



APPLICATION FOR REZONING

Official Use Only

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

24-2N-28-0000-0024-0020
24-2N-28-0000-0024-0050

Parcel Identification Number (18 digit number)

Driving Instructions: Take left on SR 200. Approx 1/2 mile down
on right. Property is vacant/wooded.

1. Legal Description: Lot I & J Block _____ Subdivision _____
Plat Book _____ Page _____

(Please attach a legal description if not located in a subdivision)

2. Location: On the South side of SR 200
(north, south, east, west) (street)

between Mt. Zion Loop and South Prince Drive
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) Super Wal-Mart

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

Bryan & Allison Corigliano
96045 Windsor Drive
Yulee, Florida 32097

Name and Address of the Applicant / Authorized Agent:

Gillette & Associates, Inc.
20 South 4th Street
Fernandina Bch, FL 32034

(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:

RM

5. Proposed Zoning District:

CN

6. Future Land Use Map Designation:

Med Density

7. Acreage:

0.37

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

vacant / wooded

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?

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: See attached agent form

Signature of Applicant: _____

(if different than Owner)

Signature of Agent: ASA

(if different than Owner)

Owner's mailing address: 96045 Windsor Dr
Yulee, FL 32097

Telephone: 904-261-8819 - agent

Email: asa@gilletteassociates.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, ASA R. Gillette, the owner or authorized agent for the owner of the premises located at Lots I: J, SR 200, Yulee 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 2nd day of May, 2018

ASA R. Gillette
Signature of Owner or Authorized Agent

904-261-8819
Telephone Number

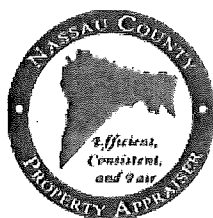
STATE OF FLORIDA:
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me the 2nd day of May, 2018, by Asa R. Gillette who is personally known to me or who has produced _____ as identification.

Tricia Bowen
Notary Public Signature
Tricia Bowen
Name (typed or printed)

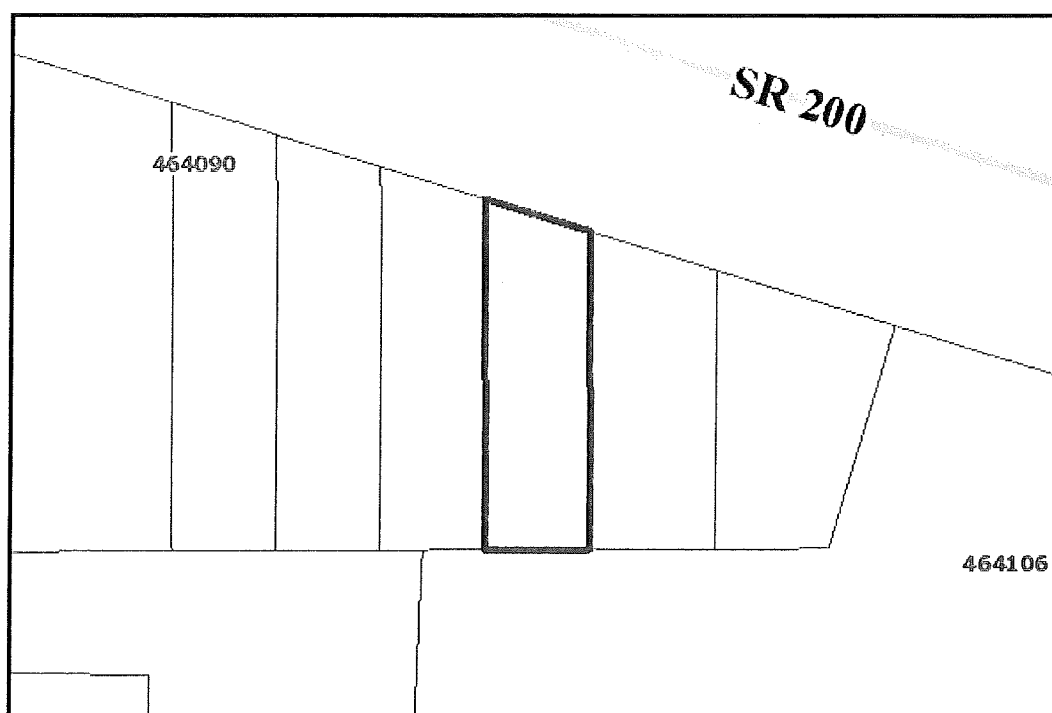
(Seal)

