



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

Official Use Only

Zoning District: _____
FLUM Designation: _____
Commission District: _____

Date Filed: _____

24-2N-28-0000-0024-0020
24-2N-28-0000-0024-0050

Parcel Identification Number (18 digit number)

Driving Instructions: Take left onto SR 200. App rox. 1 1/2 mile
down on right. Property is vacant.

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

2. Location: On the South side of SR. 200
(north, south, east, west) (street)

between Mt. Zion Loop and South Prince Drive
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) Super Wal-Mart

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

Bryan Allison Corigliano
96045 Windsor Drive
Yulee, FL 32097

Name and Address of the Applicant / Authorized Agent:

Gillette & Associates, Inc.
20 South 4th Street
Fernandina Bch, 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: Med Density

5. Proposed Future Land Use Map Designation: Commercial

6. Acreage: 0.37

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

vacant / wooded

8. Private Well _____ Public Water System JEA or Private treatment plant _____
(name of provider)

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

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: _____
(if different than Owner)

Signature of Agent: [Signature]
(if different than Owner)

Owner's mailing address: 96045 Windsor Dr
Yulee, FL 32097

Telephone: 904-261-8819 - agent

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 R. Gillette, the owner or authorized agent for the owner of the premises located at Lot I + J on SR 200, Yulee 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 2nd day of May, 2018

ASA R. Gillette
Signature of Owner or Authorized Agent

904-261-8819
Telephone Number

STATE OF FLORIDA:

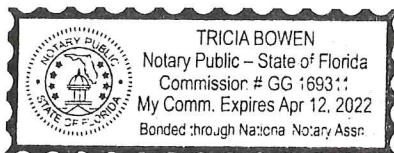
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me the 2nd day of May, 2018 by ASA R. Gillette who is personally known to me or who has produced _____ as identification.

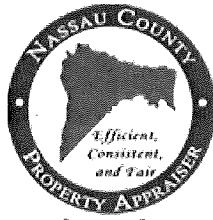
Tricia Bowen
Notary Public Signature
Tricia Bowen

Name (typed or printed)

(Seal)

