



APPLICATION FOR REZONING

180005524

R18-009

Official Use Only

Zoning District: _____
FLUM Designation: _____
Commission District: _____
Application #: _____
Date Filed: 8/15/18

DM

05-2N-26-0000-0004-00410

Parcel Identification Number (18 digit number)

Driving Instructions: Drive west on State Rd 200, about 3 miles west of I95 on left.

* Legal Description: IN OR 1718/885 EX R/W OR 1032/1231

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

2. Location: On the South side of State Rd 200
(north, south, east, west) (street)
between Westberry Lane and Nessler Dr
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) _____

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

Hogan Robert K & Elizabeth S - 10951
95010 Piney Island Ct
Fernandina Beach, FL 32034

Name and Address of the Applicant / Authorized Agent:

Joshua Stafford
12635 N. State Rd 121
MacLennay, Florida 32063

(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: CG
5. Proposed Zoning District: OR
6. Future Land Use Map Designation: AGR
7. Acreage: 1.01

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

54 Home

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:

N/A 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.

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: X Josh Stafford (Josh Stafford)

(if different than Owner)

Signature of Agent: _____

(if different than Owner)

Owner's mailing address: 95010 Pinay Island Ct
Fernandina Beach, Florida 32034

Telephone: _____

Email: _____

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 X

CONSENT FOR INSPECTION

I, Jooh Stafford, the owner or authorized agent for the owner of the premises located at 451638 SR 200, Ballahan FL 32011 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 of Rezoning, without further notice.

Dated this 4 day of June, 2018.

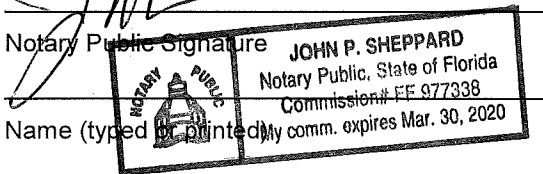
Jooh Stafford
Signature of Owner or Authorized Agent

904-206-9689
Telephone Number

STATE OF FLORIDA:
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me the 4 day of JUNE, 2018, by Jooh Stafford who is personally known to me or who has produced FLDL as identification.

Notary Public Signature



Name (typed or printed)

(Seal)

OWNER'S AUTHORIZATION FOR AGENT

Josh Stafford is hereby authorized TO ACT ON BEHALF OF
Robert K. & Elizabeth S. Hogan, 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

Robert K. Hogan
Print Name

[Signature]
Signature of Owner

Elizabeth S. Hogan
Print Name

(904) 838-2426
Telephone Number

State of Florida
County of Nassau

Signed and sworn before me on this 4th day of June, 2018.
By Robert K + Elizabeth S. Hogan

Identification verified: yes
Oath sworn: Yes No

[Signature]
Notary Signature

My Commission expires: 12/26/19



#9 - Rezoning Review Criteria

Answers below for each letter:

A = It would be our home to live in

B = N/A

C = N/A wouldn't change

D = It would not change

E = N/A We wouldn't know

F = Since it is a home, surrounded by other homes it would be desirable

G = home is surrounded by other residents

H = It would comply w/ federal, state & local drainage requirements

I = It wouldn't improve adjacent properties since they are already established residential properties

J = N/A it can if warranted

K = N/A

L = Yes, within a Quarter of a mile, surrounding properties are all zoned C-R.

R18-009 HOGAN/STAFFORD

PAID: 7/12/18

RECEIPT #1604893

AN

Application Entry - Munis [BOARD OF COMMISSIONERS]

Application: 180005524
 Status: A ACTIVE
 Department: 0242 - PLANNING & ECONOMIC OPPORTUNIT
 Project/Activity: ZON7 REZONING LAND Active
 Description 1: R18-009 - HOGAN/STAFFORD - CG TO OR
 Description 2: 05-2N-26-0000-0004-0040
 Applicant: O - OWNER
 Estimated cost: 0 Fees effective: 07/12/2018

Owner: 10951 HOGAN, ROBERT
 Contractor:
 Business:
 Status code: ACT - ACTIVE
 Status memo:
 Assigned to:
 Permit:

Application Permits

Permit: Application 180005524 HOGAN, ROBERT Record ID 158014
 Type: ZON6 REZONING LAND
 Status: F FEE
 Permit:
 Issued: by
 Expires:
 Deny/Void/Revoke:
 Hold/Withdraw:

Issue Permit
 Complete Permit
 Deny/Void Permit
 Revoke Permit
 Hold Permit
 Withdraw Permit
 Status Reversal
 Transfer Permit
 Quick Issue
 Detail
 Recalc Fees
 Override Fee
 Update Fee
 Fee Adjustments
 Collect
 Customers
 Misc Chgs
 Escrow
 Paymt History

