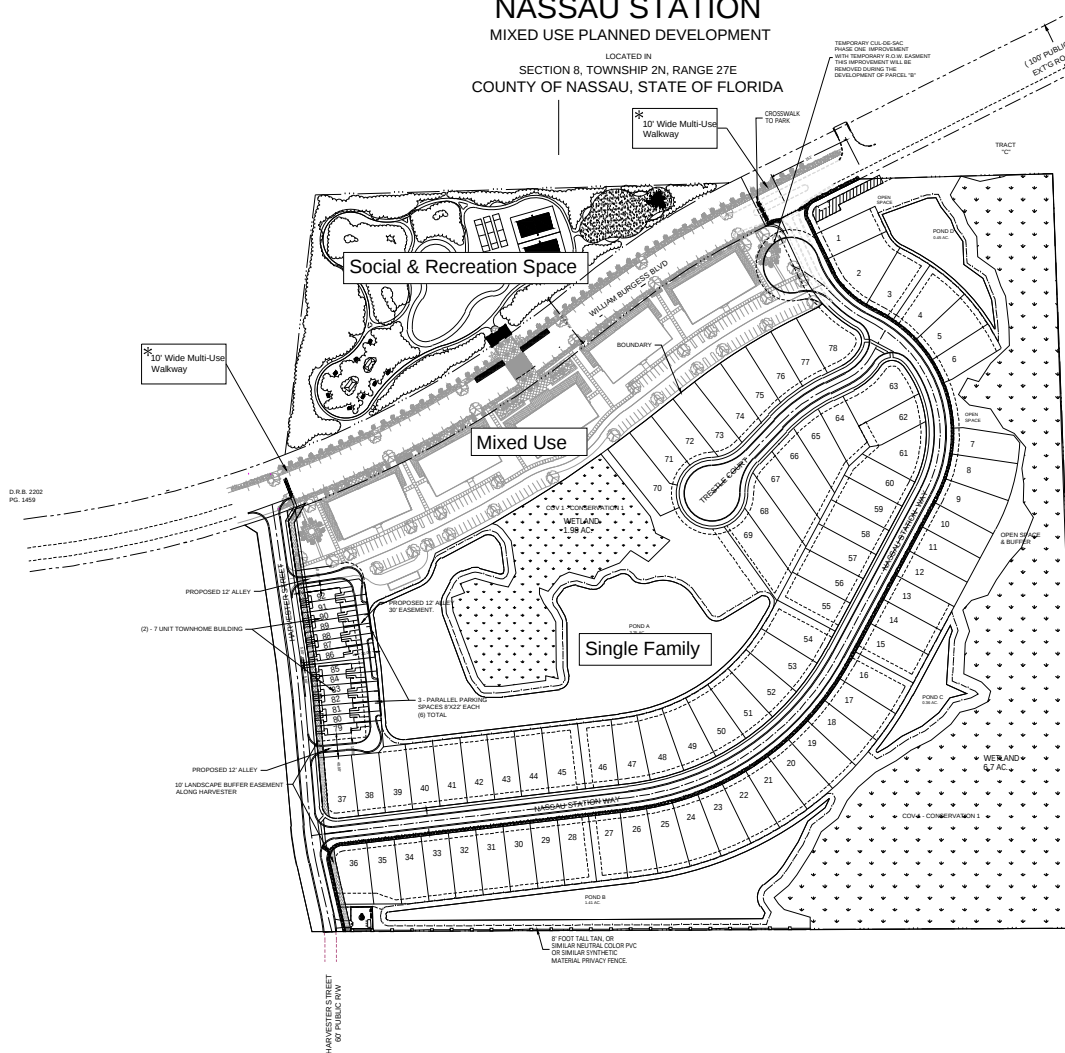
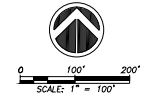




EXHIBIT B-2

PRELIMINARY DEVELOPMENT PLAN **NASSAU STATION** MIXED USE PLANNED DEVELOPMENT LOCATED IN SECTION 8, TOWNSHIP 2N, RANGE 27E COUNTY OF NASSAU, STATE OF FLORIDA