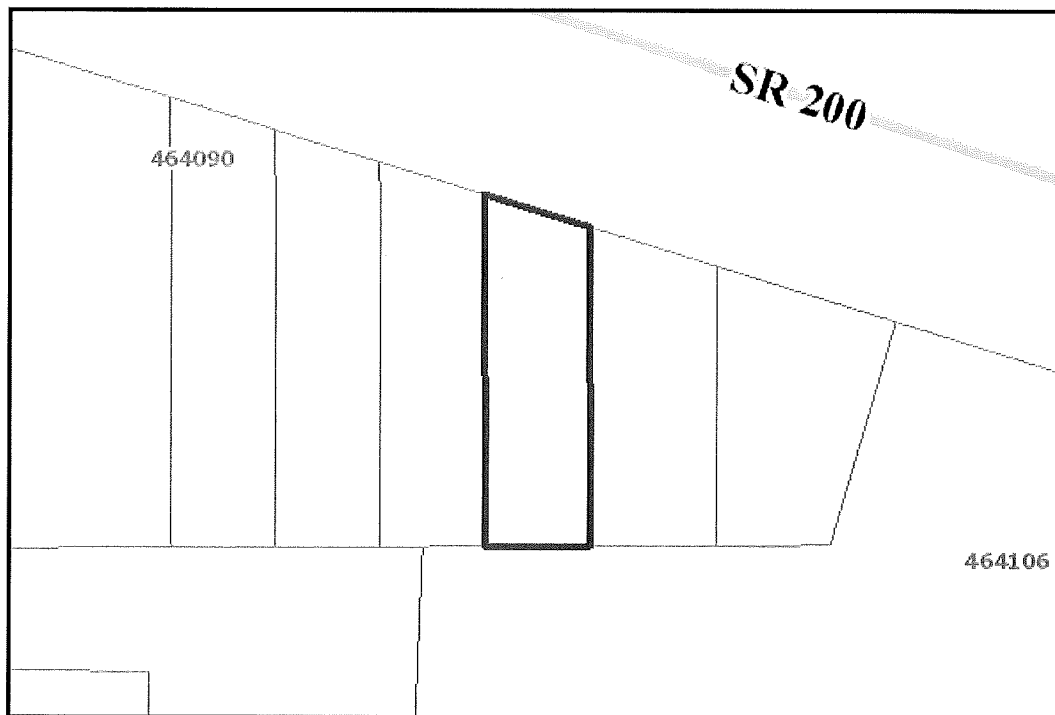


904-491-7300



www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser

**Parcel Report****Parcel ID****Owner Information****Results**

24-2N-28-0000-0024-0020

CORIGLIANO BRYAN & ALLISON

96045 WINDSOR DR

Mailing Address

YULEE, FL 32097

Site Address**Previous Site Address (If
Changed by 911)****Deed Acre**

0.00

**Approximate Acres (GIS
Calculated)**

0.18

Property Use Code

001000

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision Not in a Subdivision

Value & Sales Report**Results**

Land Value	\$38,500.00	Value of land
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)	\$38,500.00	The Just, or Market Value, for tax purposes
Assessed Value	\$38,500.00	Market Value minus assessment limits
Taxable Value		Assessed Value minus any Exemptions

Sales Information

Date	Price	Vacant?	Qual
20180123	\$80,000.00	Y	Q

Land Use Report**Results**

Zoning	RM	Note: (Must be verified with Municipality)
Future Land Use	MEDIUM DENSITY	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 1	

Topographical Report**Results**

Soil Map Unit Name	LEON FINE SAND	
Drainage Basin	St. Marys River	
Drainage Basin Number	Coming Soon	
Vegetation		Not a jurisdictional survey
Approximate Elevation	Coming Soon	

Utility Report**Results**

Water Source	Jacksonville Electric Authority
Waste Water	Jacksonville Electric Authority
Electric Provider	Florida Power & Light

Emergency Management Report Results

Fire District	70	Note: (Must be verified with Nassau County Fire & Rescue)
USNG	17R MP 48 85	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	12089C	Note: (Must be verified with Nassau County Building Dept.)
Building Wind Zone	Coming Soon	
School Board Report	Results	
Elementary School Zone	Emma Love Hardee Elementary	Note: (Must be verified with NCSB)
Middle School Zone	Fernandina Beach Middle School	Note: (Must be verified with NCSB)
High School Zone	Fernandina Beach High School	Note: (Must be verified with NCSB)
Elections Report	Results	
Municipality	Unincorporated Nassau County	
Voting Precinct	204	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	2 - Stephen W. Kelley	Note: (Must be verified with SOE)
School Board	2 - Gail G. Cook	Note: (Must be verified with SOE)
Ocean, Highway & Port Authority	2 - Danny Fullwood	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)

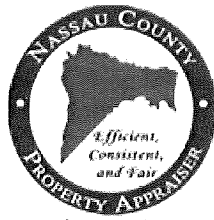
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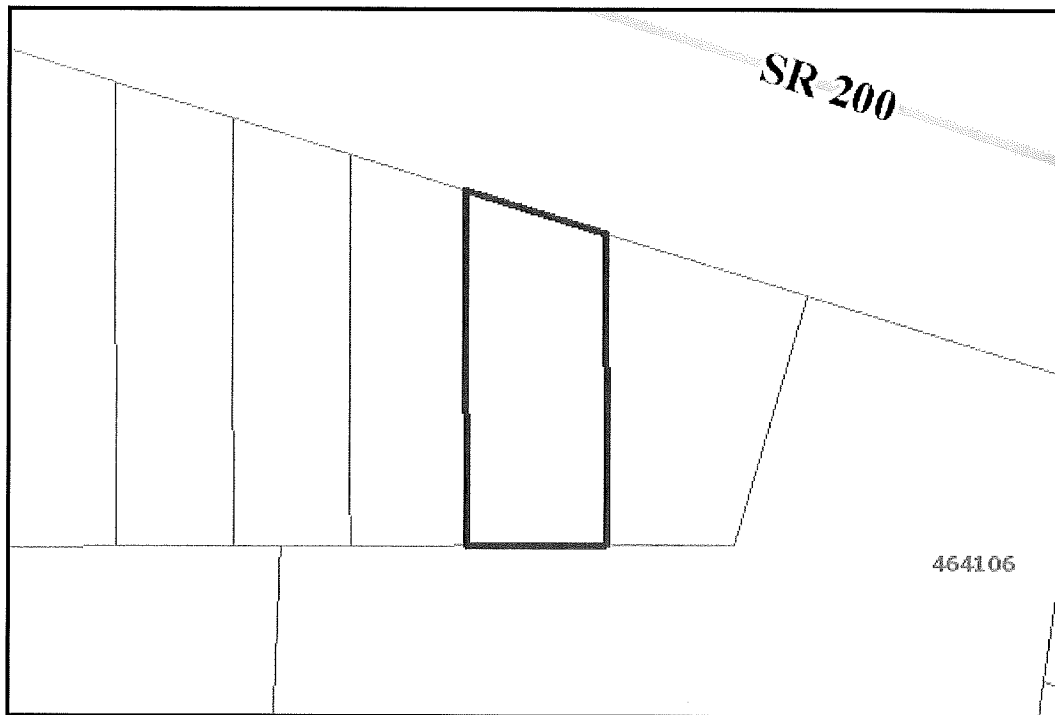