904-491-7300



www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser

**Parcel Report****Parcel ID****Owner Information****Results**

24-2N-28-0000-0024-0020

CORIGLIANO BRYAN & ALLISON

96045 WINDSOR DR

Mailing Address

YULEE, FL 32097

Site Address**Previous Site Address (If
Changed by 911)****Deed Acre**

0.00

**Approximate Acres (GIS
Calculated)**

0.18

Property Use Code

001000

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision	Not in a Subdivision		
Value & Sales Report	Results		
Land Value	\$38,500.00	Value of land	
Building Value	\$0.00	Value of all improvement on the land	
Misc. Value	\$0.00	Any extra features to the land and/or building(s)	
Just Value (Market Value)	\$38,500.00	The Just, or Market Value, for tax purposes	
Assessed Value	\$38,500.00	Market Value minus assessment limits	
Taxable Value		Assessed Value minus any Exemptions	
Sales Information			
Date	Price	Vacant?	Qual
20180123	\$80,000.00	Y	Q
Land Use Report	Results		
Zoning	RM	Note: (Must be verified with Municipality)	
Future Land Use	MEDIUM DENSITY	Note: (Must be verified with Municipality)	
Community Development District	No		
Community Redevelopment Area	No	Note: (Must be verified with City of Fernandina Beach)	
Historic District	No	Note: (Must be verified with City of Fernandina Beach)	
Municipal Service Benefit Unit (MSBU)	No		
Mobility Fee Zone	Zone 1		
Topographical Report	Results		
Soil Map Unit Name	LEON FINE SAND		
Drainage Basin	St. Marys River		
Drainage Basin Number	Coming Soon		
Vegetation		Not a jurisdictional survey	
Approximate Elevation	Coming Soon		
Utility Report	Results		
Water Source	Jacksonville Electric Authority		
Waste Water	Jacksonville Electric Authority		
Electric Provider	Florida Power & Light		
Emergency Management Report	Results		
Fire District	70	Note: (Must be verified with Nassau County Fire & Rescue)	
USNG	17R MP 48 85	Note: (Must be verified with Nassau County Emergency Management)	
Storm Surge Zone	Coming Soon	Note: (Must be verified with Nassau County Emergency Management)	
Hurricane Evacuation Zone	Coming Soon	Note: (Must be verified with Nassau County Emergency Management)	
Special Flood Hazard Area	X		

Note: (Must be verified with Nassau County Building Dept.)

Note: (Must be verified with Nassau County Building Dept.)

DFIRM Panel 12089C
Building Wind Zone Coming Soon

School Board Report	Results	
Elementary School Zone	Emma Love Hardee Elementary	Note: (Must be verified with NCSB)
Middle School Zone	Fernandina Beach Middle School	Note: (Must be verified with NCSB)
High School Zone	Fernandina Beach High School	Note: (Must be verified with NCSB)

Elections Report	Results	
Municipality	Unincorporated Nassau County	
Voting Precinct	204	Note: (Must be verified with SOE)
Polling Location	Coming Soon	Note: (Must be verified with SOE)
Congressional	4	Note: (Must be verified with SOE)
State Senate	4	Note: (Must be verified with SOE)
State House	11	Note: (Must be verified with SOE)
County Commissioner	2 - Stephen W. Kelley	Note: (Must be verified with SOE)
School Board	2 - Gail G. Cook	Note: (Must be verified with SOE)
Ocean, Highway & Port Authority	2 - Danny Fullwood	Note: (Must be verified with SOE)
City of Fernandina Beach Commission	Does Not Apply	Note: (Must be verified with City of Fernandina Beach)
Hilliard Town Council	Does Not Apply	Note: (Must be verified with Town of Hilliard)
Callahan Town Council	Does Not Apply	Note: (Must be verified with Town of Callahan)
Mosquito Control	No	Note: (Must be verified with SOE)