SITE DATA TABLE	
RE #	08-2N-27-0000-0002-0040
CURRENT ZONING	PUD - MIXED USE
CURRENT LAND USE	MOR - MEDIUM DENSITY RESIDENTIAL
PARCEL "A"	MOR - MEDIUM DENSITY RESIDENTIAL
PROPOSED	78 LOTS
LOT SIZE	50' MIN. WIDTH & 5,000 S.F. IN AREA
TH - TOWNHOME	14 LOTS
PROPOSED	18' MIN. WIDTH & 2,160 S.F. IN AREA
PARKING	2 PER LOT PLUS 6 GUEST
PARKING RATIO	= 2.4 PER TOWNHOME
SETBACKS	
FRONT	10' / 15' / 20' MIN.
REAR	20' MIN.
SIDE	5' MIN. / 0' T.H. LOT
PARCEL "B"	HDR - HIGH DENSITY RESIDENTIAL
PROPOSED	MULTI-FAMILY 48 UNITS
OFFICE SPACE	20,000 S.F.
RETAIL SPACE	20,000 S.F.
SETBACKS ESTABLISHED IN PUD DOCUMENT.	
PARCEL "C"	ROS - RECREATION / OPEN SPACE
USE AND DETAILS PROVIDED IN PUD DOCUMENT AND LANDSCAPE ARCHITECT PLAN SHEETS.	
RESIDENTIAL PARCEL "A" - PHASE I	
ACREAGE:	33.08 AC
	92
PONDS TOP OF BANK:	5.47 AC
WETLAND:	8.68 AC
LANDSCAPE \ BUFFER	0.06 AC
FEMA:	
FIRM PANEL:	# 12089C0170
FLOOD DESIGNATION IS ZONE "X" MINIMAL FLOOD HAZARD	

DEVELOPER:
 Matravia & Company
 12443 SAN JOSE BLVD., SUITE 504
 JACKSONVILLE, FL 32223

ENGINEER:
 Adkinson Engineering P.A.
 4639 Trevor Creek Drive South
 Jacksonville, FL 32257
 (904) 881-4206

SURVEYOR:
 Clay & Associates, Inc.
 3830 Crown Point Road
 Jacksonville, FL 32257
 (904) 260-2703

ENVIRONMENTAL:
 Peacock Consulting Group, LLC
 12058 San Jose Blvd., Suite 604
 Jacksonville, FL 32223

LANDSCAPE ARCHITECT:
 JDV - J. David Vickers, LA
 6200 Brooks Circle South
 Jacksonville, FL 32211
 (904) 525-6976

