



APPLICATION FOR REZONING

Official Use Only

Zoning District: _____
FLUM Designation: _____
Commission District: _____
Application #: R17-007
Date Filed: _____

0 0 12
0 0 10
0 0 22
5 1 2 N 2 5 4 1 7 0 0 0 1 1 0 0 0 0

Parcel Identification Number (18 digit number)

Driving Instructions: 450129 Fl SR. 200

1. Legal Description: Lot 11 Block _____ Subdivision Callahan
Plat Book 3 Page 20
(Please attach a legal description if not located in a subdivision)

2. Location: On the north side of S.R. 200
(north, south, east, west) (street)
between Annie Laura St and Evelyn St
(street) (street)
Nearest identifiable landmark (for example: Walmart or I-95) Winn Dixie

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

Richard Kela
21783 C.R. 121
Hilliard, Fl 32046

Name and Address of the Applicant / Authorized Agent:

Richard Kela / Dulcey Khelah
21783 CR 121
Hilliard, Fl 32046

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2017 AUG 23 A 9:42
NASSAU COUNTY
PLANNING DEPARTMENT

(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:

mixed residential (RM)

5. Proposed Zoning District:

CG

6. Future Land Use Map Designation:

7. Acreage:

.74

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

vacant currently

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?

Exhibit "A"

- A) New commercial shopping center to complement nearby shopping plazas.
- B) None.
- C) Due to the proposed size of the project no major traffic impact is foreseen.
- D) Currently vacant property, proposed condition is an approximately 5500 s.f. shopping center. No impact on surrounding properties.
- E) N/A
- F) This shopping center is desirable for Nassau County because it will offer job opportunities for our community, as well as meet the demand for more retail space opportunities.
- G) Living conditions of the adjacent neighborhoods should not be negatively affected.
- H) The proposed change will comply with all federal, state, and local drainage requirements.
- I) Due to the adjacent properties being zoned residential, the proposed change may encourage improvement or development in the future of these adjacent properties to follow suit.
- J) Current zoning is mixed residential.
- K) The scale of the proposed project is in conjunction with the needs of the neighborhood and the rapid growth of Nassau County.
- L) Yes, there are several commercial properties within the general location, some of which are currently under construction.

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:

- N.A. Preliminary Development Plan (Exhibit "C")
- N.A. 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: _____

(if different than Owner)

Owner's mailing address: _____

Telephone: (904) 314-1850

Email: thekela@hotmail.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, Richard Kela, the owner or authorized agent for the owner of the premises located at 450129 FL SR 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 with application _____, without further notice.

Dated this 21 day of August, 2017.



Signature of Owner or Authorized Agent

Telephone Number

STATE OF FLORIDA:
COUNTY OF NASSAU:

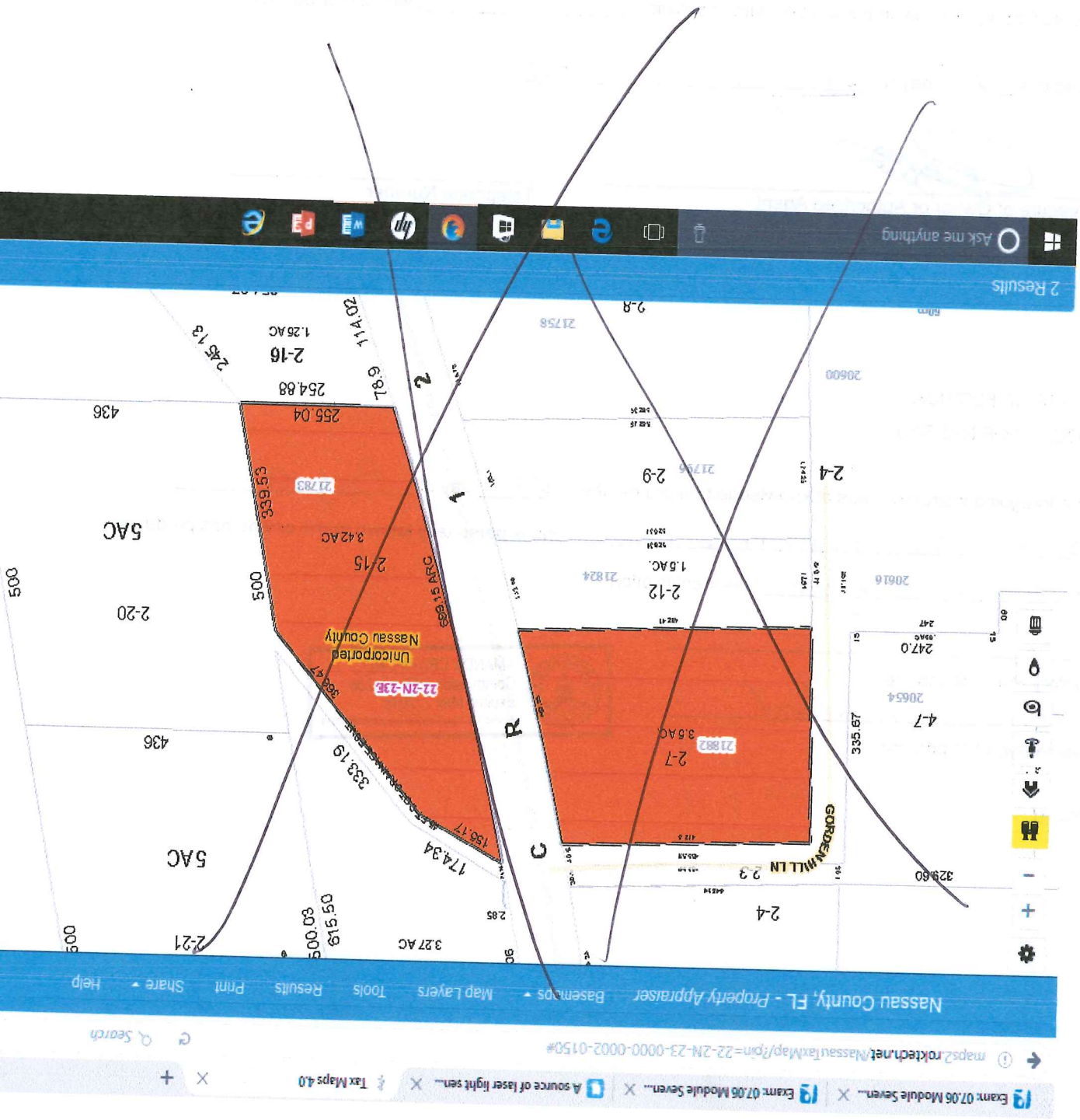
The foregoing instrument was acknowledged before me the 21 day of August, 2017, by Richard Abdul-Khader Kelo who is personally known to me or who has produced FLDL K400741721210 as identification.

