

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

**Official Use Only**

Zoning District: \_\_\_\_\_  
FLUM Designation: \_\_\_\_\_  
Commission District: \_\_\_\_\_

Application #: ~~158-009~~  
Date Filed: 6/15/18

CPA 18-007

DM

42 2 N 25 0000 0017 0070

Parcel Identification Number (18 digit number)

Driving Instructions: 2.5 miles East of U.S. 1 on the South side of  
State Road 200

1. Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision N/A  
Plat Book \_\_\_\_\_ Page \_\_\_\_\_  
(Please attach a legal description if not located in a subdivision)

2. Location: On the SOUTH side of STATE ROAD 200  
(north, south, east, west) (street)  
between Meadowbrook Lane and Zweifel Road  
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) Across From Hungry Jacks

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

Edward Zahn  
54 Mississippi River Blvd. North  
Saint Paul, MN. 55104

Name and Address of the Applicant / Authorized Agent:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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



Nassau County Department of Planning &  
Economic Opportunity  
96161 Nassau Place  
Yulee, Florida 32097

Taco E. Pope, AICP  
Director

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

**NOTICE:** Florida Statutes and the Courts of Florida require that all Future Land Use Amendment applications be heard as a Legislative hearing (Non Quasi-Judicial hearing).

---

1. The Planning and Zoning Board and the Board of County Commissioners will conduct a public hearing for this application.
2. The procedure will require that the public notice of this application be mailed to adjacent property owners, a legal advertisement published in the newspaper and a sign posted on the property.
3. The Department of Planning & Economic Opportunity will prepare a staff report for the Planning and Zoning Board and for the applicant.
4. If you have any questions about procedures or the criteria, please consult with the Department of Planning & Economic Opportunity prior to the Planning and Zoning Board meeting.

RE: 450532 STATE ROAD 200  
CALLAHAN, FL. 32011

EDWARD ZAHN  
612-300-5722  
eddie.sells.florida@gmail.com

PLANNING DEPARTMENT  
NASSAU COUNTY

2010 JUN 11 P 3 12

RECEIVED

## **INSTRUCTION FOR APPLYING FOR A FUTURE LAND USE AMENDMENT LESS THAN TEN (10) ACRES**

It is essential that all the information provided is accurate. Incorrect information can delay or nullify the application process. Use the Department of Planning & Economic Opportunity forms that are available for download at [www.nassaucountyfl.com](http://www.nassaucountyfl.com) under Departments, Planning & Economic Opportunity, Downloadable Application forms. Please attach additional sheets as needed, using 8½" x 11" size paper, typed or printed legibly and identifying each question on the application.

- The **Parcel Identification Number** is an eighteen (18) digit number defining the subject property. This number is located at the Property Appraiser's website at [www.nassauflpa.com](http://www.nassauflpa.com).
- The legal description of the subject property is shown on the deed and the survey. If the property is in a recorded subdivision, use the lot and block number. If the property is not in a recorded subdivision, use the metes and bounds description as shown on the deed or survey. A reference to the section, township, range, or deed book will not be sufficient. **A .txt file of the metes and bounds description of the boundaries of the property is required.**
- Fill in the street location by indicating the property location by side (north, south, east or west) of the street and the nearest intersecting streets (for example: west side of Amelia Road, between Magnolia Street and Amelia Lane). If a street address has been assigned to this property, include such number. If it is impractical to describe the street location by intersecting streets, indicate the approximate distance to the nearest intersecting street (for example: west side of Blackrock Road, CR 107, 1/2 mile north of A1A).
- Provide the name and address of the property owners. The owner's name should agree with the recorded deed.
- Provide the current future land use designation of the subject property. The official future land use map is available at [www.nassauflpa.com](http://www.nassauflpa.com) under *Map Layers*.
- Provide the proposed future land use designation of the subject property. It is suggested that you discuss the proposed use with the Department of Planning & Economic Opportunity to be sure that the future land use designation requested will permit the type of use desired. Although the Department of Planning & Economic Opportunity will provide assistance, the designation requested in the application is entirely up to the applicant. Failure to request the proper designation will not be the responsibility of Nassau County. If you find later that the designation applied for does not suit your needs, you will not be allowed to change the application after due public notice has been posted.
- An updated survey of the subject property is required. The survey must be prepared by a professional surveyor licensed in the State of Florida.
- The non-refundable application fee for a Future Land Use Amendment is required at the time of application. To confirm the fees, including postage based on the number of property owners within 300 feet, please contact the Department of Planning and Economic Opportunity at (904) 530-6300. Return the completed application, any supporting data and the application fee to the Department of Planning & Economic Opportunity. Please make checks payable to: Nassau County Board of County Commissioners (Nassau County BOCC). **The applicant is responsible for the legal advertisement payment and must be made directly with the newspaper.**

