

DRC PRE-APPLICATION FORM	DATE REC'D: _____ BY: _____
	DRC DATE: _____

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name WFS Family Trust, LLC	
Company (if applicable)	
Street Address 6101 Gazebo Park Place N., Ste 101	
City, State, Zip Jacksonville, FL 32257	
Telephone Number (904) 733-7900	
Email Address hsheffield@s-blaw.com	

Applicant or Agent	If an agent will be representing the owner, an Owner's Authorization for Agent form must be included
Applicant or Agent Name Enza Puckett	
Company (if applicable) Concept Development, Inc.	
Mailing Address 1449 SW 74th Drive, Suite 200	
City, State, Zip Gainesville, FL 32607	
Telephone Number (352) 333-3233 Ext 207	
Email Address epuckett@conceptcompanies.com	

Project Information					
Project Name	CRS Yulee, FL - US Hwy 17			Project Type	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial
PIN: 42-2N-27-0000-0073-0060 & 42-2N-27-0000-0073-0000					
Project Address	850370 US Hwy 17, Yulee, FL 32097				
Major Access Rd	Name: US Hwy 17		<input type="checkbox"/> County-Maintained <input type="checkbox"/> Unpaved Private Easement		
Size of Property	0.51 acres + 1.80 acres = 2.31 acres	Present Property Use	Mobile home		
Zoning District	CG	Future Land Use	Commercial	Overlay District	N/A
Wetlands	No	Flood Zone	Zone X	Water & Sewer	JEA
# Existing Structures	1 to be removed	# Proposed Structures	1	Building Height	20'-27'
# Parking Spaces Proposed	36		Building Square Footage	10,640	
Project Description (use separate sheet if necessary): The project is located on a 2.31 acre portion of the parcels number 42-2N-27-0000-0073-0060 & 42-2N-27-0000-0073-0000. The development intent is to construct a 10,640 SF Commercial Retail Store with associated parking, utilities and stormwater infrastructure.					
List any applications under review, approved, or denied which may assist in the review of this application:					

I HEREBY CERTIFY THAT ALL INFORMATION IS TRUE AND CORRECT		
I understand that reasonable inspections of the project may be made as part of the application review process. I also understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.		
Enza Puckett		3/28/2025
PRINT	SIGNATURE	DATE