Fees Additional Bond
 Bldg seq: Issue Invoice N To
 Estim cost: 0

Fee	Based on	SqFt/Est Cost	Statistic	Stat Amount	Fee Amount	Credit Amt	Amount Paid	Amount Due
LEGAL 100	Flat Rate			.0	100.00	.00	100.00	.00
REZ LAND	Item			.0	520.00	.00	520.00	.00
PZ POSTAGE	Flat Rate			.0	4.00	.00	4.00	.00
Total Fees				624.00				
Total Credits				.00				
Total Paid				624.00				
Balance Due				.00				Refund

Attachments (0)

Prepared by and return to:

Pat Logan
Ponte Vedra Title, LLC
115 Professional Drive
Suite 101
Ponte Vedra Beach, FL 32082

File Number: PVT10758

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 30th day of December, 2010, between **Michael W. Edwards and Marty R. Edwards, husband and wife**, whose post office address is 451638 State Road 200, Callahan, FL 32011, grantor, and **Robert K. Hogan and Elizabeth S. Hogan, husband and wife**, whose post office address is 274678 Murrhee Road, Hilliard, FL 32046, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Nassau County, Florida, to-wit:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN SECTION FIVE (5), TOWNSHIP TWO (2) NORTH, RANGE TWENTY-SIX (26) EAST, NASSAU COUNTY, FLORIDA AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION FIVE (5) AND GO SOUTH EIGHTY-NINE (89) DEGREES, TWENTY-TWO (22) MINUTES WEST, ALONG SOUTH LINE OF SAID SECTION FIVE (5), FOR FIVE HUNDRED THIRTEEN FEET (513.0) TO THE POINT OF BEGINNING; THENCE GO NORTH FOR THREE HUNDRED NINETY AND TWO TENTHS FEET (390.2) TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD NO. 200 (A 100 FOOT RIGHT OF WAY); THENCE GO SOUTH SEVENTY-FOUR (74) DEGREES, THIRTY-FIVE MINUTES (35) WEST, ALONG SOUTHERLY RIGHT OF WAY OF STATE ROAD NO. 200, FOR ONE HUNDRED TWENTY AND THREE TENTHS FEET (120.3); THENCE GO SOUTH FOR THREE HUNDRED SIXTY-ONE AND EIGHT TENTHS FEET (361.8) TO THE SOUTH LINE OF SAID SECTION FIVE (5); THENCE GO NORTH EIGHTY-NINE (89) DEGREES, TWENTY-TWO (22) MINUTES EAST, ALONG THE SOUTH LINE OF SECTION FIVE (5), FOR ONE HUNDRED SIXTEEN FEET (116.0) TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART CONVEYED FOR ADDITIONAL RIGHT OF WAY IN OFFICIAL RECORDS BOOK 1032, PAGE 1231 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

Parcel Identification Number: 052N26000000040040

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

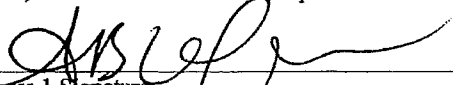
To Have and to Hold, the same in fee simple forever.

SUBJECT TO covenants, conditions, restrictions, easements of record and taxes for the current year.

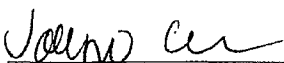
grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except as specified herein.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

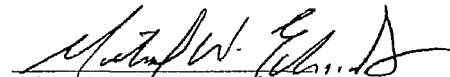
Signed, sealed and delivered in our presence:

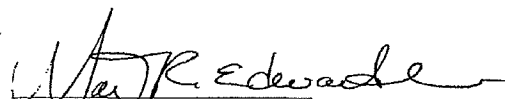

Witness 1 Signature
A. B. GRIFFIN

Witness 1 Printed Name


Witness 2 Signature

Solyn Clark
Witness 2 Printed Name



Michael W. Edwards

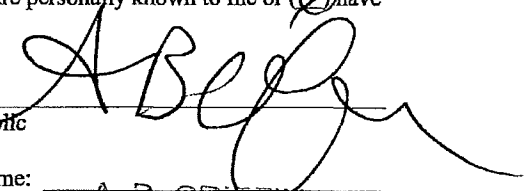

Marty R. Edwards

State of FLORIDA

County of ST. JOHNS

The foregoing instrument was acknowledged before me this 30 day of Dec, 2010, by **Michael W. Edwards and Marty R. Edwards, husband and wife**, they () are personally known to me or () have produced valid driver's licenses as identification.
1007 SR

NOTARY PUBLIC-STATE OF FLORIDA
 A. B. Griffin
Commission #DD990201
Expires: MAY 17, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