ADKINSON ENGINEERING
 4639 TREVOR CREEK DRIVE SOUTH
 JACKSONVILLE, FLORIDA 32257
 PHONE (904) 881-4206

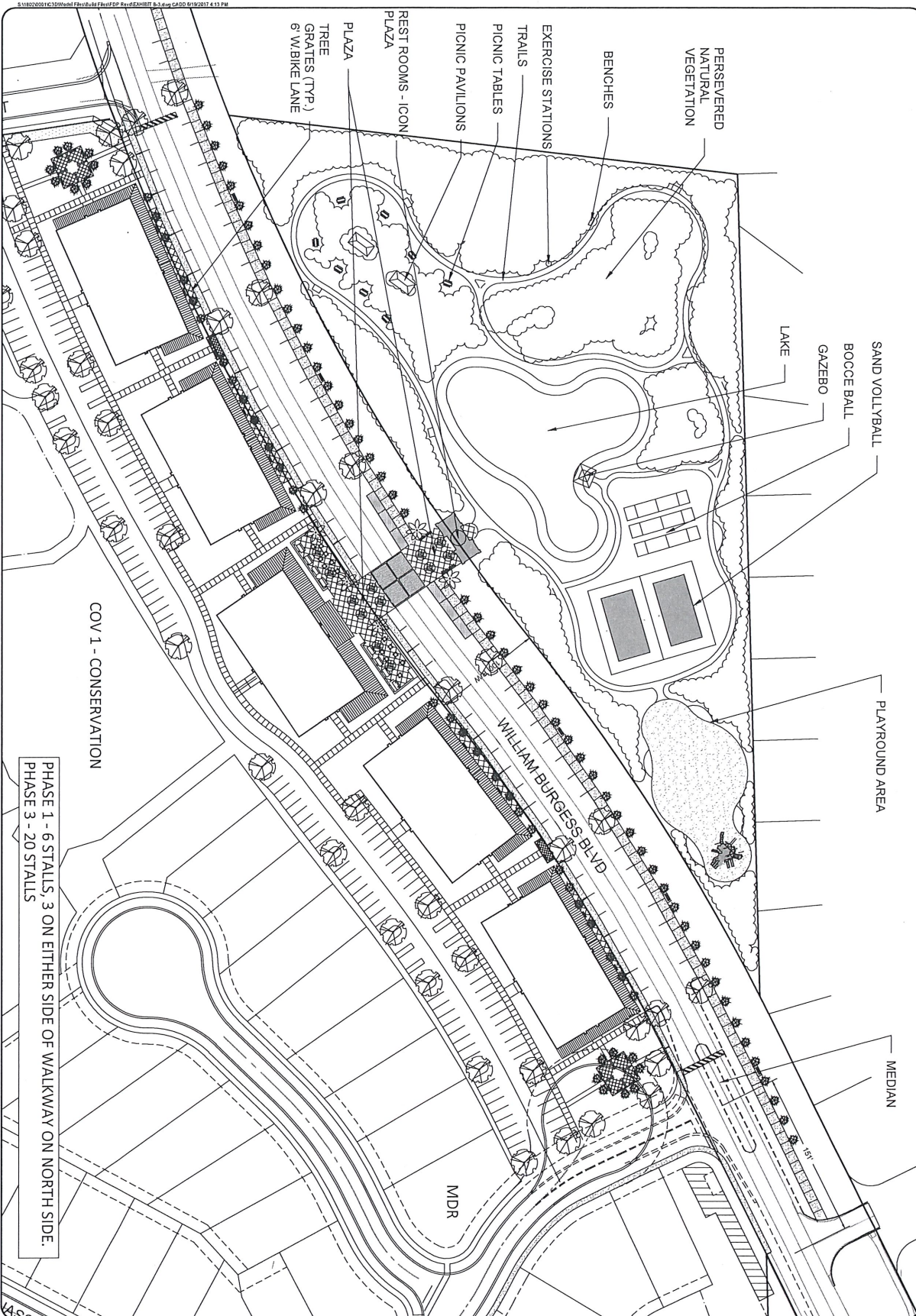
**PARCEL "A" - PHASE I
 NASSAU STATION
 NASSAU CO., FL**

DATE	12/10/10
BY	JDV
CHECKED	JDV
DATE	12/10/10
BY	JDV
CHECKED	JDV
DATE	12/10/10
BY	JDV
CHECKED	JDV
DATE	12/10/10
BY	JDV
CHECKED	JDV