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General Warranty Deed

Made this January 23, 2018 A.D. By **Queen Mable Kimble**, 149 W. 41st Street, Jacksonville, Florida 32206, hereinafter called the grantor, to **Bryan Corigliano and Allison Corigliano, husband and wife**, whose post office address is:
96045 Windsor Dr, Yulee, FL 32097, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

PARCEL 1:

A PORTION OF GOVERNMENT LOT 3, IN SECTION 24, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ALSO BEING KNOWN AS LOT "J", AS RECORDED IN OFFICIAL RECORDS BOOK 59, PAGE 627, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, TOGETHER WITH THE NORTHERLY EXTENSION OF SAID LOT "J", EXTENDING NORTHERLY TO THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (A1A), AS RECORDED IN OFFICIAL RECORDS BOOK 228, PAGE 148, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT "K", AS RECORDED IN OFFICIAL RECORDS BOOK 58, PAGE 292, AFOREMENTIONED; THENCE NORTH 10°39'46" EAST, ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT "K", A DISTANCE OF 13.31 FEET TO A POINT IN THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200 (A1A); THENCE NORTH 72°46'59" WEST, ALONG LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 78.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°23'00" EAST, ALONG THE EXTENSION OF THE EASTERLY LINE OF SAID LOT "J" AND SAID EASTERLY LINE THEREOF, A DISTANCE OF 119.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 88°25'22" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LOT, A DISTANCE OF 59.75 FEET TO THE SOUTHWEST CORNER OF LAST SAID LOT; THENCE NORTH 01°23'00" WEST, ALONG THE WESTERLY LINE AND THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LAST SAID LOT "J", A DISTANCE OF 139.52 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, AFOREMENTIONED; THENCE SOUTH 72°46'59" EAST, ALONG LAST SAID LINE, A DISTANCE OF 63.04 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2:

A PORTION OF GOVERNMENT LOT 3, IN SECTION 24, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ALSO BEING KNOWN AS LOT "I", AS RECORDED IN OFFICIAL RECORDS BOOK 58, PAGE 292, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, TOGETHER WITH THE NORTHERLY EXTENSION OF SAID LOT "I", EXTENDING NORTHERLY TO THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (A1A), AS RECORDED IN OFFICIAL RECORDS BOOK 1525, PAGE 868-869, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT "K", AS RECORDED IN OFFICIAL RECORDS BOOK 58, PAGE 292, AFOREMENTIONED; THENCE NORTH 10°39' 46" EAST, ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT "K", A DISTANCE OF 13.31 FEET TO A POINT IN THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200 (A1A); THENCE NORTH 72°46' 59" WEST, ALONG LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 141.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°23' 00"

EAST, ALONG THE EXTENSION OF THE EASTERLY LINE OF SAID LOT "I" AND SAID EASTERLY LINE THEREOF, A DISTANCE OF 139.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 88°25' 22" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LOT, A DISTANCE OF 49.78 FEET TO THE SOUTHWEST CORNER OF LAST SAID LOT; THENCE NORTH 01°23' 00" WEST, ALONG THE WESTERLY LINE OF AND THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LAST SAID LOT "I", A DISTANCE OF 156.44 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, AFOREMENTIONED; THENCE SOUTH 72°46' 59" EAST, ALONG LAST SAID LINE, A DISTANCE OF 52.52 FEET TO THE POINT OF BEGINNING.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the 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 taxes accruing subsequent to December 31, 2017.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Michael D Coonan

Queen Mable Kimble (Seal)
Queen Mable Kimble
Address: 149 W. 41st Street, Jacksonville, Florida 32206

Witness Printed Name Larry Coleman

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me this 23rd day of January, 2018, by Queen Mable Kimble, who is/are personally known to me or who has produced drivers license as identification.



