



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

Official Use Only
Zoning District: _____
FLUM Designation: _____
Commission District: _____
Date Filed: 2017 OCT 20 11:01 AM

37 - 1N - 25 - 2940 - 0007 - 0010

Parcel Identification Number (18 digit number) Site-540254 US Hwy 1

Driving Instructions: Rt onto SR200, left onto US Hwy 1, make a U-turn at Ray Booth Rd onto US 1 N, destination is on right.

1. Legal Description: Lot _____ Block _____ Subdivision N/A
Plat Book N/A Page N/A

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

2. Location: On the East side of MS Highway 1
(north, south, east, west) (street)

between Ray Booth Rd and Casa Wood Lane
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) AB+B Auto Parts

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

Equipment Options Direct, LLC
86201 Meadowfield Bluff Rd
Yulee, Florida 32097

Name and Address of the Applicant / Authorized Agent:

Gillette's Associates Inc.
20 South 4th 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 Future Land Use Map Designation: Agricultural
5. Proposed Future Land Use Map Designation: Commercial
6. Acreage: 11.90
7. Property Use (list any improvements on the site or uses):
vacant

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

10. Required Attachments:
- Exhibit "A" – Location Map
 - Exhibit "B" – Legal description
 - Exhibit "C" – Survey

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: See attached agent form
Signature of Applicant: [Signature]
(if different than Owner)
Signature of Agent: [Signature]
(if different than Owner)
Owner's mailing address: 86201 Meadowfield Bluff Rd
Yulee FL 32097
Telephone: 904-261-8819
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 Gillette, the owner or authorized agent for the owner of the premises located at 540254 US Hwy 1 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 20th day of September, 2017.

ASA 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 20th day of September, 2017, by ASA R. Gillette who is personally known to me or who has produced _____ as identification.

Tamra Krueger

Notary Public Signature

Tamra Krueger

Name (typed or printed)

(Seal)





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

AGENT AUTHORIZATION

I, Craig Heidinger of Equipment Options Direct, LLC, 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: 540254 US Highway 1

Parcel No.: 37-1N-25-2940-0007-0010

[Signature]
Signature

6/6/17
Date

855 777 2955
Telephone Number

STATE OF FLORIDA
COUNTY OF Duval

Subscribed and sworn to before me this 6th day of June, 2017.

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

[Signature]
Notary Public: Signature

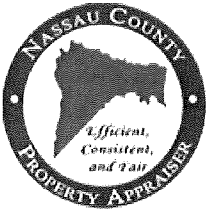
Suzanne Fogleman
Printed Name

My Commission Expires: May 16, 2020



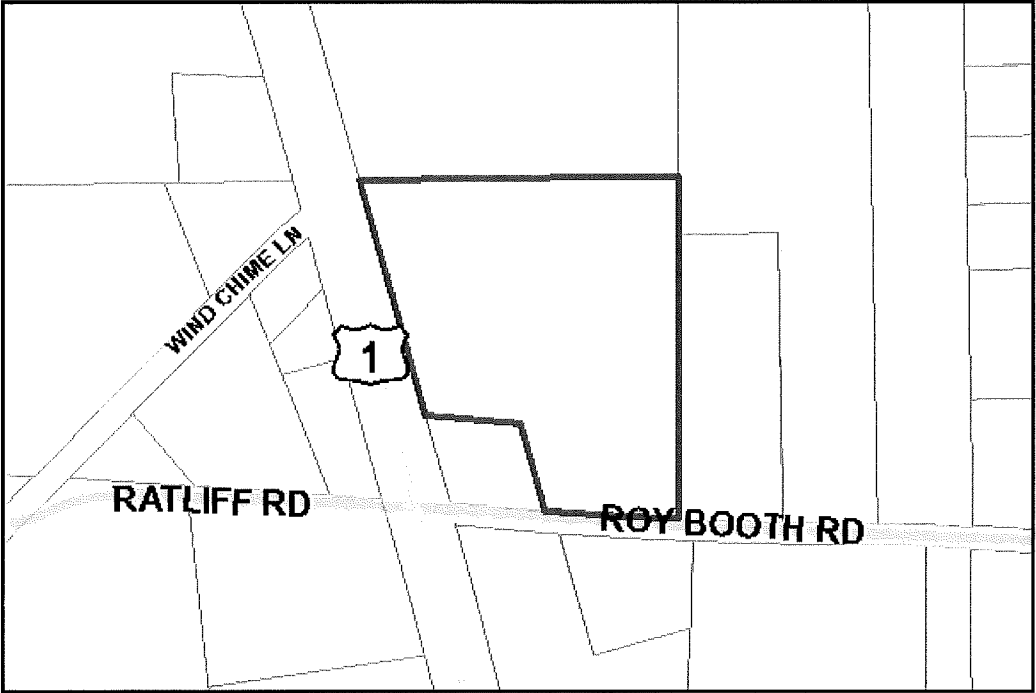
SUZANNE FOGLEMAN
MY COMMISSION # FF 992927
EXPIRES: May 16, 2020
Bonded Thru Budget Notary Services

