



**APPLICATION FOR
FUTURE LAND USE
AMENDMENT GREATER THAN
TEN (10) ACRES**

*Received
SEP. 19C
4:17 PM.
PED*

Official Use Only
Zoning District: _____
FLUM Designation: _____
Commission District: _____
Date Filed: 2017 SEP 20 A 4:17

42 2N 27 0000 0003 0060

Parcel Identification Number (18 digit number)

Driving Instructions: From I-95S, merge onto SR200/A1A S FOR .8 mile to R on William Burgess Blvd
for 2.8 to immediate east of Wm Burgess and Harts Rd, parcels located on
North and South side of 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 both north and south side of William Burgess Boulevard
(north, south, east, west) (street)

between Harts Road and US - 17
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) US -17

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

BEACON STREET LLC
MAILING ADDRESS 960194 GATEWAY BLVD STE 104
Fernandina Beach, FL

Name and Address of the Applicant / Authorized Agent:

Gregory E. Matovina, President
Matovina & Company
2955 Hartley Road Suite 108
Jacksonville FL 32257

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

4. Current Future Land Use Map Designation: Industrial and Conservation I
5. Proposed Future Land Use Map Designation: Medium Density Residential, Conservation 1,
6. Acreage: 196.790 and Commercial
7. Property Use (list any improvements on the site or uses):
N/A

8. Private Well _____ Public Water System JEA or Private treatment plant _____
(name of provider)
9. On-site Sewage Treatment System _____ Public Water System JEA
(name of provider)
or Private Sewer Treatment Plant _____

10. Required Attachments:

- Exhibit "A" – Location Map
Exhibit "B" – Legal description
Exhibit "C" – Survey
Exhibit "D" – Land Use Map, Proposed

NOTE: Owner, Applicant and Agent is responsible for required response to objections, recommendations and comments from State reviewing Agencies.

In filing this application, 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]
Signature of Applicant: [Signature]
(if different than Owner)
Signature of Agent: [Signature]
(if different than Owner)
Owner's mailing address: 960194 GATEWAY BLVD STE 104
Amelia Island, FL
Telephone: 904-993-2857
Email: gmatovina@matovina.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: _____

OWNER'S AUTHORIZATION FOR AGENT

Gregory E. Matovina

is hereby authorized TO ACT ON BEHALF OF

Beacon Street 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
☒ Future Land Use Map Amendment

BY:

Stephen D Sjoggerud
Signature of Owner

Stephen D Sjoggerud
Print Name

Signature of Owner

Print Name

904-556-7785
Telephone Number

State of Florida

County of NASSAU

Signed and sworn before me on this 22nd day of MARCH, 2017.

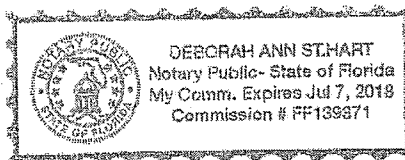
By Stephen D Sjoggerud

Identification verified: Florida drivers license

Oath sworn: ☒ Yes ☐ No

Deborah Ann St Hart
Notary Signature


My Commission expires: 07-07-2018



CONSENT FOR INSPECTION

I, Gregory E. Matovina, the owner or authorized agent for the owner of the premises located at William Burgess Boulevard and Harts Road 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 18th day of September, 2017.


Signature of Owner or Authorized Agent

904.993.2857
Telephone Number

STATE OF FLORIDA:
COUNTY OF NASSAU:

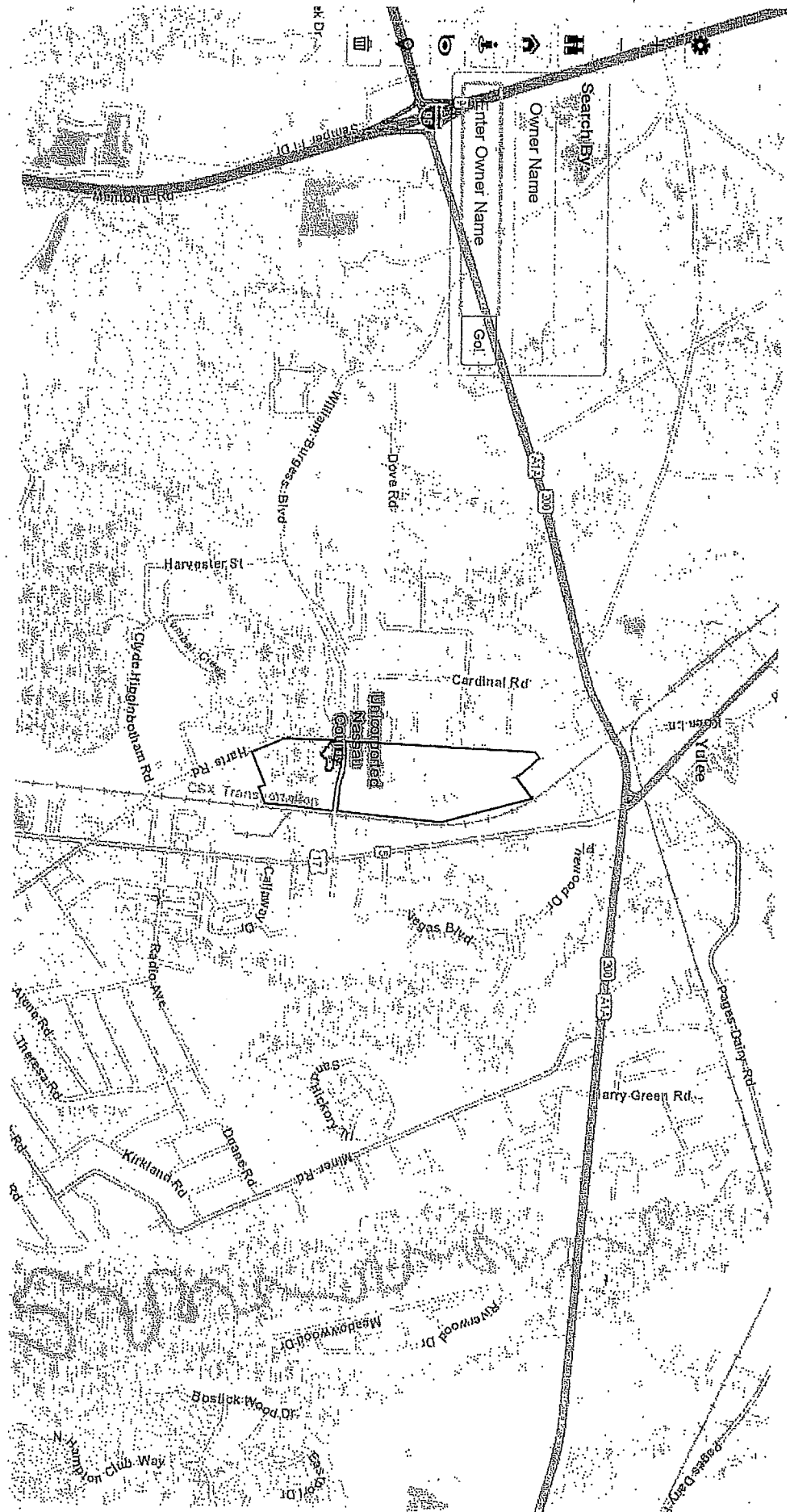
The foregoing instrument was acknowledged before me the 17th day of September, 2017, by Gregory E. Matovina who is personally known to me or who has produced _____ as identification.


Notary Public Signature
Sharon Hudson

Name (typed or printed)



EXHIBIT "A" LOCATION MAP



1 Results
1km
0.5mi



EXHIBIT "B"

LEGAL DESCRIPTION

A PORTION OF THE JOHN LOWE MILL GRANT,
SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 404-406, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING (5) COURSES; (1) NORTH 22°32'31" WEST A DISTANCE OF 616.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 758.08 FEET; (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°51'00", AN ARC DISTANCE OF 342.02 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 09°37'01" WEST A DISTANCE OF 339.13 FEET; (3) THENCE NORTH 03°18'29" EAST A DISTANCE OF 1803.37 FEET; (4) THENCE SOUTH 89°17'53" WEST A DISTANCE OF 10.02 FEET TO A POINT WHERE SAID RIGHT-OF-WAY TRANSITIONS TO A 60 FOOT RIGHT-OF-WAY; (5) THENCE NORTH 03°18'29" EAST A DISTANCE OF 3625.08 FEET; THENCE NORTH 51°09'44" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 177.53 FEET; THENCE SOUTH 38°50'16" EAST A DISTANCE OF 690.40 FEET; THENCE NORTH 51°14'34" EAST A DISTANCE OF 567.90 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD RIGHT-OF-WAY (A TRANSITIONAL RIGHT-OF-WAY); THENCE SOUTH 14°43'23" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2073.63 FEET TO A POINT WHERE SAID RIGHT-OF-WAY BECOMES A 200 FOOT RIGHT-OF-WAY; THENCE SOUTH 05°55'38" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3956.58 FEET TO THE NORTHEASTERLY CORNER OF LOT 36, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 404-406, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 67°27'21" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 36, A DISTANCE OF 394.32 FEET TO THE SOUTHEASTERLY CORNER OF AFORESAID LOT 1; THENCE NORTH 22°31'30" WEST, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 150.08 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 67°28'48" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 780.46 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM RIGHT-OF-WAY FOR WILLIAM BURGESS ROAD RECORDED IN OFFICIAL RECORDS BOOK 1049, PAGES 1753-1755 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

FURTHER LESS AND EXCEPTING THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK 1683, PAGE 386 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY

SCALE: 1"=200' JOB NO: 16509 DATE: 6/8/12 CADD: HKD
F.B. NO: X-105 PAGE NO: 10 FIELD CREW: GS FILE NO: C-212-REV2012

EXHIBIT "D"

LAND USE MAP

NASSAU CROSSING