Nassau County requires **due public notice** which includes a legal advertisement published in an approved newspaper of general circulation not less than fifteen (15) days in advance of the public hearing, a sign posted in a conspicuous place on or around the subject property and a public notice mailed to all property owners within 300 feet of the periphery of the subject property. The Department of Planning & Economic Opportunity will prepare the legal advertisement, the public notice and the sign. If the signs are destroyed or rendered illegible, notify the Department of Planning & Economic Opportunity immediately so that a replacement can be erected. **The applicant is responsible for delivering the original Proof of Publication from the newspaper to the Department of Planning & Economic Opportunity. The public hearing cannot be held unless Proof of Publication is received by the Department of Planning & Economic Opportunity before the public hearing.**

The applicant is not required to obtain the signatures or approval of the adjoining property owners. If you choose to present a petition of adjoining property owners favoring your application, attach a legibly printed or typed list of the names and addresses submitted on the petition.

The Department of Planning & Economic Opportunity will make every effort to place your application on the agenda for the Planning and Zoning Board's public hearing within thirty (30) days and for the Board of County Commissioners within thirty (30) days subsequent to a recommendation being made by the Planning and Zoning Board. However, the County reserves the right to allow for sixty (60) days before an application appears before the Planning and Zoning Board, and an additional sixty (60) days before an application appears before the Board of County Commissioners for final approval due to the number of agenda items for any particular public hearing, the complexity and legal review of those applications and allowing sufficient time for citizens, County officials and staff to discuss applications of public importance.

If, for any reason, you wish to withdraw the application, you must notify the Department of Planning & Economic Opportunity, in writing, prior to the date of the public hearing. No refunds.

**Persons with disabilities** requiring accommodations in order to participate at the public hearing should contact (904) 530-6300 at least twenty-four (24) hours in advance to request such accommodation.

**The public is invited to be present and be heard. If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose may need to ensure that a verbatim record of the proceedings is made.**

The Department of Planning & Economic Opportunity can be reached at 96161 Nassau Place, Yulee, FL 32097, and (904) 530-6300, Monday through Friday, 8:00am until 5:00pm.

4. Current Future Land Use Map Designation: Commercial (COM)
5. Proposed Future Land Use Map Designation: Agriculture (AGR) *-for Residential Use*
6. Acreage: 1.0 ac
7. Property Use (list any improvements on the site or uses):  
Raw Land - no improvements currently


8. Private Well X Public Water System \_\_\_\_\_ or Private treatment plant \_\_\_\_\_  
 (name of provider)
9. On-site Sewage Treatment System X 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: 

Signature of Applicant: \_\_\_\_\_  
 (if different than Owner)

Signature of Agent: \_\_\_\_\_  
 (if different than Owner)

Owner's mailing address: 54 Mississippi River Blvd North  
Saint Paul, MN. 55104

Telephone: 612-300-5722

Email: eddie.sells.florida@gmail.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):

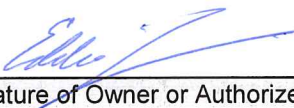
Fernandina Beach News Leader: \_\_\_\_\_

Nassau County Record X

**CONSENT FOR INSPECTION**

I, Edward Zahn, the owner or authorized agent for the owner of the premises located at 450532 State Road 200 Callahan, FL 32011 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 for future land use amendment, without further notice.


Dated this 8<sup>th</sup> day of JUNE, 2018.

  
Signature of Owner or Authorized Agent

612-300-5722  
Telephone Number

Minnesota  
STATE OF FLORIDA:  
COUNTY OF NASSAU: Ramsey

The foregoing instrument was acknowledged before me the 08 day of June, 2018, by Edward Raymond Zahn who is personally known to me or who has produced Minnesota driver's license as identification.

