



# APPLICATION FOR A CONDITIONAL USE

Official Use Only

Zoning District: \_\_\_\_\_  
FLUM Designation: \_\_\_\_\_  
Commission District: \_\_\_\_\_  
Application #: \_\_\_\_\_  
Date Filed: \_\_\_\_\_

1 6 I N 2 5 2 9 1 2 0 0 0 2 0 1 2 0

**Parcel Identification Number (18 digit number)**

Driving Instructions: US 1 to Ratliff Rd. Ratliff Rd to Maplewood  
Ct. 44309 Maplewood Ct. Callahan, FL 32011

1. Legal Description: Lot 12 Block 2 Subdivision Woodland Estates Unit 2  
Plat Book 4 Page 46, 47, 48  
(Please attach a legal description if not located in a subdivision)

2. Location: On the SW side of Maplewood Ct  
(north, south, east, west) (street)  
between Ratliff Rd and Cul de Sac  
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) Circle K @ US-1 and Ratliff Rd

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

James Ray Freeman Jr  
Vickie G. Freeman  
44309 Maplewood Ct, Callahan, FL 32011

**Name and Address of the Applicant / Authorized Agent:**

James Ray Freeman Jr.  
Vickie G. Freeman  
44309 Maplewood Ct. Callahan, FL 32011

(PLEASE NOTE: If applicant is not the owner, this application must be accompanied by completed Owner's Authorization for Agent form.)

DALE V. TRAYLOR  
LAND SURVEYOR

4306 SEMINOLE STREET  
STARKE, FLORIDA 32091  
(904)-964-5374

P.O. BOX 1724  
CALLAHAN, FLORIDA 32011  
(904)-879-5688

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OF LAND BEING THE EAST  $\frac{1}{2}$  OF LOT 12, BLOCK 2, WOODLAND ESTATES, UNIT TWO, AS RECORDED IN PLAT BOOK 4, PAGES 46, 47, AND 48 OF THE CURRENT PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING is the Northeast corner of said Lot 12, being a point on a curve and the Southerly right-of-way line of Maplewood Court (a 60-foot public right-of-way, being a paved road); said curve being concave to the Southwest with a radius of 600.00 feet, a central angle of 19°21'00" and a chord bearing of North 77°49'34" West and distance of 201.67 feet; thence proceed Northwesterly along said right-of-way line and curve, an arc distance of 202.63 feet; thence South 11°13'04" West departing said right-of-way line, a distance of 1016.99 feet to the Southerly corner of said Lot 12; thence North 22°28'08" East along the Easterly line of said Lot 12, a distance of 1033.49 feet to the POINT OF BEGINNING.

Containing 2.35 Acres, more or less.

Being subject to a 50-foot drainage and utility easement as per plat of WOODLAND ESTATES, UNIT TWO.

**4. Detailed Description of Conditional Use Sought:**

We would like to place a mobile Home, well and septic in the back of our property for our son and his family. Our daughter in law has physical disabilities and we need to have them as close to us as possible. My wife takes her to Dr. Appts.

**5. Required Attachments:**

- Exhibit "A" - Survey
- Exhibit "B" - Site Plan
- Exhibit "C" - Interior Floor Plan, drawn to scale
- Exhibit "D" - Other (please list)