Notary Public
Print Name: Michael D. Coonan
My Commission Expires: _____



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

AGENT AUTHORIZATION

I, Bryan Corigliano, 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: Lots I & J, SR 200-Yulee
Parcel No.: 24-2N-28-0000-0024-0050; 24-2N-28-0000-00240020

[Signature]
Signature

4-10-2018
Date

904-261-8618
Telephone Number

STATE OF FLORIDA
COUNTY OF NASSAU

Subscribed and sworn to before me this 10th day of April, 2018.

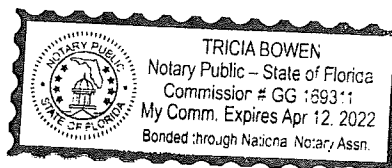
Who is personally known to me ☒ or has produced identification

[Signature]
Notary Public: Signature

TRICIA D. Bowen
Printed Name

My Commission Expires:

4/12/22





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

AGENT AUTHORIZATION

I, Allison Corigliano, 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: Lots I & J, SR 200-Yulee
Parcel No.: 24-2N-28-0000-0024-0050; 24-2N-28-0000-00240020

Allison Corigliano
Signature

4-10-2018
Date

904-261-8618
Telephone Number

STATE OF FLORIDA
COUNTY OF NASSAU

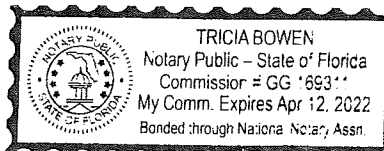
Subscribed and sworn to before me this 10th day of April, 2018.

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

Tricia D Bowen
Notary Public: Signature

Tricia D Bowen
Printed Name

My Commission Expires: 4/12/22



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



PAGE 2: A PORTION OF GOVERNMENT LOT 3, IN SECTION 34, TOWNSHIP 2 NORTH, RANGE 28 EAST, MASSAU COUNTY, FLORIDA, ALSO BEING KNOWN AS LOT "A" AS RECORDED IN OFFICIAL RECORDS BOOK 58, PAGE 292, OF THE PUBLIC RECORDS OF MASSAU COUNTY, FLORIDA, TOGETHER WITH THE NORTHERLY EXTENSION OF SAID LOT "A", EXTENDING NORTHEASTLY TO THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (A1A), AS RECORDED IN OFFICIAL RECORDS BOOK 1528, PAGE 869-865, BEING MORE PARTICULARLY


[illegible]


CERTIFIED TO:
BRYAN CORISCUANO

REVISIONS:
1. REVISED ON 01/16/2018 TO SHOW METES & BOUNDS LEGAL DESCRIPTION. (MWD)

MANVIZ & DRAKE LAND SURVEYING

117 South Main Street, Birmingham, Bk, 35203
(904) 491-5700 FAX (904) 491-5177
Certificate of Authorization Number TA 7039*
OUR SURVEYS ARE ON THE TITLES.
SERVING FLORIDA ON-LINE.

 THE COMMISSIONER OF REVENUE HAS THE HONOR OF RECOGNIZING THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS OF THE STATE OF FLORIDA. THE FOLLOWING FIRM HAS BEEN DESIGNATED AS A FIRM TO BE LISTED IN THE FIRM DIRECTORY OF THE COMMISSIONER OF REVENUE.

 J. M. MANVIZ, FLS 4293

BY OT L. MARTIN, FLS 4278

SCHEDULE 1 JOB NO: 2012 DATE: 10/23/12 CHAD: BR
 F.B. NO: X-307 PAGE NO: 41 FIELD CREW: SS FILE NO: B-1186

LINE TABLE		
LINE	CHARACTER	LENGTH
1	3.77434000	12.0
2	3.77434000	12.0

[illegible]