904-491-7300



www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser



Parcel Report	Results
Parcel ID	37-1N-25-2940-0007-0010
Owner Information	EQUIPMENT OPTIONS DIRECT LLC
Mailing Address	86201 MEADOWFIELD BLUFF RD YULEE, FL 32097
Site Address	540254 US HWY 1 CALLAHAN 32011
Previous Site Address (If Changed by 911)	
Deed Acre	11.90
Approximate Acres (GIS Calculated)	10.27
Property Use Code	000001
Municipality	Unincorporated Nassau County
Census Tract	
MLS Zone	9 - Mainland
Subdivision	GIBSON GRANT

Value & Sales Report	Results
Land Value	\$42,127.00
	Value of land

5/31/2017

GIS Report

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)	\$42,127.00	The Just, or Market Value, for tax purposes	
Assessed Value	\$42,127.00	Market Value minus assessment limits	
Taxable Value		Assessed Value minus any Exemptions	
Sales Information			
Date	Price	Vacant?	Qual
20161206	\$145,000.00	Y	Q

Land Use Report	Results	
Zoning	OR	Note: (Must be verified with Municipality)
Future Land Use	AGRICULTURAL	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 3	

Topographical Report	Results	
Soil Map Unit Name	GOLDHEAD FINE SAND,MEGGETT LOAMY FINE SAND,BROOKMAN MUCKY FINE SANDY LOAM, DEPRESSIONAL	
Drainage Basin	Nassau River	
Drainage Basin Number	Coming Soon	
Vegetation		Not a jurisdictional survey
Approximate Elevation	Coming Soon	

Utility Report	Results	
Water Source	Private Well	
Waste Water	Septic System	
Electric Provider	Florida Power & Light	

Emergency Management Report	Results	
Fire District	50	Note: (Must be verified with Nassau County Fire & Rescue)
USNG	17R MP 20 75	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.)
DFIRM Panel	12089C0320F	Note: (Must be verified with Nassau County Building Dept.)
Building Wind Zone	Coming Soon	

School Board Report	Results	
Elementary School Zone	Callahan Elementary School	Note: (Must be verified with NCSB)

5/31/2017

GIS Report

Middle School Zone	Callahan Middle School	Note: (Must be verified with NCSB)
High School Zone	Callahan High School	Note: (Must be verified with NCSB)

Elections Report	Results	
Municipality	Unincorporated Nassau County	
Voting Precinct	504	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	5 - Justin M. Taylor	Note: (Must be verified with SOE)
School Board	5 - Dr. Kathy Knight Burns	Note: (Must be verified with SOE)
Ocean, Highway & Port Authority	5 - Ron Braddock	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)

The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

Nassau County makes no warranties or guarantees, either expressed or implied as to the completeness, accuracy, or correctness of the data portrayed in this product nor accepts any liability, arising from any incorrect, incomplete or misleading information contained therein. All information, data and databases are provided "as is" with no warranty, expressed or implied, including but not limited to, fitness for a particular purpose.

