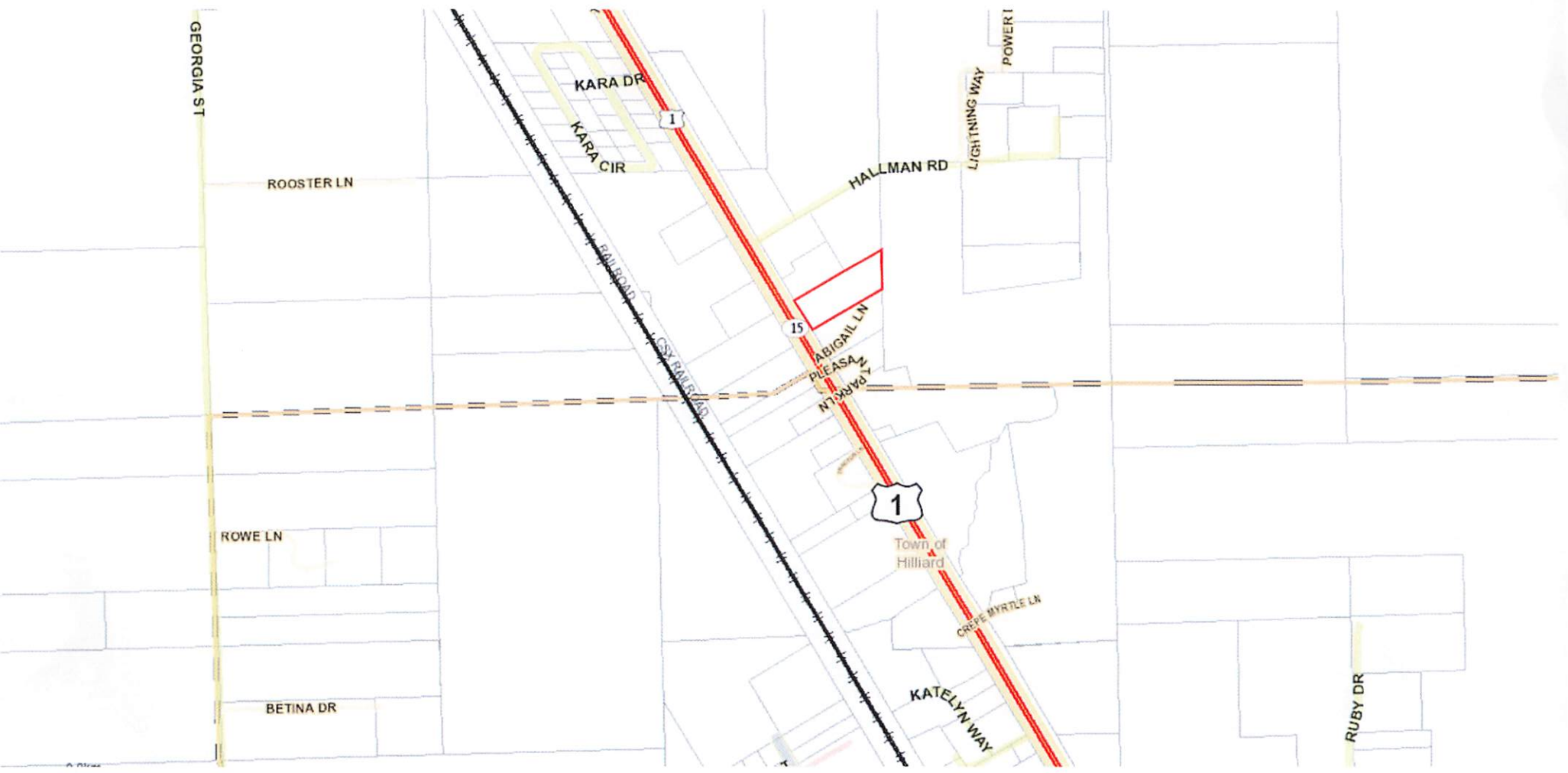
1

Town of Hilliard

CREPE MYRTLE LN

KATELYN WAY

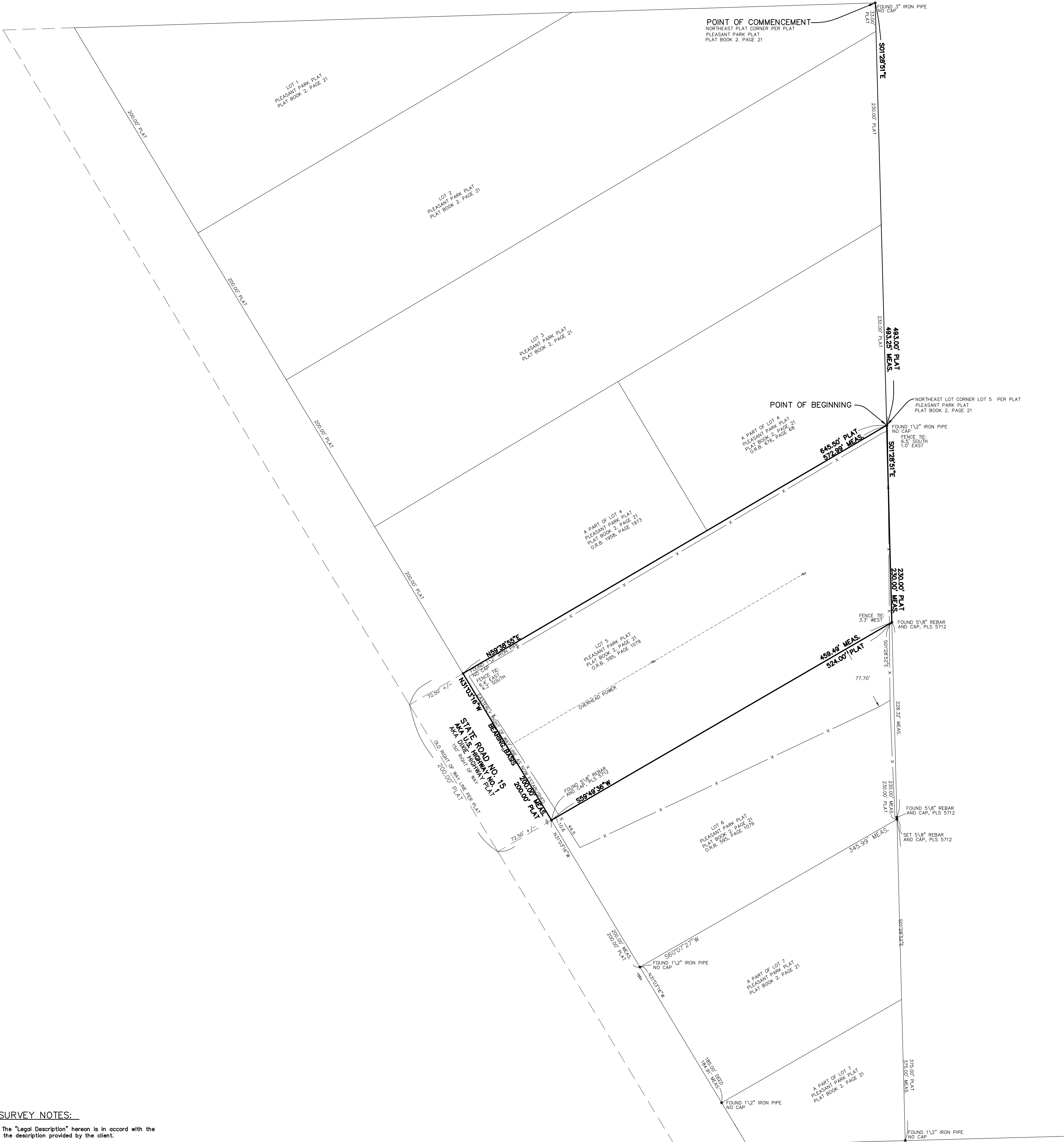
RUBY DR



MAP OF BOUNDARY SURVEY

ALL OF LOT 5, PLEASANT PARK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 21, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. LESS AND EXCEPT ANY PORTION OF SAID LOT 5 THAT IS NOW A PART OF STATE ROAD NO. 15 RIGHT OF WAY.

