

DEVELOPMENT REVIEW COMMITTEE MEETING
9:00 AM, April 15, 2025
James S. Page Governmental Complex, 96135 Nassau Place
Yulee, FL 32097

- B. Commercial Retail Store Pre-application: The applicant is seeking a committee meeting to discuss the construction of approximately 10,640 square foot commercial retail store with associated infrastructures.

**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

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3/28/2025

PRINT

SIGNATURE

DATE

Aerial



March 12, 2025

StateRoutes

N

911 Address Labels

Nassau Roads for 911

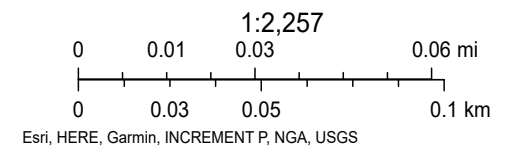
Federal Highway

Town Medium Volume

Town Low/Seasonal

Private Road

Land Parcels



Aerial



March 12, 2025

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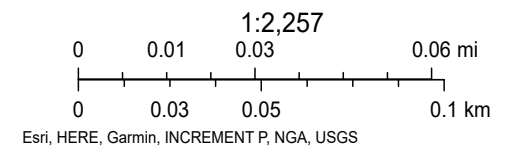
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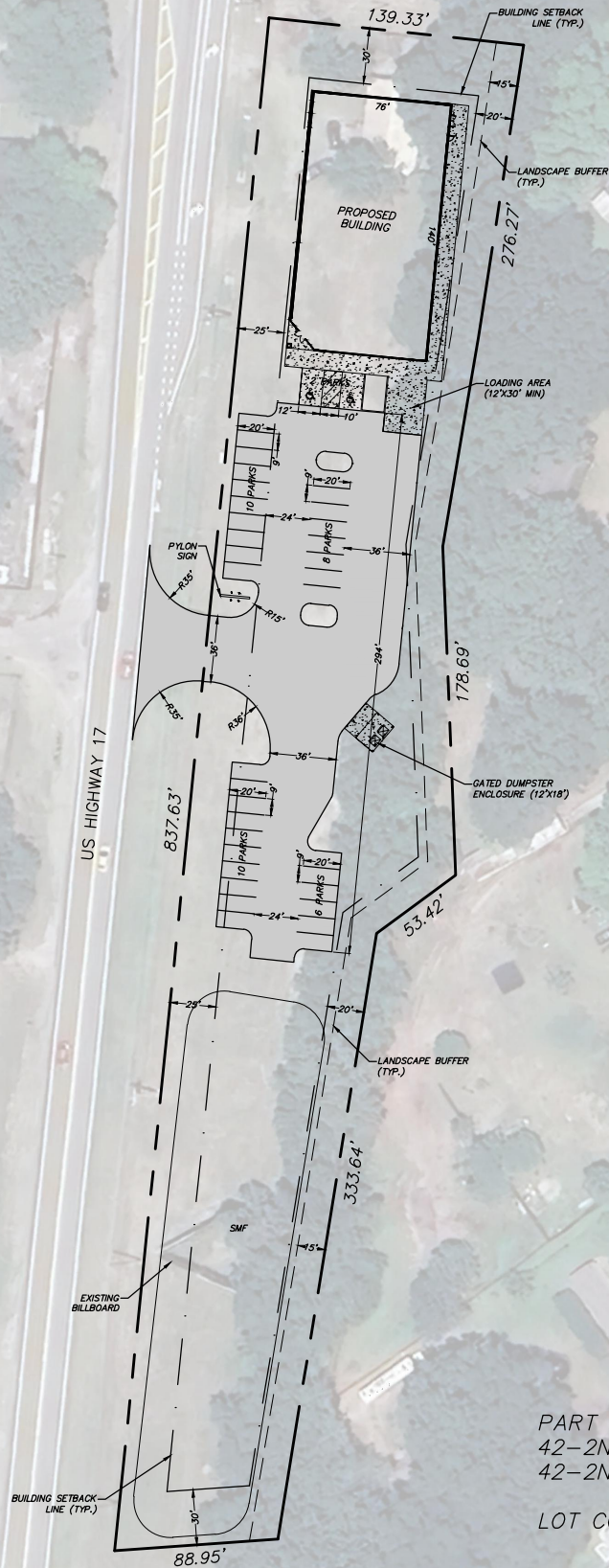
— Land Parcels



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|-----------------------------|---|------------------------|--------------------|-------------------------------|--|--|
| PRELIMINARY SITE PLAN | | CITY, STATE STREET: | | YULEE, FL 850370 US HWY 17 | |  <div>CONCEPT COMPANIES</div> <div>1449 SW 74th Drive, Suite 200, Gainesville, Florida 32607 License# CGC1515491 / WWW.CONCEPTCOMPANIES.NET</div> |
| BUILDING: 1-STORY, PEMB | PROPOSED USE: | DEVELOPER: | | DATE: | | |
| BLDG/SALES SF: 10,640/8,513 | SINGLE TENANT COMMERCIAL RETAIL STORE | NAME: | BRIAN CRAWFORD | 2-10-25 | | |
| ACREAGE: ±2.3 | | PHONE #: | (352)333-3233 x207 | | | |
| PARKING SPACES: 36 | | DESIGNER: | ENZA PUCKETT | | | |

SITE NOTES:

1. DEDICATED PEDESTRIAN ACCESS TO BUILDING IS RECOMMENDED FOR PEDESTRIAN SAFETY
2. 36 PARKING SPACES REQUIRED BY CODE



PART OF TAX PARCEL NO.
42-2N-27-0000-0073-0060
42-2N-27-0000-0073-0000

LOT COMBINATION REQUIRED

| | |
|-------------|------------------|
| CITY, STATE | YULEE, FL |
| STREET: | 850370 US HWY 17 |

| | |
|------------|--------------------|
| DEVELOPER: | |
| NAME: | BRIAN CRAWFORD |
| PHONE #: | (352)333-3233 x207 |
| DESIGNER: | ENZA PUCKETT |

2-10-25



1449 SW 74th Drive, Suite 200, Gainesville, Florida 32607
License# CGC1515491 / WWW.CONCEPTCOMPANIES.NET

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