  
Notary Public Signature  
Sarojani Thapa  
Name (typed or printed)

(Seal)



# OWNER'S AUTHORIZATION FOR AGENT

\_\_\_\_\_ is hereby authorized TO ACT ON BEHALF OF

\_\_\_\_\_, 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:

\_\_\_\_\_  
 Signature of Owner

\_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 Signature of Owner

\_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 Telephone Number

State of Florida  
 County of \_\_\_\_\_

Signed and sworn before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By \_\_\_\_\_

Identification verified: \_\_\_\_\_

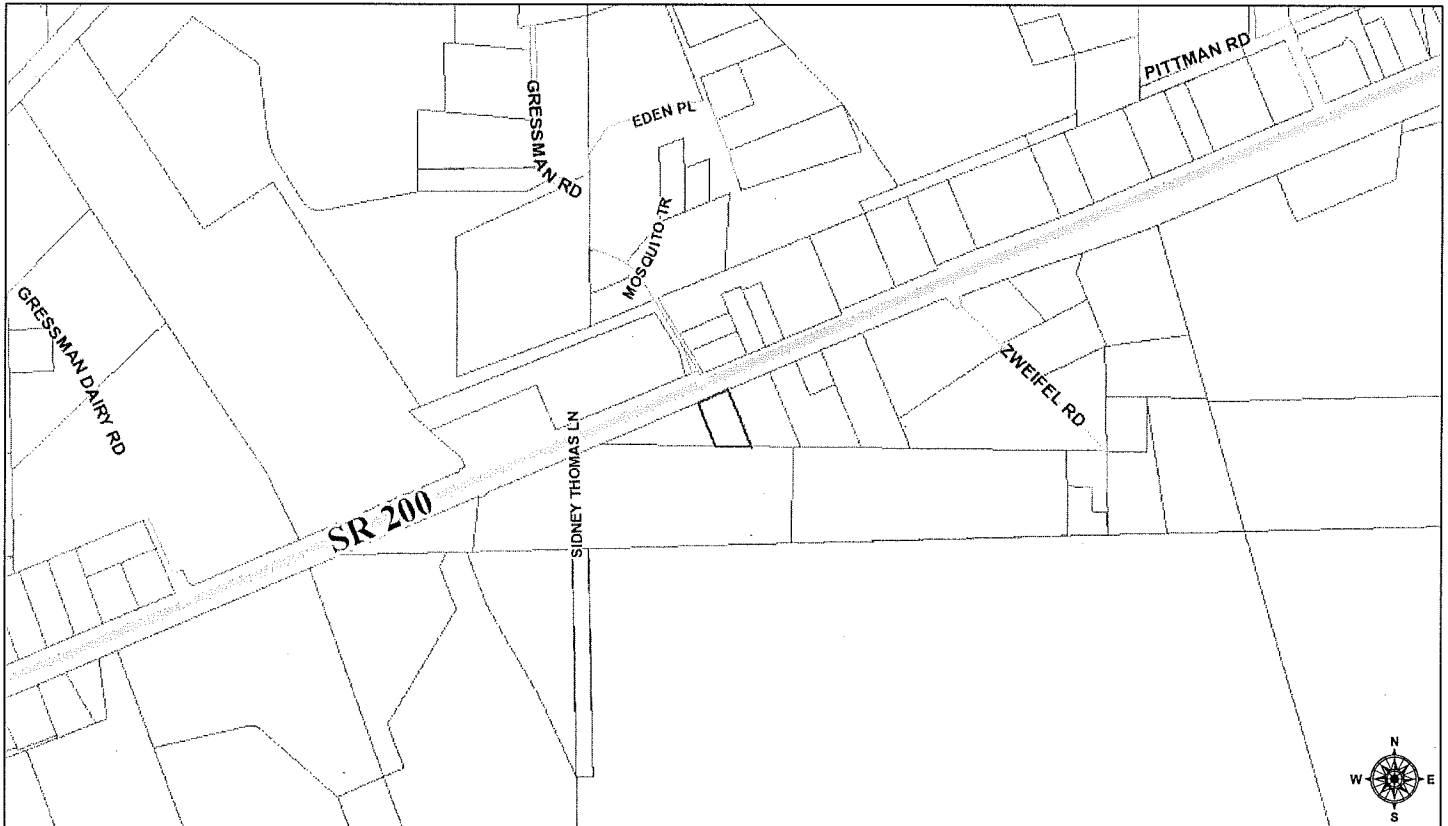
Oath sworn: \_\_\_\_\_ Yes \_\_\_\_\_ No

