APPLICATION FOR REZONING

Official Use Only
Zoning District: _____
FLUM Designation: _____
Commission District: _____
Application #: _____
Date Filed: _____

06-2N-27-0000-0005-0010

Parcel Identification Number (18 digit number)

Driving Instructions: Heading eastbound on Hwy A1A from I-95, turn right on Mentoria Road and property is located on the eastern side of Mentoria Road

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

2. **Location:** On the eastern (north, south, east, west) side of Mentoria Road (street)
between Hwy A1A (street) and Pinecrest Avenue (street)
Nearest identifiable landmark (for example: Walmart or I-95) East of I-95

3. **Name and Address of the Owner as shown in the public records of Nassau County:**
Bhavani Ventures, LLC
76043 Sidney Place
Yulee, FL 32097

Name and Address of the Applicant / Authorized Agent:
Tomassetti & Prince
406 Ash Street
Fernandina Beach, 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: Open Rural

5. Proposed Zoning District: Commercial Highway Tourist

6. Future Land Use Map Designation: Agricultural

7. Acreage: 2.91 acres

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

The subject property is improved with a one-story dwelling and pre-manufactured residence.

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:

X Environmental Assessment including wetlands, threatened or endangered species, tree canopy and other significant environmental features. (Exhibit "B")

X Any additional data (Maps of zoning and FLUM for subject parcel and surrounding area attached.)

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 Authorization)

Signature of Applicant: _____

(if different than Owner)

Signature of Agent: Russell L. Prince

(if different than Owner)

Owner's mailing address: 406 Ash Street
Fernandina Beach, FL 32034

Telephone: (904) 261-1833

Email: tprince@tpislandlaw.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_____

AGENT AUTHORIZATION (FOR COMPANY OR LLC)

Tomassetti & Prince is hereby authorized as the Agent TO ACT ON BEHALF OF

Bhavani Ventures, LLC, 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: Teresa L. Prince for the Firm

Signature of Agent

Teresa L. Prince, Managing Partner of Tomassetti & Prince

Print Name of Agent

406 Ash Street, Fernandina Beach, FL 32034

Agent Address

tprince@tpislandlaw.com and info@tpislandlaw.com

Agent Email

(904) 261-1833

Agent Telephone Number

Amit Patel

~~Signature of President, Chairman of the Board or managing partner of~~ Bhavani Ventures, LLC

(Circle one)

Amit Patel, Authorized Manager

Print Name

3143 Scenic Oaks Drive, Jacksonville, FL 32226

Address

(904) 553-4922 — Telephone Number

amitp904@gmail.com — Email

I, Teresa L. Prince, hereby affirm or swear that I have the authority on behalf of

(name of agent)

Bhavani Ventures, LLC, to file the Rezoning application

with Nassau County.

TP — Initials

AP — Initials

Certificate

I Teresa L. Prince, (signer's name), Managing Partner (title) of A. Jeffrey Tomassetti,PLC, d/b/a/ Tomassetti & Prince (company or LLC) an entity lawfully organized and existing under the laws of Florida (name of State) do hereby affirm or swear that I am empowered and authorized, on behalf of the entity, to execute this Agent Authorization form, and all documents required by Nassau County regarding this application, and further expressly warrants that Teresa L. Prince has been given and has received and accepted authority to sign and execute the documents on behalf of Bhavani Ventures, LLC.

Teresa L. Prince — Managing Partner

Signature — Title

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me this 14th day of September, 2018 by Teresa L. Prince as Managing Partner for A. Jeffrey Tomassetti, PLC, d/b/a Tomassetti & Prince

Personally Known X OR Produced _____ as identification.

Jaime Herrmann
Notary Signature

My Commission expires: 9/21/19

JAIME HERRMANN
Commission # FF 920297
My Commission Expires
September 21, 2019

JP
Initials — Initials

2018 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L05000011491

Entity Name: A. JEFFREY TOMASSETTI, PLC

FILED
Feb 06, 2018
Secretary of State
CC2720665077

Current Principal Place of Business:

406 ASH ST.
FERNANDINA BEACH, FL 32034

Current Mailing Address:

406 ASH ST.
FERNANDINA BEACH, FL 32034 US

FEI Number: 74-3139190

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

PRINCE, TERESA
406 ASH ST.
FERNANDINA BEACH, FL 32034 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: TERESA PRINCE 02/06/2018