By accessing this website and/or data contained within the databases, you hereby release Nassau County, its employees, agents, contractors, and suppliers from any and all responsibility and liability associated with its use. In no event shall Nassau County or its officers or employees be liable for any damages arising in any way out of the use of the website, or use of the information contained in the databases.



Prepared by:
An employee of Sheffield & Boatright Title Services, LLC
6101 Gazebo Park Place North, Suite 101
Jacksonville, Florida 32257
904-733-7900

File Number: 2016-1389
RECORD AND RETURN TO:
Equipment Options Direct LLC
86201 Meadowfield Bluff Road
Yulee, Florida 32097

S/P Consideration : \$145,000.00

For official use by Clerk's office only

State of Florida)	<u>SPECIAL WARRANTY DEED</u> (Corporate Seller)
)	
County of Duval)	

THIS INDENTURE, made on December 6, 2016, between **Natlionwide Equipment Company, Inc., a Florida corporation**, whose mailing address is: 320-1st Street North, Jacksonville Beach, Florida 32250, party of the first part, and **Equipment Options Direct LLC**, a Florida limited liability company, whose mailing address is: 86201 Meadowfield Bluff Road, Yulee, Florida 32097, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described land, situate, lying and being in the County of **Nassau**, State of Florida, to-wit:

LOT NUMBERED 7, IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 25 EAST, DESCRIBED ACCORDING TO SURVEY OF WALTER S. CLUCHT DATED FEBRUARY 12, 1911, PLAT FILED IN COUNTY RECORDS OF CLERK OF CIRCUIT COURT, NASSAU COUNTY, FLORIDA.

EXCEPTING FROM SAID PROPERTY THAT CERTAIN PROPERTY DEEDED TO STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT FOR RIGHT OF WAY PURPOSES AND BETTER KNOWN AND DESCRIBED IN DEED BOOK 187, PAGE 482, AND OFFICIAL RECORDS BOOK 578, PAGE 1198 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORID.

FURTHER EXCEPTING THAT PART DESCRIBED IN OFFICIAL RECORDS BOOK 1578, PAGE 1649 AND OFFICIAL RECORDS BOOK 1578, PAGE 1651 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

Parcel Identification Number: 37-1N-25-2940-0007-0010

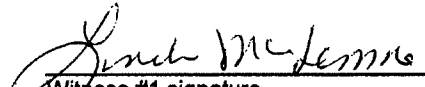

SUBJECT TO: (i) The Declaration (ii) ad valorem taxes for the year 2017, and subsequent years; and (iii) all conditions, restrictions, limitations, reservations, easements and other matters of record;

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. The Grantor covenants with the Grantee that the Grantor is lawfully seized of the above property in fee simple; that the Grantor has good, right, and lawful authority to sell and convey the above property, and warrants the title to the above property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor, but none other.

AND Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, its successors and assigns, and not otherwise.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth above.

Signed, sealed and delivered in the presence of these witnesses:


 Witness #1 signature
 Print Name: LINDA MCKEEMORE

 Witness #2 signature
 Print Name: Susan Junod

Nationwide Equipment Company, Inc.
a Florida corporation

By: 
Edward A. Kostenski, President

(Corporate Seal)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on November 29 2016 by Edward A. Kostenski, as President of and on behalf of Nationwide Equipment Company, Inc. who is personally known to me or who has produced a valid driver's license as identification.