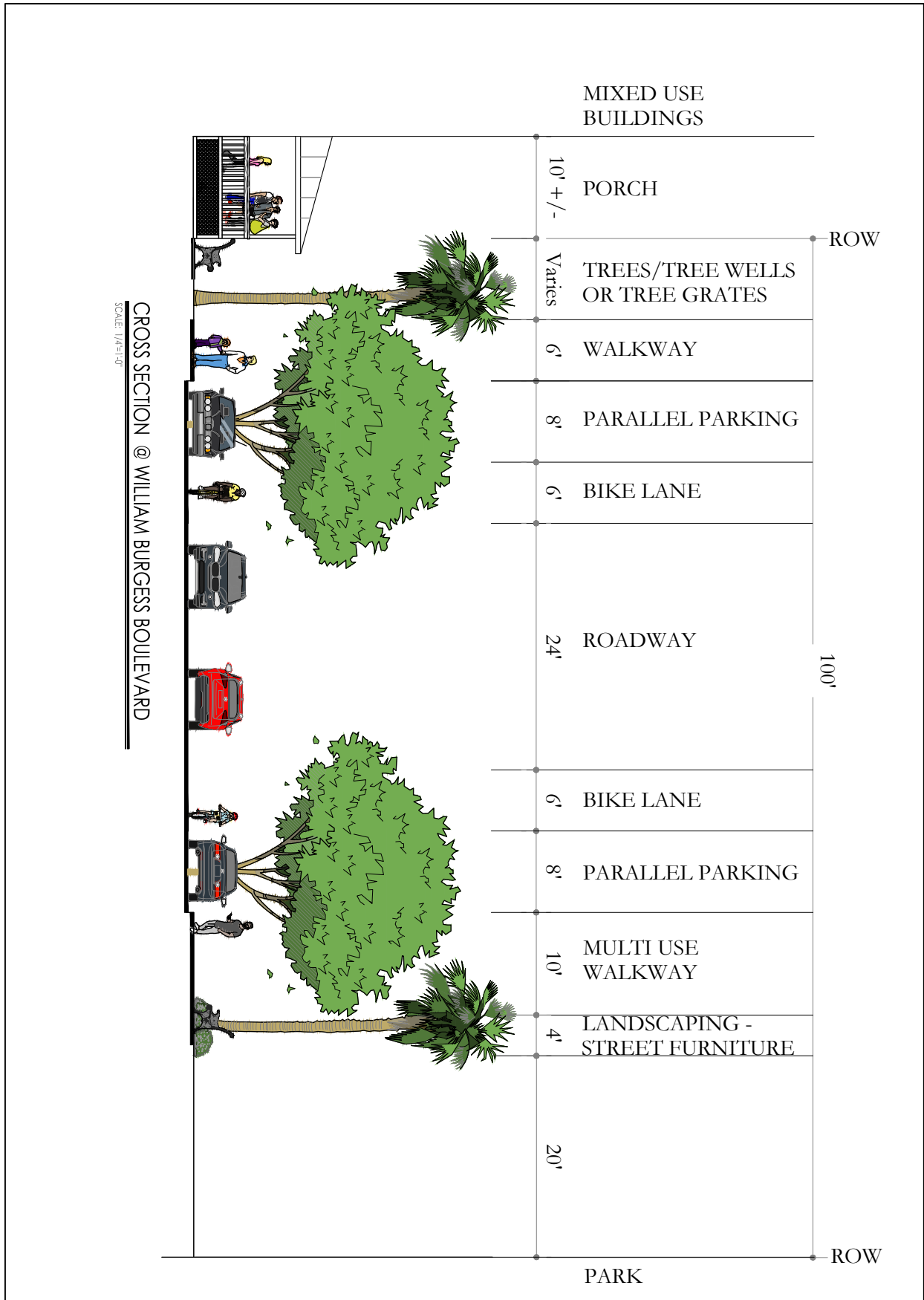
**PRELIMINARY
 DEVELOPMENT
 PLAN**

JOB NO.	1802
DATE	July 29, 2019
SCALE	1" = 100'
SHEET	PDP-002 Rev

EXHIBIT B-3



SHEET FDP-01 Rev.	DATE August 5, 2019	SCALE 1" = 40'	EXHIBIT B-3	NO. DATE REVISION DESCRIPTION 1 10/2/2019 REVIEWED - TOWNHOME UNITS ADDED	PARCEL "A" - PHASE I NASSAU STATION NASSAU CO, FL	ADKINSON ENGINEERING 4639 TREVOR CREEK DRIVE SOUTH JACKSONVILLE, FLORIDA 32257 PHONE (904) 881-4206	ENGINEER'S SEAL
----------------------	------------------------	-------------------	----------------	--	---	--	-----------------