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGRM	Title	MGRM
Name	TOMASSETTI, ARMOND JESQ.	Name	PRINCE, TERESA LESQ.
Address	406 ASH STREET	Address	406 ASH ST.
City-State-Zip:	FERNANDINA BEACH FL 32034	City-State-Zip:	FERNDNADINA BEACH FL 32034

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ARMOND TOMASSETTI MGRM 02/06/2018

Electronic Signature of Signing Authorized Person(s) Detail — Date

APPLICATION FOR REGISTRATION OF FICTITIOUS NAME

REGISTRATION# G12000024332

Fictitious Name to be Registered: TOMASSETTI & PRINCE

Mailing Address of Business: 406 ASH STREET
FERNANDINA BEACH, FL 32034

Florida County of Principal Place of Business: NASSAU

FEI Number:

FILED
Mar 09, 2012
Secretary of State

Owner(s) of Fictitious Name:

A. JEFFREY TOMASSETTI, PLC
406 ASH STREET
FERNANDINA BEACH, FL 32034 US
Florida Document Number: L05000011491
FEI Number: 74-3139190

I the undersigned, being an owner in the above fictitious name, certify that the information indicated on this form is true and accurate. I further certify that the fictitious name to be registered has been advertised at least once in a newspaper as defined in Chapter 50, Florida Statutes, in the county where the principal place of business is located. I understand that the electronic signature below shall have the same legal effect as if made under oath and I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s. 817.155, Florida Statutes.

A. JEFFREY TOMASSETTI — 03/09/2012

Electronic Signature(s) — Date

Certificate of Status Requested ( ) **Certified Copy Requested ( )**

EXHIBIT A

Rezoning Review Criteria:

a. **Explain how the proposed change relates to the established land use pattern.**
There is an established node of Commercia, Highway and Tourist (CHT) Zoning and Commercial FLUM at the intersection of I-95 and SR200 which extends down Mentoria Road and is immediately adjacent to the subject property on its northern boundary and western boundary. Properties in the area surrounding the intersection of I-95 and SR 200 support a variety of commercial uses often highway and/or tourist related. The proposed zoning change is in accordance and is compatible with established land use patterns in the immediate area and provides for a logical extension of this commercial development pattern.

b. **Identify isolated district(s) that would be created by proposed change.**
The proposed CHT zoning would not create any isolated districts. The proposed CHT zoning would be in keeping with existing zoning districts north and west of the subject property.

c. **Explain how the proposed change would impact public facilities such as schools, utilities, streets and traffic.**
Since the proposed CHT zoning does not allow for residential uses, the commercial use will not impact schools. The impacts to utilities, streets and traffic will be consistent with the impacts of the surrounding parcels already zoned CHT or CN.

d. **Describe the existing and proposed conditions for the subject property and surrounding properties.**
The subject property is improved with a one-story dwelling and pre-manufactured residence. The remainder of the property is wooded and undeveloped. The properties to the North of the subject property are zoned CHT and CN and are currently wooded and undeveloped. The properties to the East and South are zoned OR with limited residential development. The property to the West of the subject property, across Mentoria Road, is zoned CHT.

e. **Identify Comprehensive Plan policies that support proposed change, especially long range land use plans.**
One of the goals of the Future Land Use Elements in the 2030 Comprehensive Plan is to encourage and accommodate "land uses which create a sound revenue base and offer diverse opportunities for a wide variety of living, working, shopping, and leisure activities, with minimum adverse impacts on the natural environment." Pursuant to FL.08.05, "The Land Development Code shall provide incentives to direct commercial and multi-family residential uses into clustered or nodal development patterns, that eliminate or reduce strip or ribbon development following Major County or state roads." Pursuant to Policy FL.08.06(A), the Land Development Code is to provide incentives to encourage new residential and commercial development in rural and transitional areas to accomplish a "pattern that is a logical extension of existing urban development patterns avoiding leapfrog and scattered development." Pursuant to Policy FL. 8.06(C), the Land Development Code

shall encourage commercial development in rural and transitioning areas to "develop in a pattern that enhances the potential for the extension and maximization of central (regional) water and sewer systems." When the subject property is developed, it will be required to tie into water and sewer systems and will no longer be utilizing a well or septic system.