 NOTARY PUBLIC

Notary Print Name SUSAN JUNOD
 My Commission Expires: June 25, 2019
 MY COMMISSION # FF 241092
 Bonded Thru Budget Notary Services





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
EQUIPMENT OPTIONS DIRECT LLC

Filing Information

Document Number L12000108749
FEI/EIN Number 46-1139200
Date Filed 08/23/2012
State FL
Status ACTIVE

Principal Address

14476-206 W. Duval place
206
Jacksonville, FL 32218

Changed: 04/22/2015

Mailing Address

14476-206 W. Duval place
206
Jacksonville, FL 32218

Changed: 04/22/2015

Registered Agent Name & Address

HEIDINGER, CRAIG L
14476-206 W. Duval place
206
Jacksonville, FL 32218

Address Changed: 04/22/2015

Authorized Person(s) Detail

Name & Address

Title MGR

HEIDINGER, CRAIG L
14476-206 W. Duval place
206
Jacksonville, FL 32218

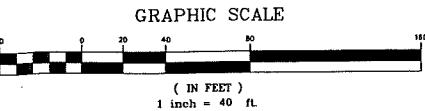
Annual Reports

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

LOT NUMBERED 7, IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 25 EAST, DESCRIBED ACCORDING TO SURVEY OF WALTER S. CLUCHT DATED FEBRUARY 12, 1911, PLAT FILED IN COUNTY RECORDS OF CLERK OF CIRCUIT COURT, NASSAU COUNTY, FLORIDA.

EXCEPTING FROM SAID PROPERTY THAT CERTAIN PROPERTY DEEDED TO STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT FOR RIGHT OF WAY PURPOSES AND BETTER KNOWN AND DESCRIBED IN DEED BOOK 187, PAGE 482, AND OFFICIAL RECORDS BOOK 578, PAGE 1198 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

FURTHER EXCEPTING THAT PART DESCRIBED IN OFFICIAL RECORDS BOOK 1578, PAGE 1648 AND OFFICIAL RECORDS BOOK 1678, PAGE 1651 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.



P.L.N. = 37-1N-25-2970-0010-0010
O.R.B. 1752, PAGE 189

P.L.N. = 37-1N-25-2970-0009-0020
O.R.B. 2032, PAGE 1387

TREE LEGEND

BAY = BAY TREE
CAM = CAMPHOR TREE
CIN = CECILIA TREE
CH-TAL = CHINESE TALLOW
CYP = CYPRESS TREE
GUM = GUM TREE
HKT = HICKORY TREE
HLY = HOLLY TREE
MAP-MALE = MAPLE TREE
P = PINE TREE
Q = OAK TREE

TREE DISCOUNT:
SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER, MAJOR & MINOR LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER EXISTING CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

LEGEND

E = CENTERLINE
--- = CHAIN LINK OR WIRE FENCE
NAVD = NORTH AMERICAN VERTICAL DATUM
TEL = TELEPHONE POSTAL
WPP = WOOD POWER POLE

SURVEY NOTES:

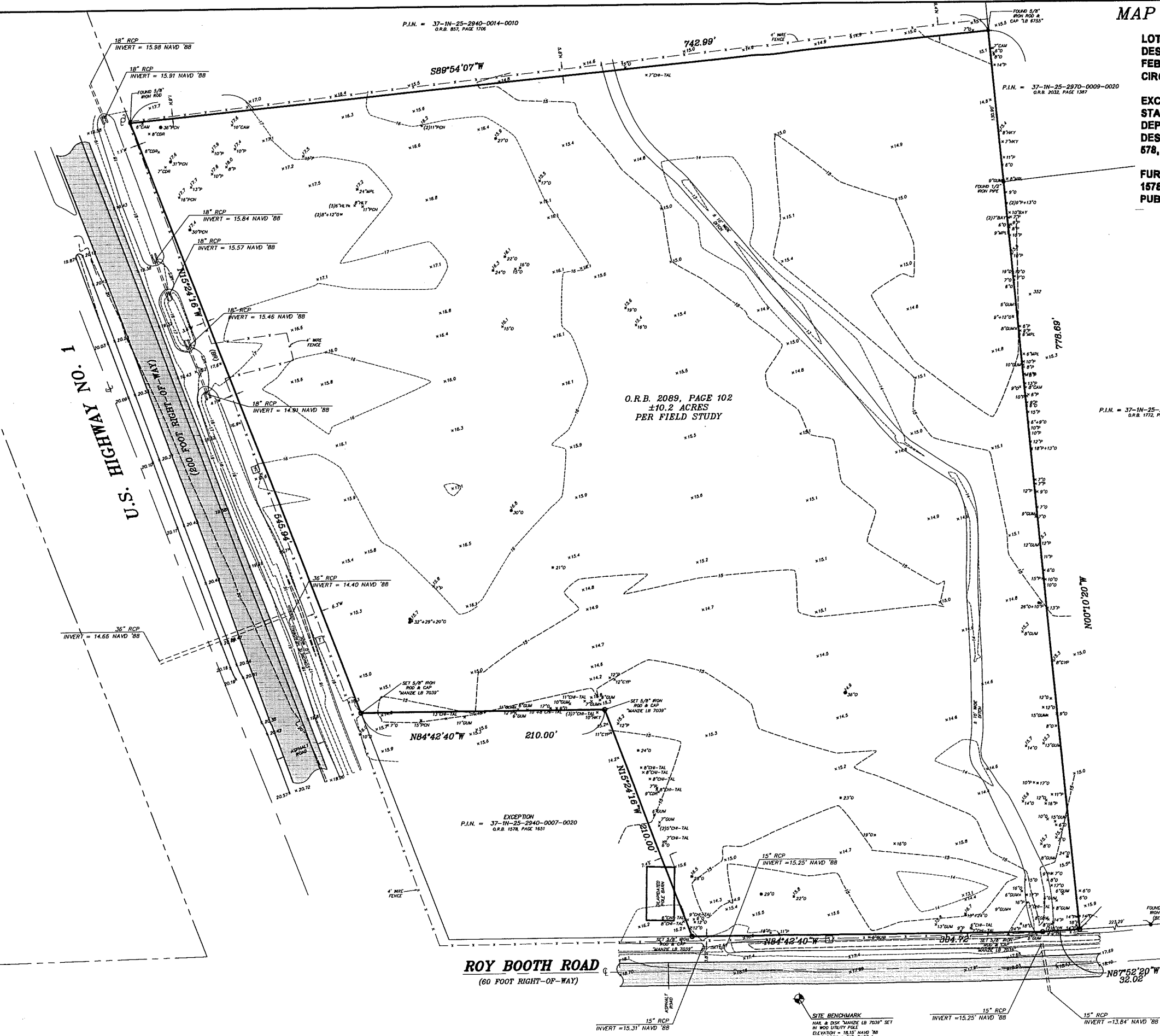
- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not obstructed by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings shown hereon are based on N152°41'16"W for the Easterly right-of-way line of U.S. Highway No. 1. 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 32089C-0300E, Dated 02/17/2008. 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) Site Benchmark is as shown hereon.
- 8) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 9) The Reference Benchmark is a monument with a Brass Disk Stamped H-553 (Elevation = 13.98' NAVD '88).
- 10) 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.