PROJ. # _____
 DRAWN BY: J.D.V.
 CHECKED BY: J.D.V.
 SCALE: AS SHOWN

CROSS SECTION
 SHEET NUMBER
 CS1.1

NO.	DESCRIPTION	D.W.
1	REVISIONS	1-8-18

NASSAU STATION
 Nassau County, Florida

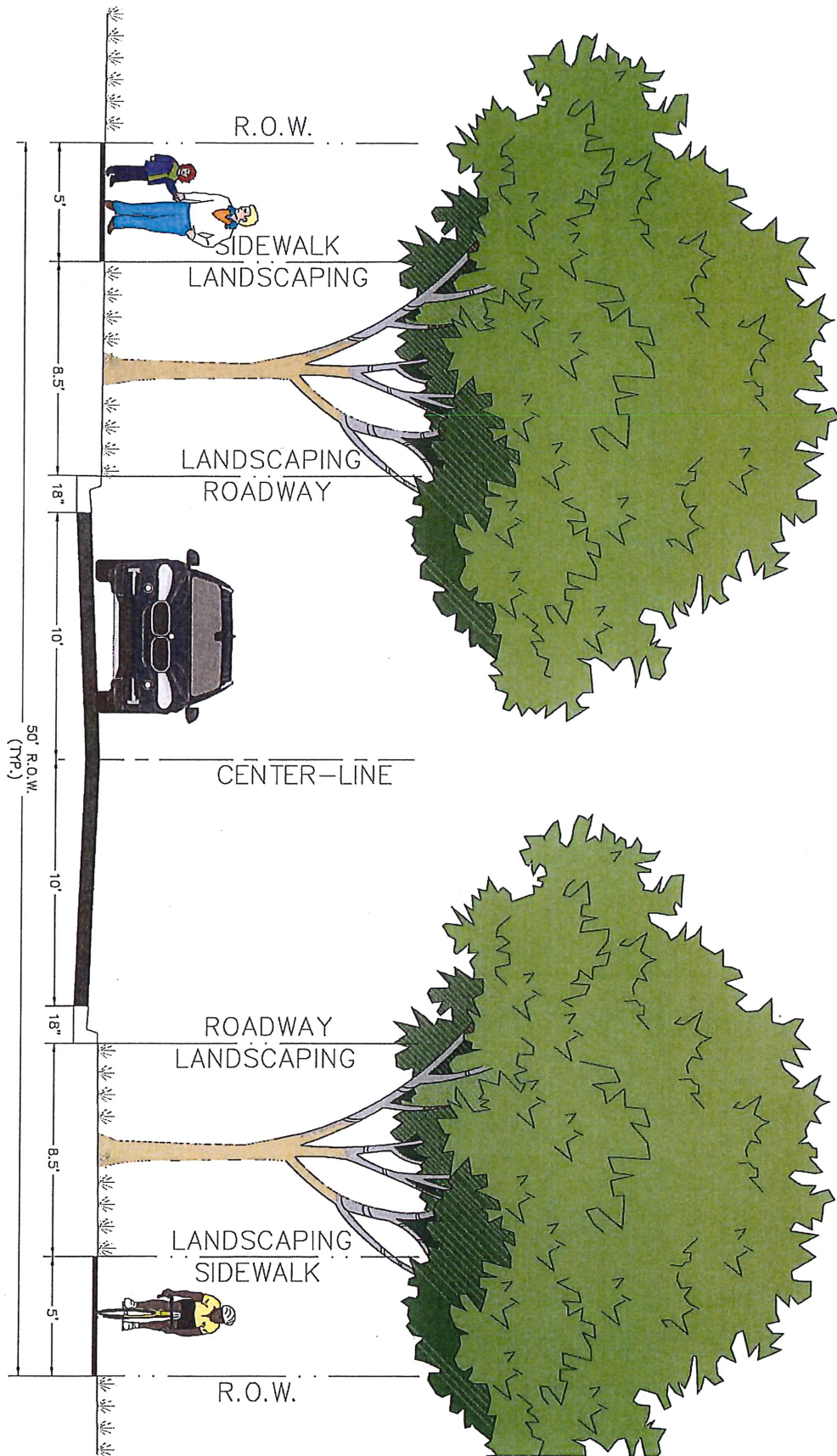
J. DAVID VICKERS
 RLA 596

FOR:
Matovina and Company
 2955 Hartley Road, Suite 108
 Jacksonville, Florida 32257

JDV
 LANDSCAPE ARCHITECT
 J. DAVID VICKERS
 LANDSCAPE ARCHITECT, RLA 596
 2955 HARTLEY ROAD, SUITE 108
 JACKSONVILLE, FLORIDA 32257

EXHIBIT B-5

TYPICAL RESIDENTIAL ROADWAY SECTION
 SCALE: 1/4"=1'-0"
 (ROADS A & B)