**6. Section of Zoning Code or provision that authorizes the granting of this Conditional Use:** 28.14(J)

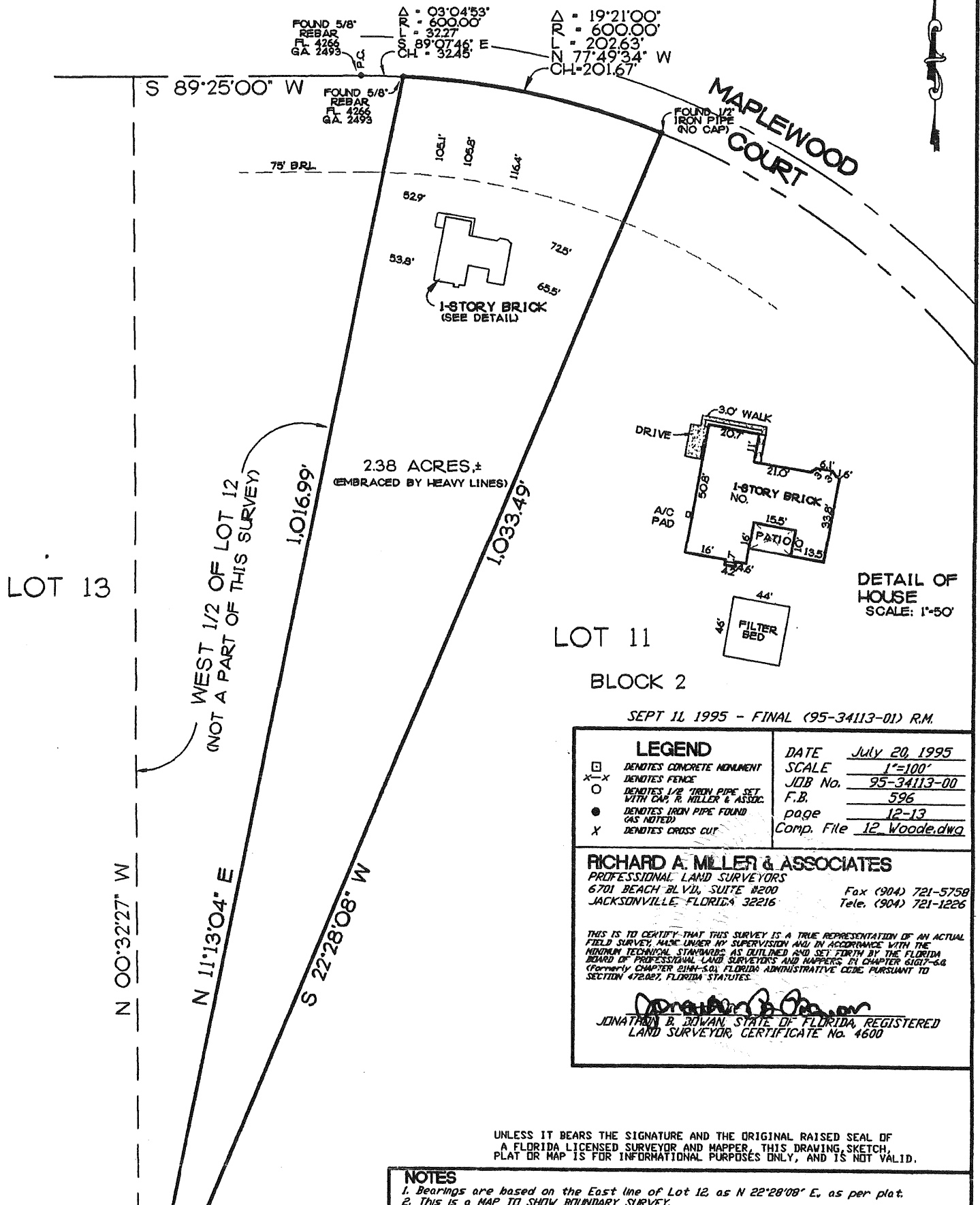
**7. HOME OCCUPATIONS:** Section 28.14 (A), (1-8): For a home occupation, the following conditions will apply if the Conditional Use is granted. On a separate sheet of paper (8 1/2" x 11"), please address the following in detail and attach as Exhibit "E".

- (1) Any business use shall be allowed which meet the standards set forth below.
- (2) The business use must remain incidental and secondary to the primary residential use and shall under no circumstances change the residential character thereof.
- (3) The exterior of the home business must conform to the residential character and architectural aesthetics of the neighborhood.
- (4) Not more than two additional employees or independent contractors shall work on the premises, along with the members of the family residing on the premises who are engaged in such occupation.
- (5) Parking generated by such home occupation shall not occur in greater volumes than would normally be expected in a residential neighborhood, and business- related vehicles including trailers must be parked in legal parking spaces, not within the right-of-way, and not blocking a sidewalk.
- (6) Heavy equipment, including commercial, industrial, or agricultural vehicles, equipment, or machinery shall be screened from view from rights-of-way and adjacent residential properties.
- (7) No equipment or process shall be used in such home occupation which creates noise, vibrations, heat, smoke, dust, glare, fumes noxious odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual audible interference in any radio or television receivers off the premises or causes fluctuations in the line voltage off the premises. Such regulation shall not exceed similar regulation of a residence without a business. The use, storage, and disposal of hazardous materials is similarly regulated.
- (8) These regulations do not supersede limitations provided by condominium associations or covenants.
- (9) No additional restrictions or regulations on home businesses are allowable other than those listed above.