\_\_\_\_\_  
 Notary Signature

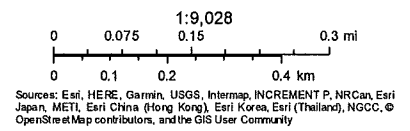
My Commission expires: \_\_\_\_\_

# EXHIBIT "A"

450532 State Road 200



June 6, 2018





# EXHIBIT "B"

Search  No results   Options

## MAP OF BOUNDARY SURVEY OF

DESCRIPTION OF PROPOSED LEGAL:  
PARCEL B

PART OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 42, RUN THENCE NORTH 88°12'20" WEST ALONG THE SOUTH LINE OF SECTION 42, A DISTANCE OF 1954.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, 180.48 FEET; THENCE NORTH N21°47'15" WEST, 249.79 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A1A; THENCE NORTH 68°12'20" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A1A, A DISTANCE OF 165.61 FEET; THENCE SOUTH 21°42'00" EAST, 322.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN THAT CERTAIN WARRANTY DEED DATED 12-17-2001 AND FILED 3-5-2001 IN OFFICIAL RECORDS BOOK 1041, PAGE 1016, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA

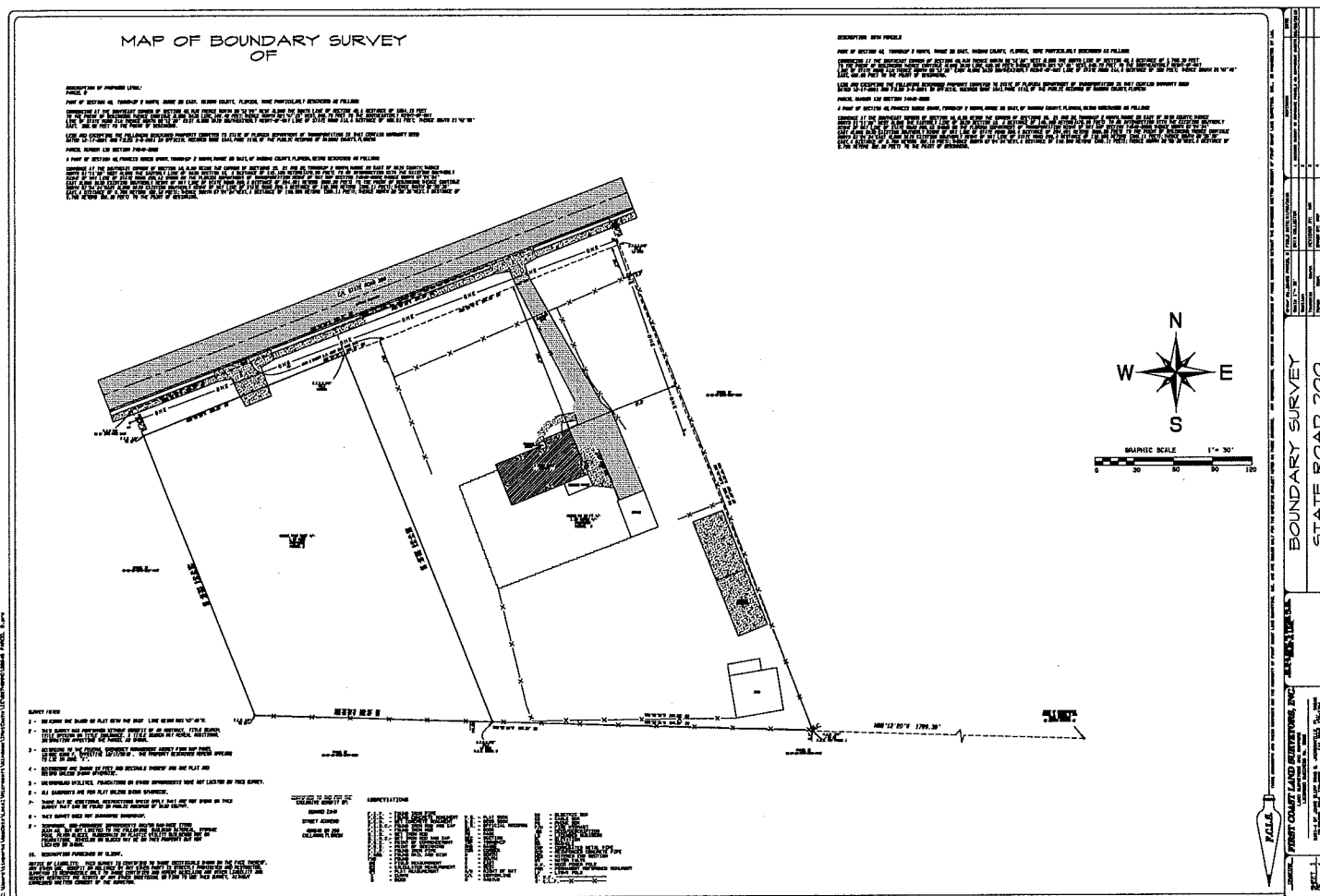
PARCEL NUMBER 139 SECTION 74040-2528

A PART OF SECTION 42, FRANCIS WOODS GRANT, TOWNSHIP 2 NORTH, RANGE 25 EAST, OF NASSAU COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, ALSO BEING THE CORNER OF SECTIONS 15, 21 AND 22, TOWNSHIP 2 NORTH, RANGE 25 EAST OF SAID COUNTY; THENCE NORTH 01°11'29" WEST ALONG THE EASTERLY LINE OF SAID SECTION 16, A DISTANCE OF 145.105 METERS (476.00 FEET) TO AN INTERSECTION WITH THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 200, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 74040-2528; THENCE NORTH 67°24'24" EAST ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 200, A DISTANCE OF 204.001 METERS (669.29 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 67°24'24" EAST ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 