DATE	JUL 12 2013
TIME	1:00 PM
BY	AS SHOWN
PROJECT	PDP-003

TYPICAL
STREET
SECTION

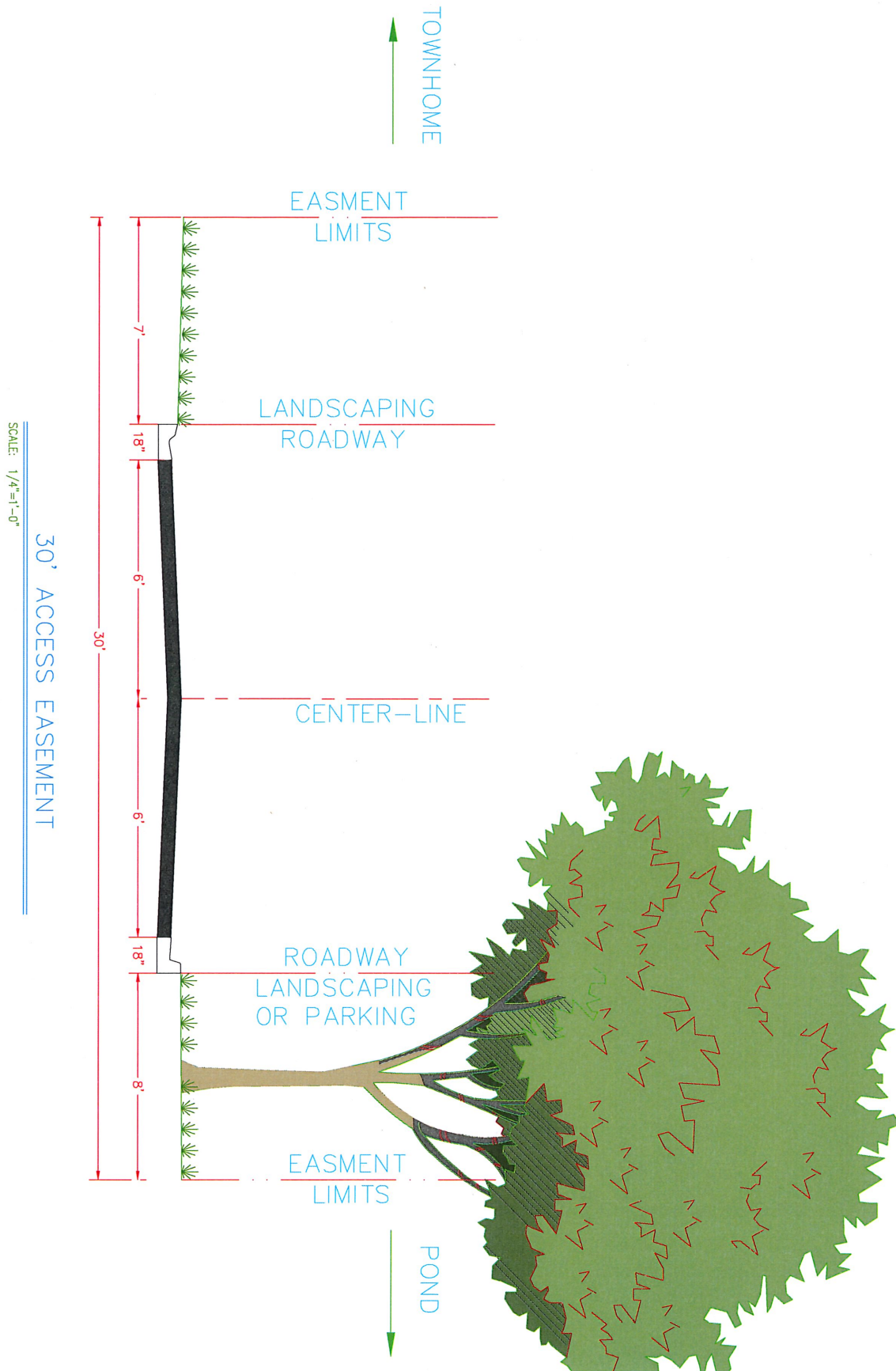
NO.	DATE	REVISION/DESCRIPTION

NASSAU
STATION
NASSAU COUNTY, FLORIDA

ADKINSON
ENGINEERING
4022 TREVOR CREEK DRIVE SOUTH
JACKSONVILLE, FLORIDA 32217
PHONE (904) 821-4205

EXHIBIT B-5

EXHIBIT B-6



SCALE: 1/4"=1'-0"