f. **Explain how changed or changing conditions make the approval of this proposed rezoning desirable.**
The subject property is immediately adjacent to commercial zoning districts. Its proximity to the SR200/I-95 interchange and the predominance of intensive commercial development around this interchange indicate the proposed change in zoning is appropriate. The commercial use will provide job opportunities for the community.

g. **Explain how the proposed change will not adversely affect living conditions in the adjacent neighborhoods.**
The commercial development of this property will not adversely influence living conditions. Existing residential development on nearby properties is limited. Any improvement of the subject property will require that buffering and setbacks be provided to separate the commercial use from any surrounding residential uses and may require mitigation if there are any impacts to traffic or the environment.

h. **State that the proposed change will comply with all Federal, State and local drainage requirements.**
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.**
Much of the adjacent property already has a Commercial future land use and zoning designation. The rezoning and development of the subject site may promote the development on the adjacent commercial parcels. The proposed rezoning will harmonize the zoning and development pattern on Mentoria Road.

j. **Explain why the property cannot be used with existing zoning.**
The OR Zoning designation does not allow commercial uses. A 2.91 acre parcel with OR zoning, which is adjacent to Commercial future land use and zoning and located proximate to a major interchange, is of limited utility.

k. **Describe the scale of the proposed project according to the needs of the neighborhood and the needs of Nassau County.**
The rezoning to CHT will not permit development that is out scale with the neighborhood or the County. There is an established node of commercial FLUM and use at the intersection of I-95 and SR200 which extends down Mentoria Road.

l. **Are there other sites in this general location with similar zoning?**
The property directly adjacent to the North and West of the subject property is located within the CHT zoning district. Additional parcels with CHT zoning are also located on the north side of SR 200 and the west side of I-95.

Legal Description

A portion of government lot 3 of fractional Section 6, Township 2 North, Range 27 east, Nassau County, Florida.

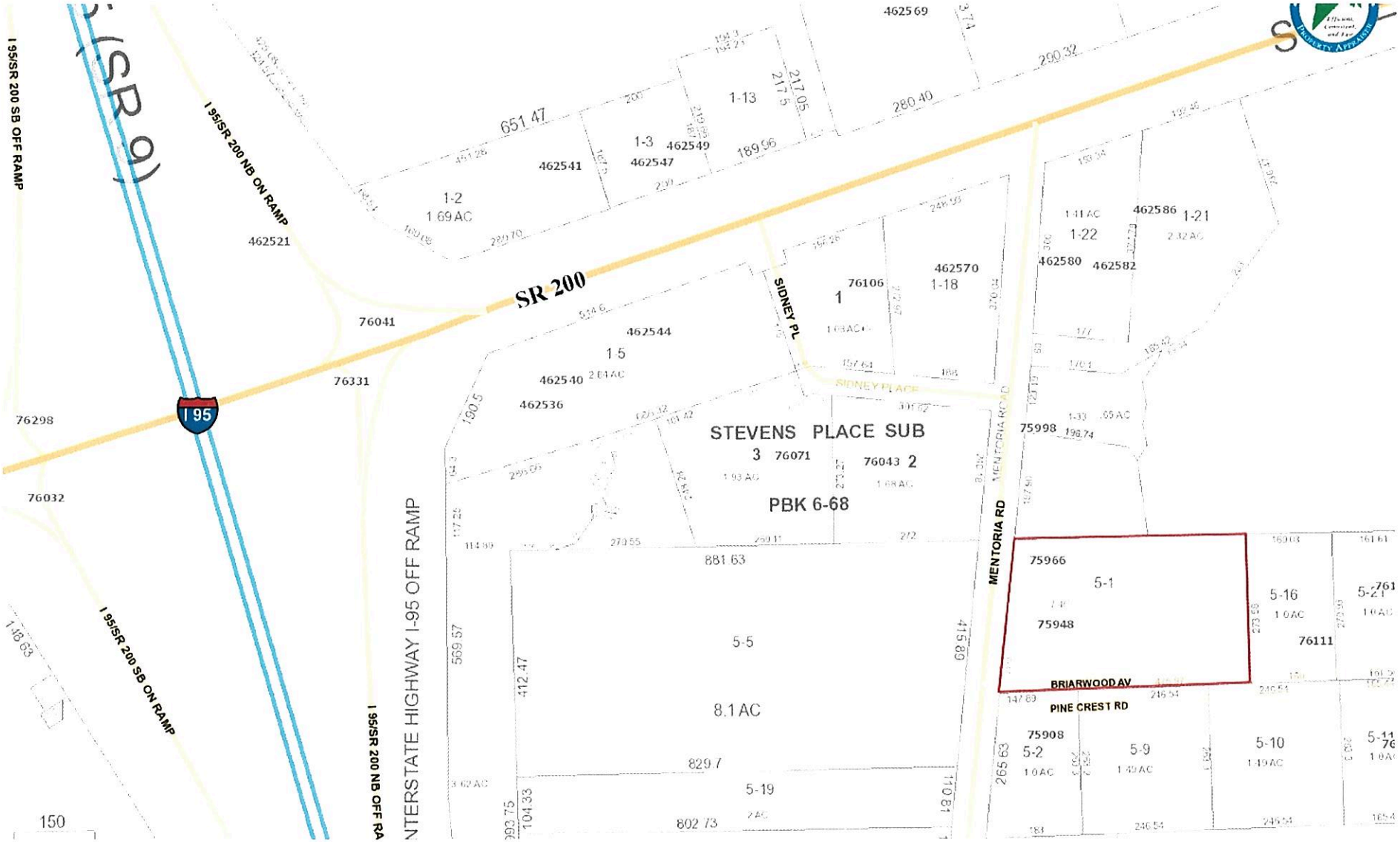
Being also a portion of the lands described in Official Records Book 239, Page 400, of the public records of Nassau County, Florida and all of the lands described in Official Records Book 436, Page 796 of the public records of Nassau County, Florida, being more Particularly described as follows:

For a point of reference commence at the northwest corner of fractional Section 6, Township 2 North, Range 27 East, Nassau County, Florida; thence North 89°21'30" East, along the north line of said fractional Section 6, a distance of 935.25 feet to where said north line of fractional Section 6 is intersected by the easterly right-of-way line of Mentoria Road (a 66.0 foot right-of-way) for the point of beginning.

From the point of beginning thus described continue North 89°21'30" East, along the north line of said fractional Section 6, a distance of 438.04 feet to intersect the west line of lands described in Official Records Book 705, Pages 265 & 266, of the public records of Nassau County, Florida; thence South 01°42'30" East, along said west line, a distance of 273.58 feet to intersect the south line of lands described in Official Records Book 239, Page 400 of the public records of Nassau County, Florida; thence South 88°24'30" West along said south line, a distance of 475.97 feet to intersect the easterly right-of-way line of Mentoria Road (a 66.0 foot right-of-way); thence North 06°00'10" East along said easterly right-of-way line, a distance of 283.33 feet to the point of beginning.

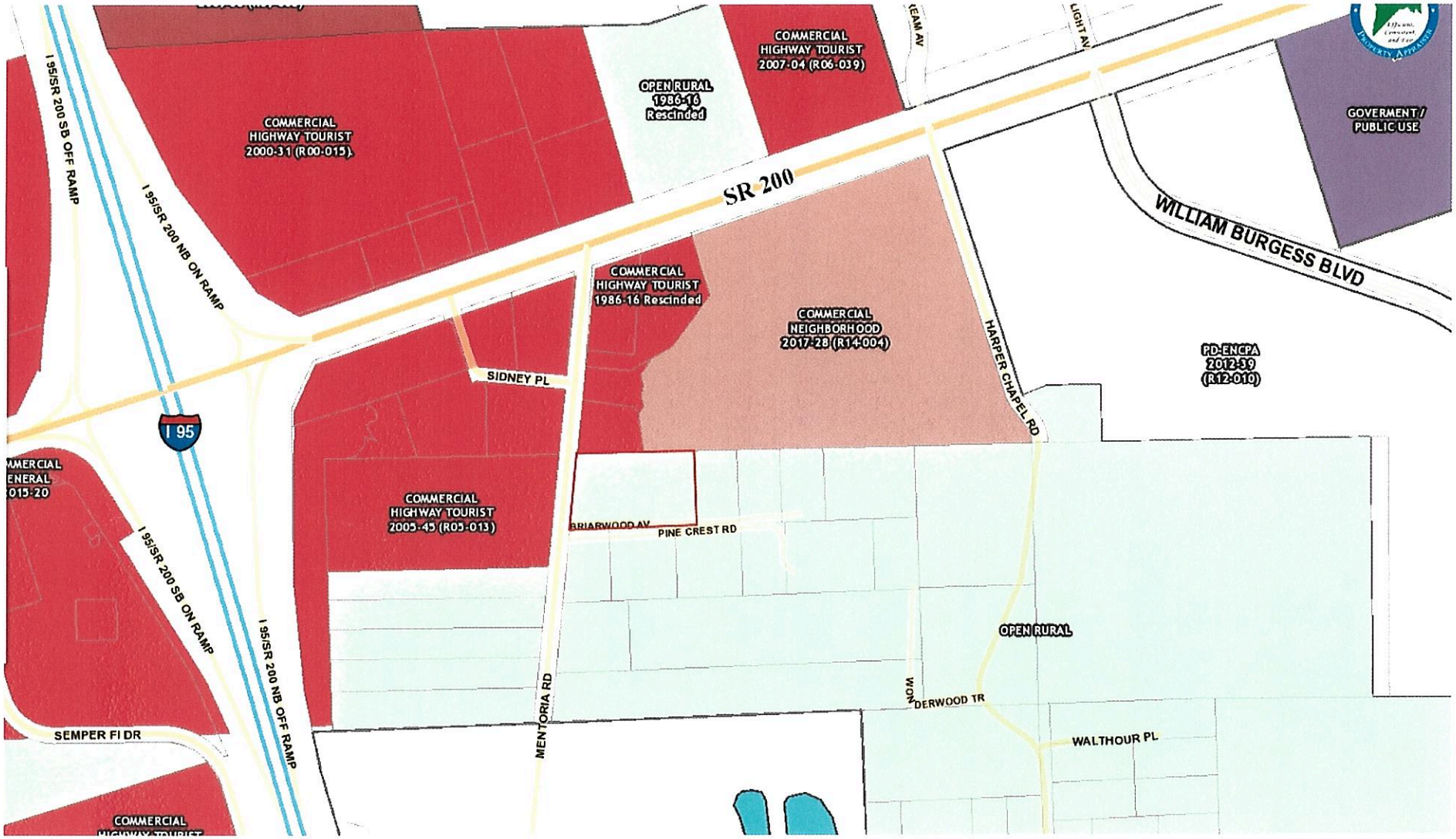
The south 30.0 feet of the foregone described land is subject to an easement for ingress & egress.