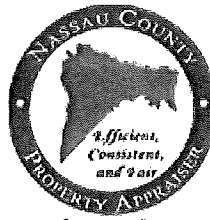
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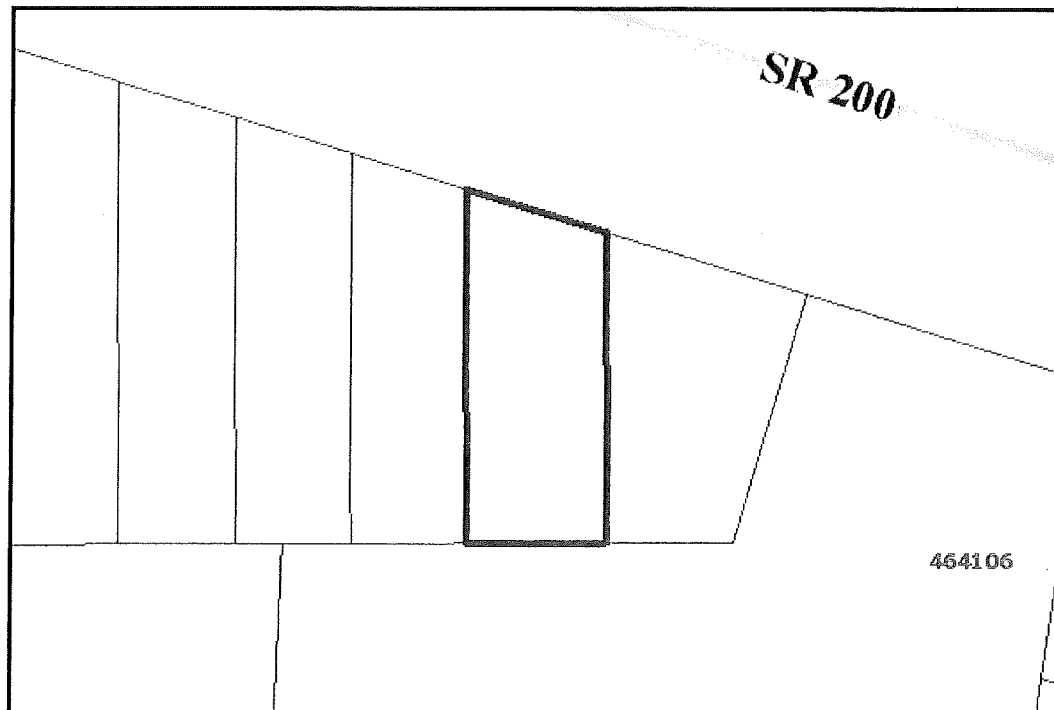


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Building Value	\$0.00	Value of all improvement on the land	
Misc. Value	\$0.00	Any extra features to the land and/or building(s)	
Just Value (Market Value)	\$42,000.00	The Just, or Market Value, for tax purposes	
Assessed Value	\$40,249.00	Market Value minus assessment limits	
Taxable Value		Assessed Value minus any Exemptions	
Sales Information			
Date	Price	Vacant?	Qual
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General Warranty Deed

Made this January 23, 2018 A.D. By **Queen Mable Kimble**, 149 W. 41st Street, Jacksonville, Florida 32206, hereinafter called the grantor, to **Bryan Corigliano and Allison Corigliano, husband and wife**, whose post office address is:

95045 Windsor Dr, Yulee, FL 32097, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

PARCEL 1:

A PORTION OF GOVERNMENT LOT 3, IN SECTION 24, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ALSO BEING KNOWN AS LOT "J", AS RECORDED IN OFFICIAL RECORDS BOOK 59, PAGE 627, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, TOGETHER WITH THE NORTHERLY EXTENSION OF SAID LOT "J", EXTENDING NORTHERLY TO THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (A1A), AS RECORDED IN OFFICIAL RECORDS BOOK 228, PAGE 148, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT "K", AS RECORDED IN OFFICIAL RECORDS BOOK 58, PAGE 292, AFOREMENTIONED; THENCE NORTH 10°39'46" EAST, ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT "K", A DISTANCE OF 13.31 FEET TO A POINT IN THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200 (A1A); THENCE NORTH 72°46'59" WEST, ALONG LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 78.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°23'00" EAST, ALONG THE EXTENSION OF THE EASTERLY LINE OF SAID LOT "J" AND SAID EASTERLY LINE THEREOF, A DISTANCE OF 119.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 88°25'22" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LOT, A DISTANCE OF 59.75 FEET TO THE SOUTHWEST CORNER OF LAST SAID LOT; THENCE NORTH 01°23'00" WEST, ALONG THE WESTERLY LINE AND THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LAST SAID LOT "J", A DISTANCE OF 139.52 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, AFOREMENTIONED; THENCE SOUTH 72°46'59" EAST, ALONG LAST SAID LINE, A DISTANCE OF 63.04 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2:

A PORTION OF GOVERNMENT LOT 3, IN SECTION 24, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ALSO BEING KNOWN AS LOT "I", AS RECORDED IN OFFICIAL RECORDS BOOK 58, PAGE 292, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, TOGETHER WITH THE NORTHERLY EXTENSION OF SAID LOT "I", EXTENDING NORTHERLY TO THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (A1A), AS RECORDED IN OFFICIAL RECORDS BOOK 1525, PAGE 868-869, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT "K", AS RECORDED IN OFFICIAL RECORDS BOOK 58, PAGE 292, AFOREMENTIONED; THENCE NORTH 10°39' 46" EAST, ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT "K", A DISTANCE OF 13.31 FEET TO A POINT IN THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200 (A1A); THENCE NORTH 72°46' 59" WEST, ALONG LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 141.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°23' 00"

EAST, ALONG THE EXTENSION OF THE EASTERLY LINE OF SAID LOT "I" AND SAID EASTERLY LINE THEREOF, A DISTANCE OF 139.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 88°25' 22" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LOT, A DISTANCE OF 49.78 FEET TO THE SOUTHWEST CORNER OF LAST SAID LOT; THENCE NORTH 01°23' 00" WEST, ALONG THE WESTERLY LINE OF AND THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LAST SAID LOT "I", A DISTANCE OF 156.44 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, AFOREMENTIONED; THENCE SOUTH 72°46' 59" EAST, ALONG LAST SAID LINE, A DISTANCE OF 52.52 FEET TO THE POINT OF BEGINNING.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name

Michael D. Coonan

Queen Mable Kimble

Address: 149 W. 41st Street, Jacksonville, Florida 32206

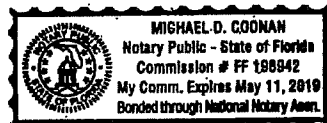
Witness Printed Name

Harry Coleman

State of Florida

County of Nassau

The foregoing instrument was acknowledged before me this 23rd day of January, 2018, by Queen Mable Kimble, who is/are personally known to me or who has produced drivers license as identification.



Notary Public
Print Name:

Michael D. Coonan

My Commission Expires:



Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

AGENT AUTHORIZATION

I, Bryan Corigliano, owner the following property(s) do hereby authorize, Gillette & Associates, Inc., to act as my Agent in conjunction with all site plan applications, concurrency applications, preliminary plat applications, and any other Local, State and/or Federal development permits necessary for development of the following property, without any further notice.