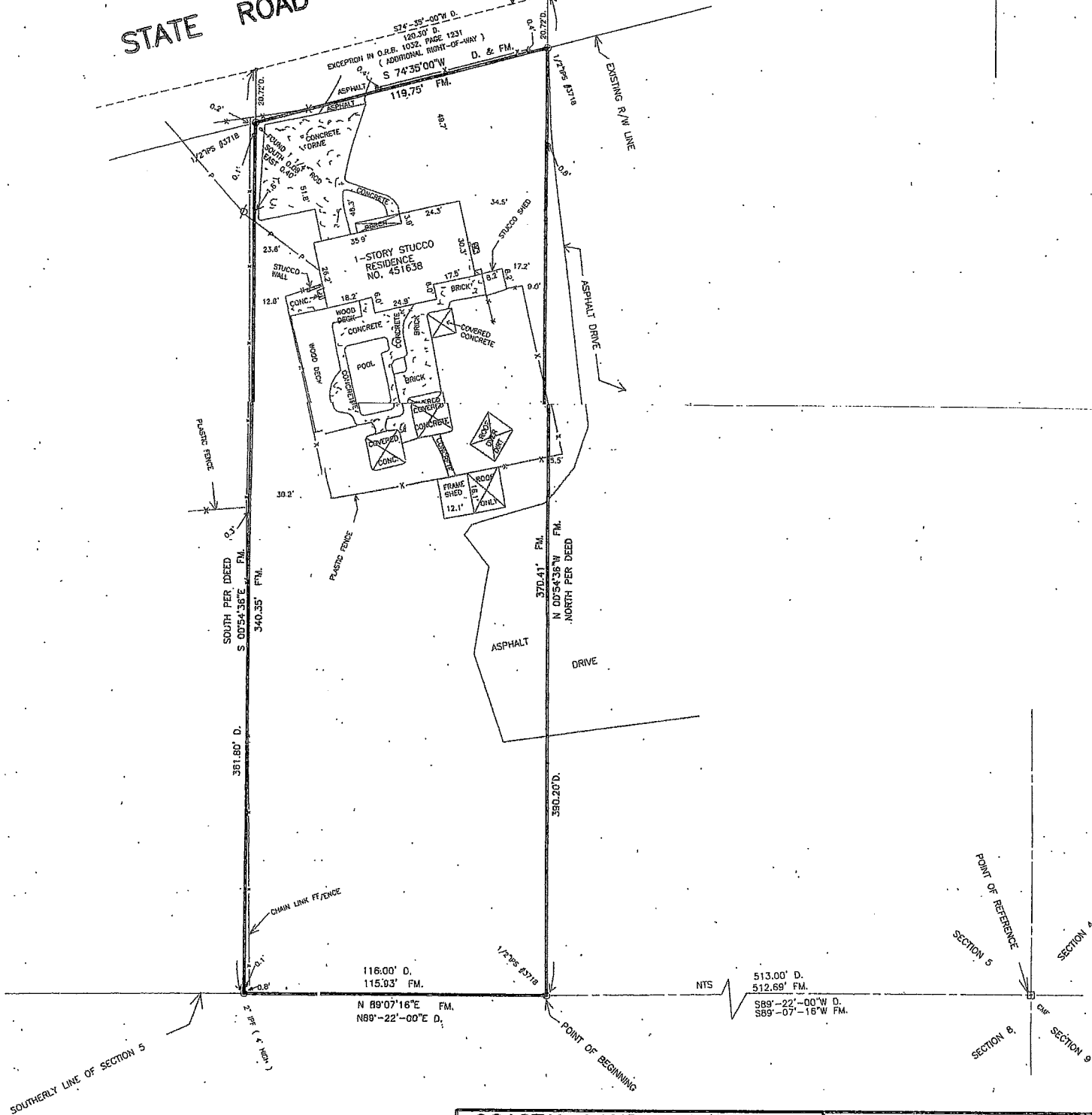

Notary Public

Printed Name: A. B. GRIFFIN

My Commission Expires: _____

PAVED (R/W VARIES)
STATE ROAD NO. 200

NORTH



COASTAL LAND SURVEYORS

& MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-281-8950 FAX 904-277-6650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER SJ-17.050, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180-7, GEORGIA STATUTES.

JAMES O. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N74°-35'-00"E FOR THE S/LY LINE OF S.R. 200 PER O.R.B. 1718, P. 885
PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120170, PANEL NO. 330F DATED 12-17-10
DATE OF SURVEY: JUNE 20, 2018
SCALE 1"=30'
JOB NO. 1808-17 F.B. 348
CORNER MARKERS HAVE NO IDENTIFICATION UNLESS OTHERWISE NOTED.
LEGEND:
IRON PIPE FOUND - IPF
IRON PIPE SET - IPS
RE/BA FOUND - RBF
NOT TO SCALE - NTS
BUILDING RESTRICTION LINE - BRL
CONCRETE MONUMENT FOUND - CMF
STAINLESS STEEL PIPE FOUND - SSPF
RIGHT-OF-WAY - R/W
POINT OF CURVE - PC
CENTERLINE - CL
POWER LINE - P
FIELD MEASURED - FM
RECORD - R. DEED - D.
POWER POLE - O
CONCRETE - CONC.
FENCE - F
RIGHT-OF-WAY - R/W
POINT OF TANGENCY OF REVERSE CURVE - PRC
OFFICIAL RECORDS BOOK - O.R.B.

ON SEPARATE SHEET.