SITE LOCATION MAP



SITE LOCATION MAP

EXISTING ZONING MAP



EXISTING FLUM MAP

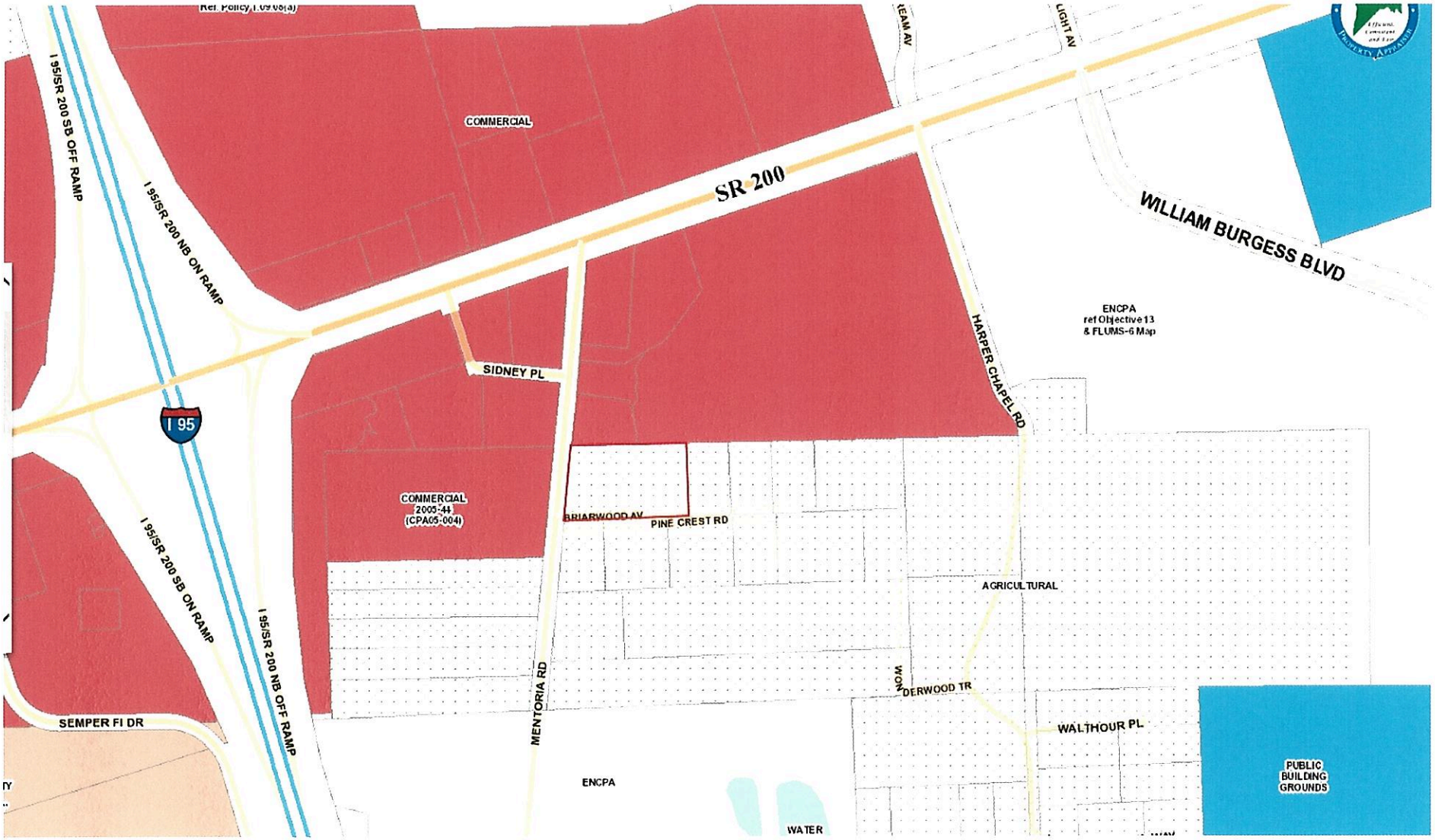


EXHIBIT B

MAP OF BOUNDARY SURVEY

A PORTION OF GOVERNMENT LOT 3 OF FRACTIONAL SECTION 6, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

BEING ALSO A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 239, PAGE 400, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 436, PAGE 796 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