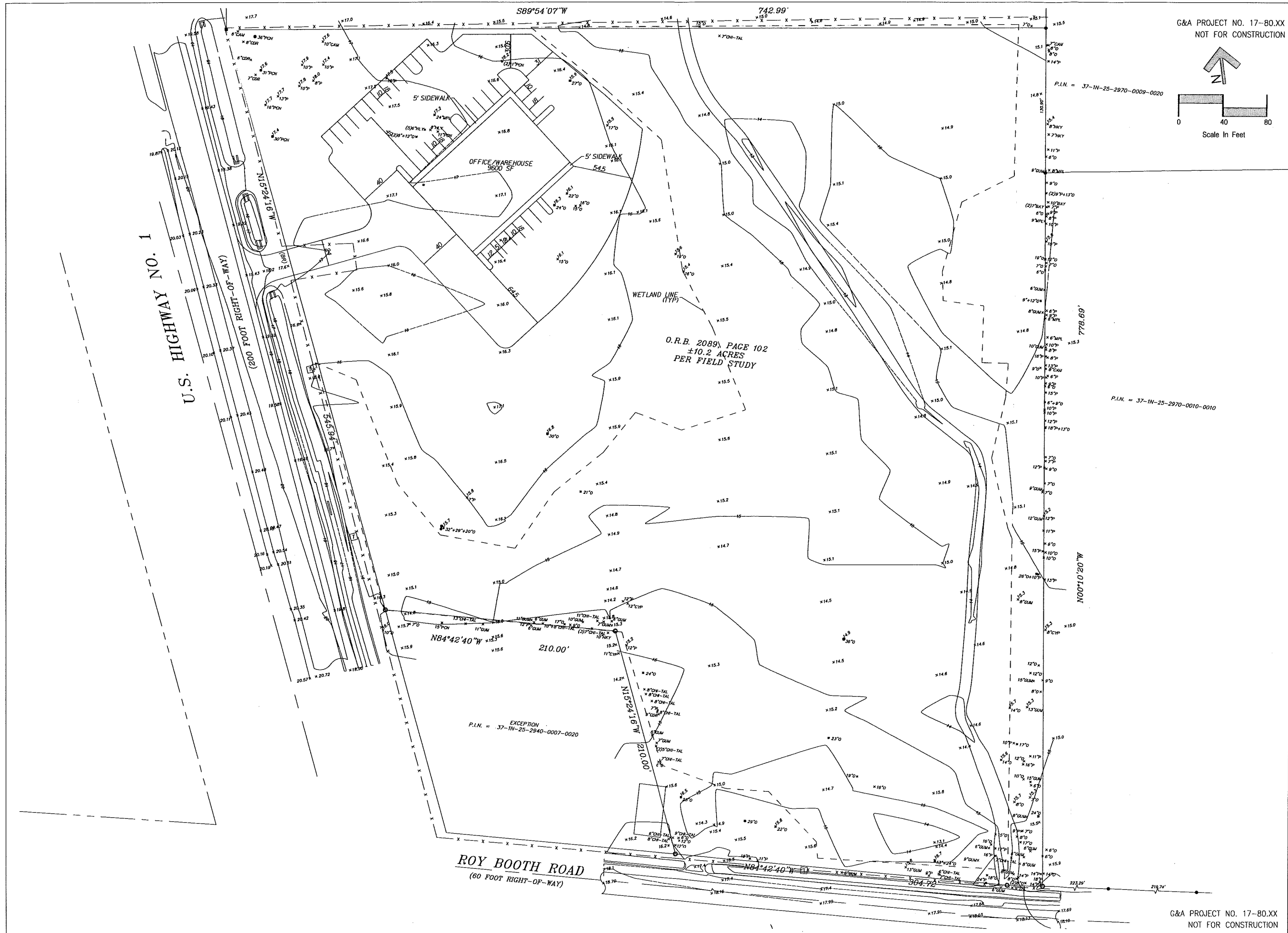
THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MANZIE & DRAKE LAND SURVEYING

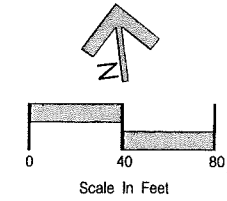
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE, SET YOUR SITES ON US."

SCALE: 1"=40' JOB NO: 20077 DATE: 08/30/17 CADD: BH
F.B. NO: X-317 PAGE NO: 1 FIELD CREW: GS FILE NO: C-824





G&A PROJECT NO. 17-80.XX
NOT FOR CONSTRUCTION



NOTE: SOME DETAILS IN THESE DRAWINGS
MAY NOT BE CONSIDERED TYPICAL AND
CONTRACTOR SHALL BECOME FAMILIAR
WITH AND FOLLOW ALL DETAILS DURING
CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED PROFESSIONAL
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

REV	DATE	ITEM
A	8-30-17	MASSU COUNTY DRC REVIEW

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. • FL. PE. NO. 56177

20 S. 4th STREET • FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819

EQUIPMENT OPTIONS DIRECT
3668 SOUTH KINGS ROAD
CALLAHAN, FLORIDA

DATE: 9-27-17

North / Elev Key Sheet
W E S N
Page of 7