30' ACCESS EASEMENT

JOB NO.	JOB# 1802
DATE	February 1, 2019
SCALE	AS SHOWN
SHEET	PDP-009

TYPICAL STREET SECTION

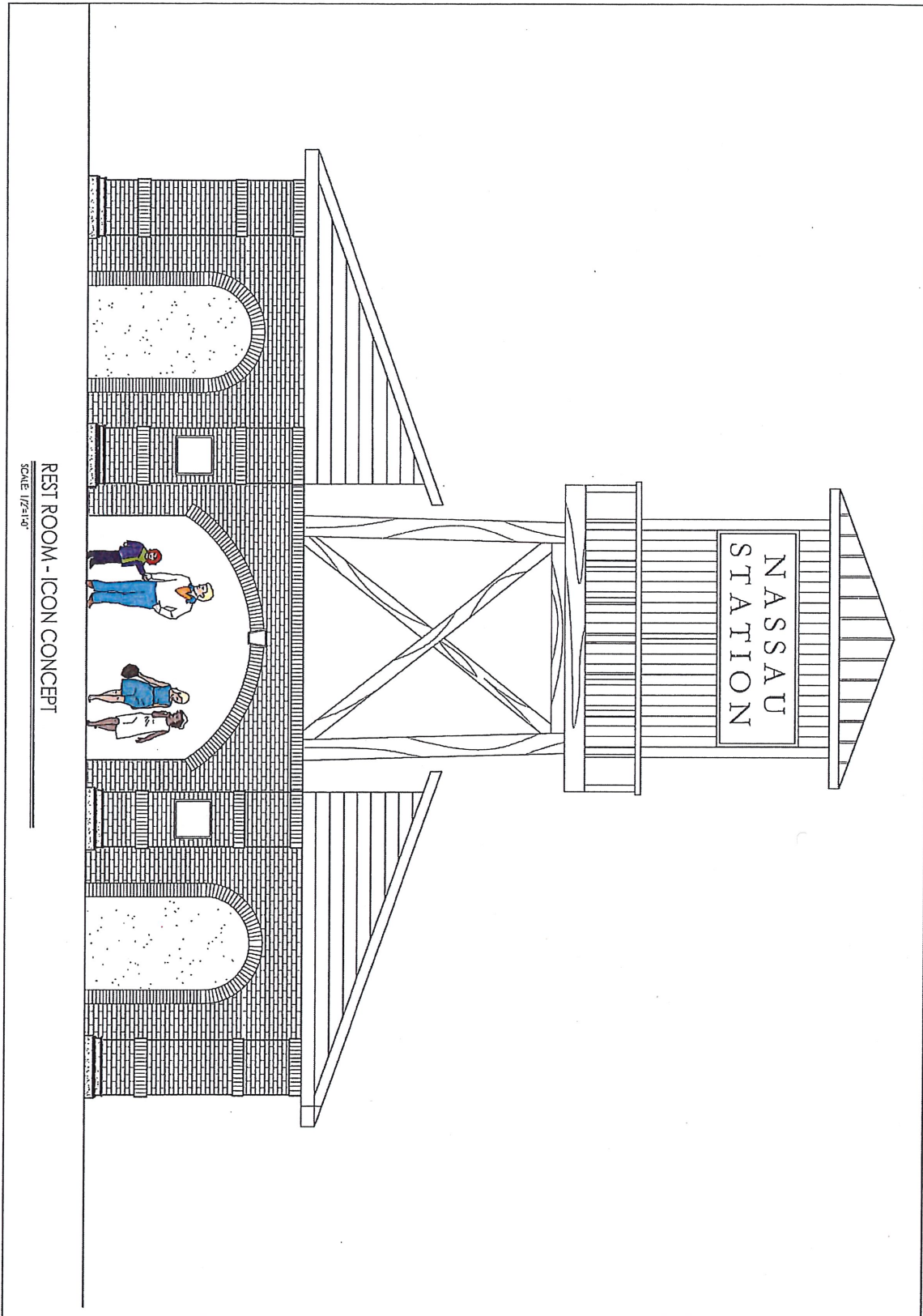
NO.	DATE	REVISION DESCRIPTION

NASSAU STATION
NASSAU COUNTY, FLORIDA

ADKINSON ENGINEERING
6550 St. Augustine Road, Suite #203
Jacksonville, FL 32217
PHONE (904) 881-4206