Notary Public Signature

Amanda Crawford
Name (typed or printed)



(Seal)



OWNER'S AUTHORIZATION FOR AGENT

Dulcey Khelah is hereby authorized TO ACT ON BEHALF OF
Richard Kela, 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

Richard A. Kela
Print Name

Signature of Owner

Print Name

(904) 314-1850
Telephone Number

State of Florida /
County of Nassau

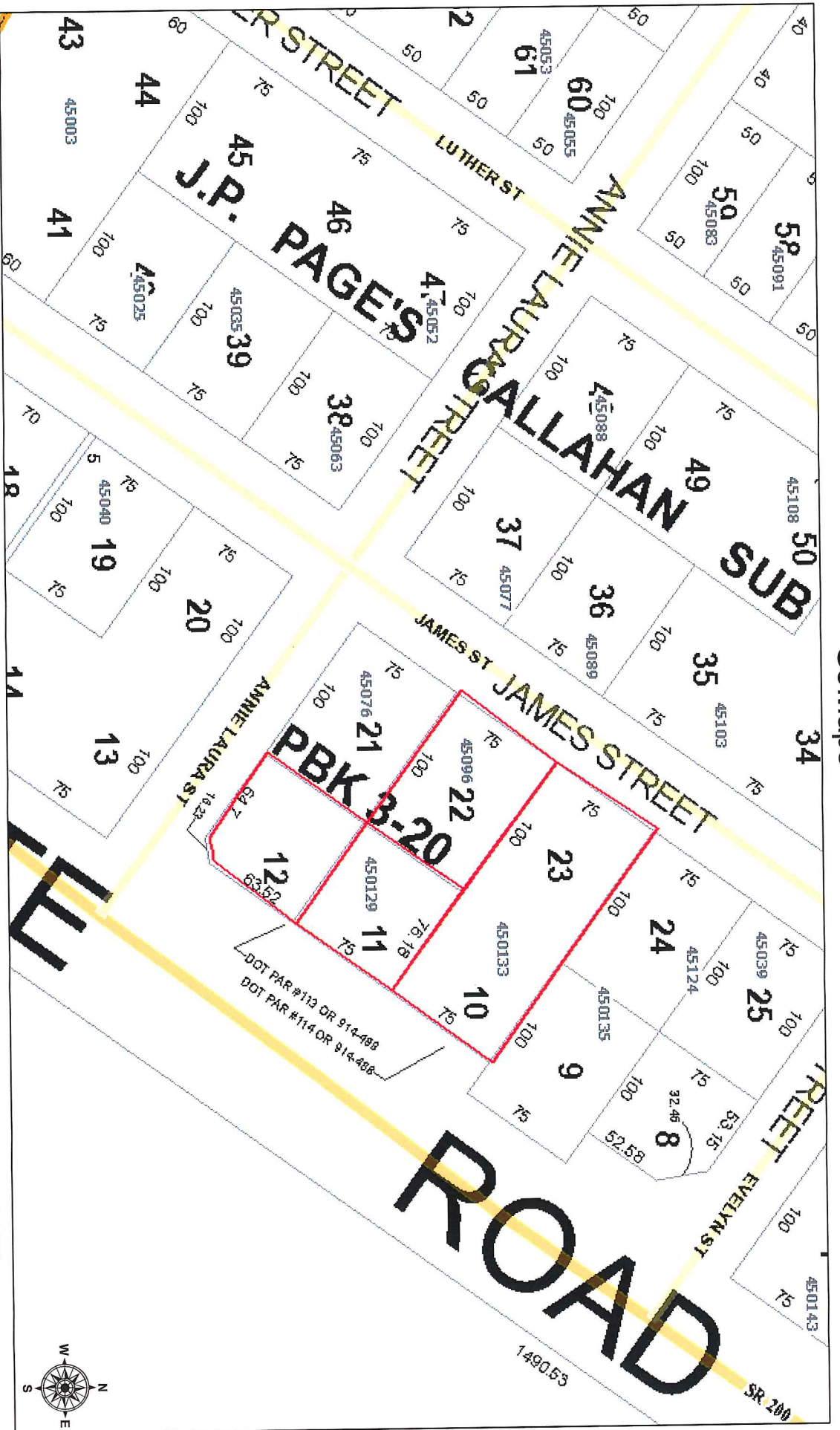
Signed and sworn before me on this 21 day of August, 2017.
By Richard Abdul-Khader Kela

Identification verified: FLDL K4007417210
Oath sworn: Yes X No

[Signature]
Notary Signature

My Commission expires: _____





August 23, 2017

1:1,128
0 0.0075 0.015 0.03 0.06 km
0 0.015 0.03 0.06 mi

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