# MAP SHOWING BOUNDARY SURVEY OF

ALL THAT CERTAIN TRACT OF LAND BEING THE EAST 1/2  
OF LOT 12, BLOCK 2, WOODLAND ESTATES, UNIT TWO,  
AS RECORDED IN PLAT BOOK 4, PAGE 46, 47 AND 48 OF THE CURRENT  
PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.  
(SEE ATTACHED LEGAL DESCRIPTION)

CERTIFIED TO: DERAGON CUSTOM HOMES; JAMES & VICKIE FREEMAN; FIRST UNION NATIONAL BANK OF FLORIDA;  
SUNSTATE TITLE & ABSTRACT, INC.; COMMONWEALTH LAND TITLE INSURANCE COMPANY



LOT 13

WEST 1/2 OF  
NOT A PART OF THE

N 00°32'27" W

N 11°13'04" E

S 22°28'08" W

FOUND 1/2  
IRON PIPE  
(DEGROVE)  
PLS. 971

Q OF 50' DRAINAGE  
UTILITY EASEMENT

LOT 15,  
BLOCK 3

LOT 11

BLOCK 2

SEPT 11, 1995 - FINAL (95-34113-01) R.M.

# LEGEND

- ☐ DENOTES CONCRETE MONUMENT
- x-x DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET WITH CAP, R. MILLER & ASSOC.
- DENOTES IRON PIPE FOUND (AS NOTED)
- x DENOTES CROSS CUT

DATE JULY 20, 1995  
SCALE 1"=100'  
JOB No. 95-34113-00  
F.B. 596  
page 12-13  
Comp. File 12 Woode.dwg

## RICHARD A. MILLER & ASSOCIATES

PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216

Fax (904) 721-5758  
Tele. (904) 721-1226

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-64 (FORMERLY CHAPTER 61M-50), FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02, FLORIDA STATUTES.