200, A DISTANCE OF 118.906 METERS (309.11 FEET); THENCE SOUTH 22°35'36" EAST, A DISTANCE OF 6.760 METERS (22.18 FEET); THENCE SOUTH 67°24'24" WEST, A DISTANCE OF 118.906 METERS (390.11 FEET); THENCE NORTH 22°35'36" WEST, A DISTANCE OF 6.760 METERS (22.18 FEET) TO THE POINT OF BEGINNING.

C/L STATE ROAD 200  
ADJACENT EASEMENT  
N68°12'20"E 224.39' (D)  
N68°12'20"E 224.39' (D)  
OHE  
N68°12'20"E

EXHIBIT "C"



# EXHIBIT "ADDITIONAL"

## NASSAU | A. Michael Hickox, CFA, Cert. Res. RD1941 Nassau County Property Appraiser

Property Search Sales Search Nassau Home

OWNER NAME	ZAHN EDWARD R ET AL	PARCEL NUMBER	42-2N-25-0000-0017-0070
MAILING ADDRESS	54 MISSISSIPPI RIVER BLVD N	TAX DISTRICT	DRAIN DIST (DISTRICT 6)
		MILLAGE	16.1388
	SAINT PAUL, MN 55104	PROPERTY USAGE	VACANT RESIDENTIAL
LOCATION ADDRESS	450532 SR 200	DEED ACRES	1
	CALLAHAN 32011	HOMESTEAD	N
SHORT LEGAL	PT OF SEC 42-2N-25E IN OR 2121/1299 (EX R/W IN OR 1041/1016 &	PARCEL MAP RECORD	<a href="#">MAP THIS PARCEL</a>
		TAX COLLECTOR SEARCH	<a href="#">NASSAU TAX COLLECTOR LINK</a>
		PROPERTY RECORD CARD	<a href="#">LINK TO PROPERTY RECORD CARD (PDF)</a>

### 2017 Certified Values

JUST VALUE OF LAND	\$0
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$0
TOTAL MISC VALUE	\$0
JUST OR CLASSIFIED TOTAL VALUE	\$0
ASSESSED VALUE	\$0
EXEMPT VALUE	\$0
TAXABLE VALUE	\$0

### Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
SFR ACRES 000115	1	AC	42-2N-25

### Building Information

There is no Building Information for this record.

### Miscellaneous Information

There is no Miscellaneous Information for this record.

### Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
05/22/2017	2121/1299	2121/1299	200	CT	U	Y	CLERK OF COURT	ZAHN EDWARD R ET AL