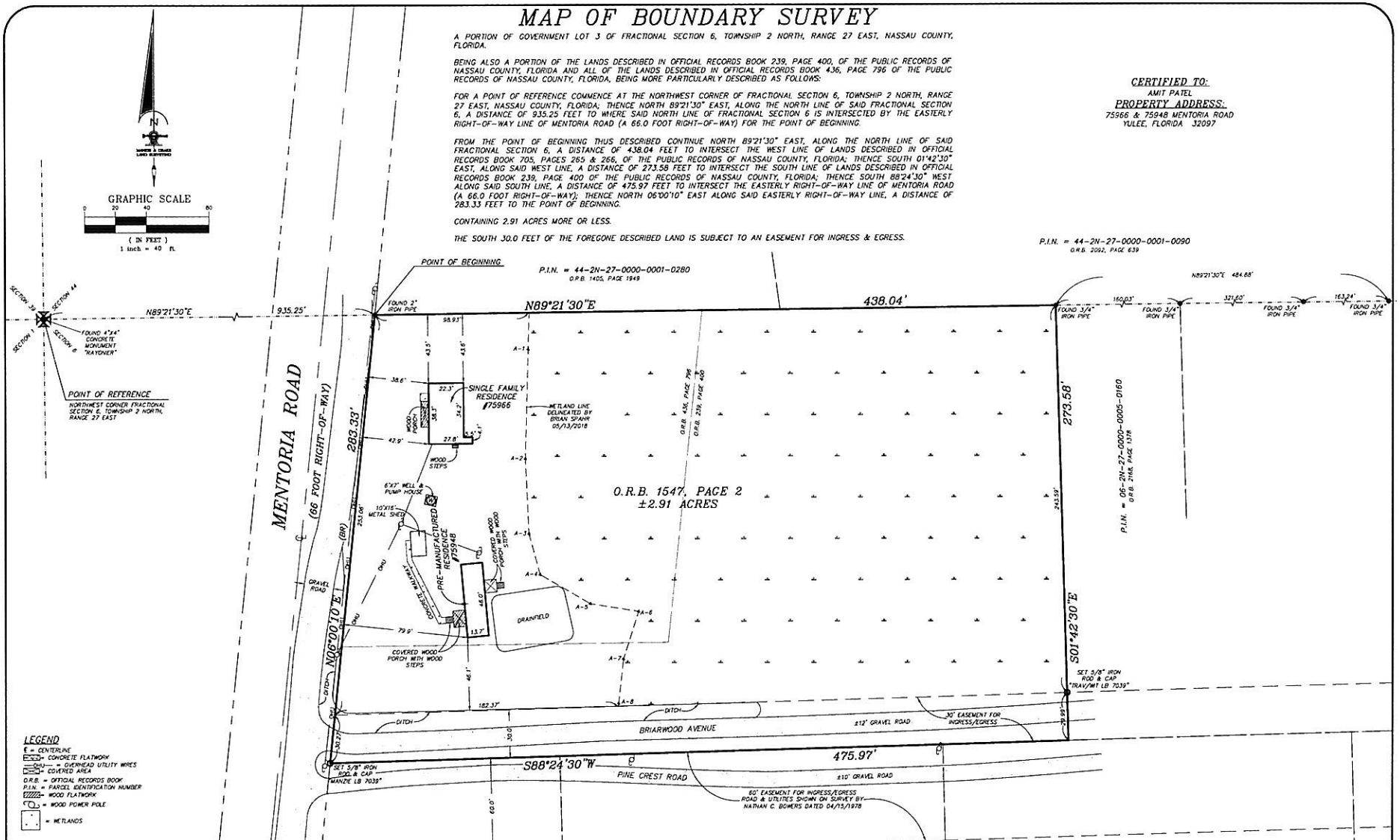
FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 6, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 89°21'30" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 6, A DISTANCE OF 935.25 FEET TO WHERE SAID NORTH LINE OF FRACTIONAL SECTION 6 IS INTERSECTED BY THE EASTERLY RIGHT-OF-WAY LINE OF MENTORIA ROAD (A 66.0 FOOT RIGHT-OF-WAY) FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 89°21'30" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 6, A DISTANCE OF 438.04 FEET TO INTERSECT THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 705, PAGES 265 & 266, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 01°42'30" EAST, ALONG SAID WEST LINE, A DISTANCE OF 273.58 FEET TO INTERSECT THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 239, PAGE 400 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 88°24'30" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 475.97 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF MENTORIA ROAD (A 66.0 FOOT RIGHT-OF-WAY); THENCE NORTH 06°00'10" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 283.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.91 ACRES MORE OR LESS.

THE SOUTH 30.0 FEET OF THE FOREGONE DESCRIBED LAND IS SUBJECT TO AN EASEMENT FOR INGRESS & EGRESS.

CERTIFIED TO:
AMIT PATEL
PROPERTY ADDRESS:
75966 & 75948 MENTORIA ROAD
YULEE, FLORIDA 32097



LEGEND
℄ = CENTERLINE
= CONCRETE FLATWORK
OHU = OVERHEAD UTILITY WIRES
= COVERED AREA
O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
= WOOD FLATWORK
= WOOD POWER POLE
= WETLANDS

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 shown hereon are based on N06°00'10"E for the Easterly right-of-way line of Mentoria Road. The bearing reference line is indicated as thus (BR).
5) "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."
6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0335F. Dated 12/17/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.
8) Wetlands shown hereon were delineated by Brian Spahr.

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THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE 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.

MICHAEL A. MANZIE, P.L.S. 4069

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"
"OUR *SIGHTS* ARE ON THE FUTURE, SET YOUR *SITES* ON US."

SCALE: 1"=40' JOB NO: 17205 DATE: 05/17/2018 CADD: BH
F.B. NO: X-308 PAGE NO: 47 FIELD CREW: GS FILE NO: B-1245