Location: Lots I & J, SR 200-Yulee
Parcel No.: 24-2N-28-0000-0024-0050; 24-2N-28-0000-00240020

[Signature]
Signature

4-10-2018
Date

904-261-8618
Telephone Number

STATE OF FLORIDA
COUNTY OF NASSAU

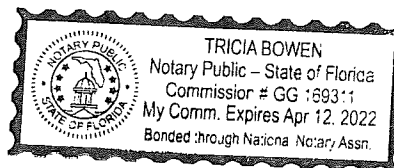
Subscribed and sworn to before me this 10th day of April, 2018.

Who is personally known to me ☒ or has produced identification _____

Tricia D Bowen
Notary Public: Signature

TRICIA D. Bowen
Printed Name

My Commission Expires: 4/12/22





Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

AGENT AUTHORIZATION

I, Allison Corigliano, owner the following property(s) do hereby authorize, Gillette & Associates, Inc., to act as my Agent in conjunction with all site plan applications, concurrency applications, preliminary plat applications, and any other Local, State and/or Federal development permits necessary for development of the following property, without any further notice.

Location: Lots I & J, SR 200-Yulee

Parcel No.: 24-2N-28-0000-0024-0050; 24-2N-28-0000-00240020

Allison Corigliano
Signature

4-10-2018
Date

904-261-8618
Telephone Number

STATE OF FLORIDA
COUNTY OF NASSAU

Subscribed and sworn to before me this 10th day of April, 2018.

Who is personally known to me ☒ or has produced identification _____

Tricia D Bowen
Notary Public: Signature

Tricia D Bowen
Printed Name

My Commission Expires: 4/12/22

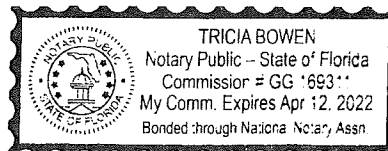




EXHIBIT A

A. Explain how the proposed change reflects to the established land use pattern.

The land use along State Road 200 is primarily commercial. The proposed zoning change is in accordance with established land use patterns in the immediate area.

B. Identify isolated district(s) that would be created by proposed change.

The proposed change would not create any additional isolated districts. The existing RM zoning is on other surrounding properties as well as CN zoning.

C. Explain how the proposed change would impact public facilities such as schools, utilities, streets and traffic.

The proposed change will reduce the intensity of the potential uses and should reduce impact to public facilities. The commercial use will not impact schools.

D. Describe the existing and proposed conditions for the subject property and surrounding properties.

Existing area along subject property is primarily commercial with residential mix adjacent to subject property. The proposed land condition would be compatible with surrounding properties in this area.

E. Identify Comprehensive Plan policies that support proposed change, especially long range land use plans.

One of the goals of the Future Land Use Element is to accommodate land uses which create a sound revenue base and offer diverse opportunities with minimum adverse impacts on the natural environment.

F. Explain how changed or changing conditions make the approval of the proposed rezoning desirable.

The proposed change will reduce the density along SR 200 while providing a commercial service to the area.

G. Explain how the proposed change will not adversely influence living conditions in immediately adjacent neighborhoods.

The proposed use would be low impact and would not draw significant traffic or congestion. We do not feel the use would adversely influence surrounding living conditions.

H. Explain how the proposed change will comply with all Federal, State, and Local drainage requirements.

The project is exempt from SJRWMD permit requirements due to its small size any proposed runoff will be directed to landscape areas and have no adverse impacts to adjacent properties.

I. Explain how the proposed change will encourage the improvement or development of adjacent property in accordance with existing regulation.

Most all properties along this area of A1A are zoned commercial and the rezoning of this property may cause others to follow suit.

J. Explain why the property cannot be used with existing zoning.

The land use and zoning of the property does not allow for the use of an art studio, which would be applicable to Commercial land use.

K. Describe the scale of the proposed project with the needs of neighborhood and the needs to Nassau County.

This would provide a commercial service to Nassau County and would fit more appropriately with the surrounding area.

L. Are there other sites in this general location with similar zoning?

East and West of the property is Commercial General zoning. And across State Road 200 is additional parcels with Commercial General zoning.