ENGINEER'S SEAL

EXHIBIT B-7



REST ROOM - ICON CONCEPT
SCALE: 1/2"=1'-0"

RR-1.0

SHEET NUMBER

CONCEPTS

REST ROOM -

ICON

CONCEPTS

REST ROOM -

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CONCEPTS

NASSAU STATION

Nassau County, Florida

J. DAVID VIGERS
FLA 595

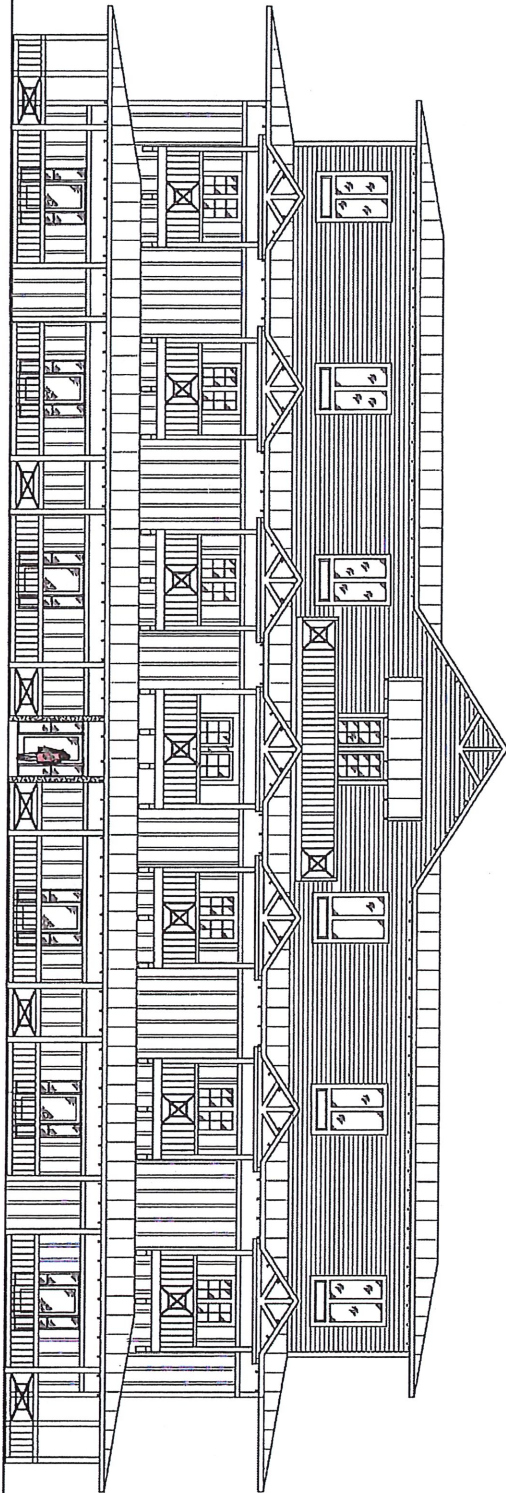
FOR:

Malovina and Company
2955 Harley Road, Suite 108
Jacksonville, Florida 32257



[illegible]

EXHIBIT B-9



3 STORY CONCEPT

SCALE: 3/8"=1'-0"

PROJ. # _____
DRAWN BY _____
CHECKED BY _____
DATE _____
AS SHOWN

MIXED USE
BUILDING

SHEET NUMBER
MU-1.1

NO.	REVISIONS	DATE

NASSAU STATION
Nassau County, Florida

J. DAVID VICKERS
FLA 559

FOR:
Malovina and Company
2955 Hartley Road, Suite 108
Jacksonville, Florida 32257

IDV
LANDSCAPE
ARCHITECT

J. DAVID VICKERS
LANDSCAPE ARCHITECT
FLORIDA LICENSE NO. 12517
10000 W. BAYVIEW BLVD., SUITE 100
JACKSONVILLE, FLORIDA 32257