*Jonathan B. Dowan*  
JONATHAN B. DOWAN, STATE OF FLORIDA, REGISTERED  
LAND SURVEYOR, CERTIFICATE No. 4600

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

## NOTES

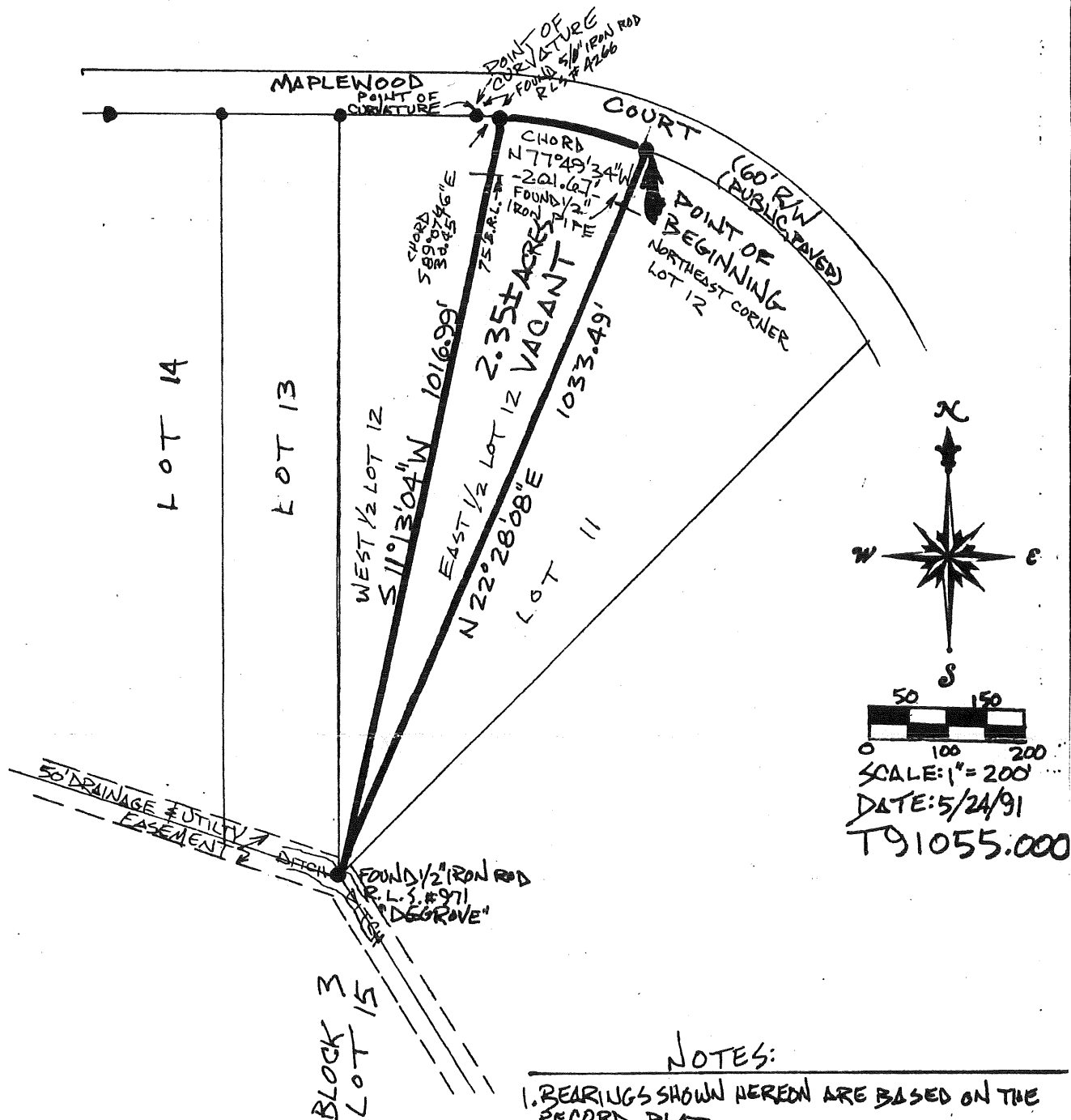
1. Bearings are based on the East line of Lot 12 as N 22°28'08" E, as per plat.
2. This is a MAP TO SHOW BOUNDARY SURVEY.
3. Elevations shown thus (15.0) refer to U.S. Coastal and Geodetic Survey Datum, National Geodetic Vertical Datum of 1929, (N.G.V.D. of 1929).
4. By Graphic plotting only, the property shown hereon lies within Zones: X as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community-Panel Number 120170 0325 c Map Revised date: May 4, 1988.
5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
6. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

## ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.B.	Licensed Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.C.	Point of Curvature	J.E.A.	Jacksonville Electric Authority
P.O.B.	Point of Beginning	EQUIP	Equipment
P.C.	Point of Curvature	A/C	Air Conditioner
P.T.	Point of Tangency	C.A.T.V.	Cable Television
P.R.C.	Point of Reverse Curvature	O.H.L.	Overhead Lines
P.I.	Point of Intersection	(F.H.)	Field Measured
R.O.W.	Right of Way	R=	Radius equals
O.R. Vol.	Official Records Volume	L=	Arc Length equals
D.B.	Deed Book	Ch=	Chord Bearing & Distance equals
pg.	page	Δ=	Delta or Central Angle equals
B.R.L.	Building Restriction Line	I.P.	Iron Pipe
Esmt	Easement	Conc.	Concrete



# MAP SHOWING BOUNDARY SURVEY OF THE EAST 1/2 LOT 12, BLOCK 2, PER PLAT OF WOODLAND ESTATES UNIT TWO, AS RECORDED IN PLAT BOOK 4, PAGES 46, 47, AND 48, OF THE CURRENT PUBLIC RECORDS OF NASSAU COUNTY FLORIDA. (SEE ATTACHED LEGAL DESCRIPTION)



## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT.
  2. THIS SURVEY WAS PERFORMED WITHOUT TITLE COMMITMENT.
  3. NO JURISDICTIONAL WETLANDS LOCATED.
- JOB NO: T91055.000  
DATE OF LAST FIELD WORK: MAY 22, 1991  
FIELD BOOK: NASSAU 17  
PAGE(S): 12  
DRAWN BY: DALE T.

DALE V. TRAYLOR  
SURVEYOR

ABBREVIATIONS  
P.O.C. - POINT OF COMMENCEMENT  
P.O.B. - POINT OF BEGINNING  
P.C. - POINT OF CURVE

30" - SECONDS  
P.C.C. - POINT OF COMPOUND CURVE  
P.R.C. - POINT OF REVERSE CURVE  
O.R.V. - OFFICIAL RECORDS VOLUME



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*Jonathan B. Bowman*  
JONATHAN B. BOWMAN, STATE OF FLORIDA, REGISTERED  
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pg.	page	Δ=	Delta or Central Angle equals
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8. Has any application been submitted within the last two (2) years for a Zoning Exception, Conditional Use, Zoning Variance or for the Rezoning of any portion of the subject property included in this application?