COMMENCE AT THE NORTHEAST PLAT CORNER OF PLEASANT PARK AFOREMENTIONED, BEING A FOUND 3 INCH IRON PIPE, NO CAP; THENCE S 01°28'51" E (MEASURED) ALONG THE EASTERLY LINE OF PLEASANT PARK AFORESAID, A DISTANCE OF 493.25 FEET (MEASURED) 493.00 FEET (PLAT) TO A FOUND 1/2 INCH IRON PIPE, NO CAP AT THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF SAID LOT 5; THENCE CONTINUE S 01°28'51" E ALONG THE EASTERLY LINE AFORESAID, A DISTANCE OF 230.00 FEET (DEED AND MEASURED) TO A FOUND 5/8 INCH REBAR AND CAP, PLS 5712 AT A POINT ON AFORESAID EASTERLY LINE; THENCE S 59°49'36"W, A DISTANCE OF 459.49 FEET (MEASURED) TO A FOUND 5/8 INCH REBAR AND CAP, PLS 5712 AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 (HAVING A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE N 31°03'16" W (**BEARING BASIS FOR THIS DEED**) ALONG THE NORTHEASTERLY RIGHT OF WAY LINE AFORESAID, A DISTANCE OF 200.00 FEET (MEASURED AND PLAT) TO A FOUND 1/2 INCH IRON PIPE, NO CAP ON THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE AND ALSO BEING A POINT ON THE NORTHERLY LOT LINE OF LOT 5 AFORESAID; THENCE N 59°38'55" E ALONG THE NORTHERLY LINE AFORESAID, A DISTANCE OF 572.99 FEET (MEASURED) TO THE **POINT OF BEGINNING**, CONTAINING 2.38 ACRES MORE OR LESS.



SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings based on N 31°03'16" W for the Easterly right of way line of State Road No. 1 (Dixie Highway Plat) per Florida State Road Department Map No. 7403-202&203, Dated 5-01-1950
- 5) Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- 6) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- 7) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0135F, Dated 12-17-2010
- 8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
- 9) This survey has been performed according to the standard of care to achieve the following accuracies for the following surveyed.
Surveyed Accuracy: 1 foot in 20875 feet
Commercial / High risk Linear Accuracy: 1 foot in 10000 feet
SOP Rule 5J-17.05(3) (B) (15) b.ii

LEGEND	CONCRETE	MEAS.	STORM MANHOLE
CONC. = CONCRETE	CONC. = CONCRETE	MEAS. = MEASURED	STORM MANHOLE
CONC. = CONCRETE	CONC. = CONCRETE	MEAS. = MEASURED	STORM MANHOLE
CONC. = CONCRETE	CONC. = CONCRETE	MEAS. = MEASURED	STORM MANHOLE
CONC. = CONCRETE	CONC. = CONCRETE	MEAS. = MEASURED	STORM MANHOLE

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: 
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

GLASS LAND SURVEYING, LLC
23884 CRESCENT PARK COURT, FERNANDINA BEACH, FLORIDA 32034
(904) 261-0128 • CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359

SCALE: 1" = 60'
DATE: 04-01-22
DRN BY: AFG
CHK BY: AFG
JOB NO: 22-77
F.B. NO: SY1
PAGE NO: 79-80

MAP OF BOUNDARY SURVEY

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SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground Improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
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- This survey has been performed according to the standard of care to achieve the following accuracies for the following surveyed. Surveyed Accuracy: 1 foot in 20875 feet Commercial / High risk Linear Accuracy: 1 foot in 10000 feet SOP Rule 5J-17.05(3) (8) (15) b.ii

LEGEND	CONC. = CONCRETE	MEAS. = MEASURED	⊗ = STORM MANHOLE
A/C = AIR CONDITIONER	CONC. CONCRETE PLATWORK	N.G.D. = NATIONAL GEODETIC VERTICAL DATUM	⊠ = TELEPHONE PEDestal
AVA = ALSO KNOWN AS	CAP = CORRUGATED METAL PIPE	O.R.B. = OFFICIAL RECORD BOOK	— = WOOD FENCE
B.R. = BUREAU OF REVENUE	ELV. = ELEVATION	P.I.N. = PARCEL IDENTIFICATION NUMBER	⊠ = WOOD POWER POLE
CB = CABLE TELEVISION PEDestal	FIN. = FINISHED FLOOR	P.O.B. = POINT OF BEGINNING	⊠ = WATER METER
CD = CHORD DISTANCE	FIN. = FINISHED FLOOR	P.O.C. = POINT OF COMMENCEMENT	⊠ = WELL
CL = CENTERLINE	FIN. = FINISHED FLOOR	R = RADIUS	
CL = CENTERLINE	FIN. = FINISHED FLOOR	R/W = RIGHT-OF-WAY	
CL = CHORD DISTANCE	FIN. = FINISHED FLOOR	SEWER CLEANOUT	
CL = CHORD DISTANCE	FIN. = FINISHED FLOOR	SEWER MANHOLE	

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: 
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FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE NO. 5712

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PAGE NO: 79-80