No

If so, give details of such application and final disposition.

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9. Is this parcel subject to deed restrictions enforced by a homeowners association? No

If so, please provide an address and contact name.

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10. Applicant must address the Conditional Use Review Criteria on page 4.

*In filing this application for a Conditional Use, the undersigned understands it becomes a part of the official records of the Conditional Use and Variance Board and does hereby certify that all information contained herein is true to the best of his/her knowledge.*

Signature of Owner:

James R Freeman Jr.

Signature of Applicant:

\_\_\_\_\_

(if different than Owner)

Signature of Agent:

\_\_\_\_\_

(if different than Owner)

Owner's mailing address:

44309 Maplewood Ct.

Callahan

Telephone:

904-879-3647 c 904-699-7711

Email:

jefree40@aol.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 \_\_\_\_\_

**Conditional Use Review Criteria (Section 5.04):**

**Please answer the following questions as completely as possible and attach additional sheets (using 8½" x 11" size paper) with the answers typed or printed legibly and identifying the question.**

- A. Will the establishment, maintenance or operation of the conditional use be detrimental to or endanger the public health, safety or general welfare? In addition, show that the conditional use will not be contrary to the established standards, regulations, or ordinances of other governmental agencies.
- B. Will each structure or improvement be designed and constructed so that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of Nassau County and the zoning district in which it is proposed?
- C. Will the conditional use adversely impact the permitted uses in the zoning district or unduly restrict the enjoyment of other property in the immediate vicinity or substantially diminish or impair property values within the area?
- D. Will the establishment of the conditional use impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district?
- E. Will adequate water supply and sewage disposal facilities be provided in accordance with state and health requirements?
- F. Will adequate access roads, on-site parking, on-site loading areas and drainage be provided where required?
- G. Will adequate measures be taken to provide ingress and egress to the property that is designed in a manner to minimize traffic congestion on local streets?
- H. Will adequate screening and buffering of the conditional use be provided, if needed?
- I. Will the conditional use require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area? Will any signs or exterior lighting required by the conditional use be compatible with development in the zoning district?
- J. Will the conditional use conform to all applicable regulations of the zoning district in which it is proposed?
- K. Will the conditional use conform to all applicable regulations listed in the adopted comprehensive plan?

Sheet Attached

## **ANSWERS TO PAGE 4**

- A. N/A
- B. It will be a new mobile home that would be placed in the rear of our existing property on a section that is already cleared and maintained.
- C. No. Also, there are already three other properties on this road that have brick and mortar homes and have placed mobile homes on their lots. Maplewood Ct. is a dead - end road, one mile long, backed by the CSX lines on one side, a main drainage ditch and wooded property on the other side and each lot is one acre or more.
- D. No
- E. A new well, septic tank and electrical would be provided.
- F. Yes. The private drive will be extended to that part of the property , and a culvert installed to span the existing drainage ditch that crosses our property.
- G. Yes. Access to the property from Maplewood Ct. will remain the same.
- H. Yes.
- I. No.
- J. Yes.
- K. ~~N/A ?????~~ <sup>U</sup> <sub>yes</sub>



**CONSENT FOR INSPECTION**

I, James R. Freeman Jr, the owner or authorized agent for the owner of the premises located at 44309 Maplewood Ct, Callahan, FL 32011 do hereby consent to the inspection of said premises and the posting of public notice by an employee of the Planning Department, Nassau County, Florida, in conjunction with application \_\_\_\_\_, without further notice.

Dated this 12 day of November, 20  .

James R Freeman Jr  
Signature of Owner or Authorized Agent

H 904-819-3647 c 904-~~819~~-7711<sup>699</sup>  
Telephone Number

STATE OF FLORIDA:  
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me the 12 day of Nov, 2021, by James R Freeman Jr who (s personally known to me or who has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public Signature

Gretchen Nighbert

Name (typed or printed)

(Seal)



Gretchen Nighbert  
State of Florida  
My Commission Expires 06/21/2023  
Commission No. GG 323825