



### USE THIS FORM TO

Schedule a pre-application meeting with the Development Review Committee (DRC). Applicants are required to have a pre-application meeting a maximum of 120 days prior to the submittal of any Preliminary Binding Site Plan (PBSP) application, Site Engineering Plan (SEP) Application, or Subdivision Plat Application.

### APPLICATION REQUIREMENTS

The following must be provided in order to be considered a complete application package:

- ☒ Pre-Application Form
- ☒ Site plan or scaled drawing detailing the proposed project

### APPLICATION FEES

- Pre-Application Meetings are **FREE**
- [Other Development Review Fees](#)

### DEVELOPMENT REVIEW COMMITTEE (DRC) MEETINGS

When: Every **Tuesday at 9am**

Where: Nassau County Board of County Commissioner Chambers  
96135 Nassau Place, Yulee, FL, 32097, unless otherwise noticed.

What: Submit the pre-application form via email or in person to the Department of Planning and Economic Opportunity no later than Thursday, noon (12:00pm) prior to the meeting you wish to attend. You will receive an agenda via email by close of business the Friday before the meeting.

### KEY CONTACTS

PEO will guide your application from start to finish, engaging other County departments as needed.

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





**DRC  
PRE-APPLICATION  
FORM**

DATE REC'D: \_\_\_\_\_ BY: \_\_\_\_\_

DRC DATE: \_\_\_\_\_

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <b>Michael Danhour</b>	
Company (if applicable) <b>N/A</b>	
Street Address <b>N/A</b>	
City, State, Zip <b>N/A</b>	
Telephone Number <b>N/A</b>	
Email Address <b>mldanhour@gmail.com</b>	

Applicant or Agent	
Applicant or Agent Name <b>Brian Bush</b>	
Company (if applicable) <b>IME Civil And Surveying</b>	
Mailing Address <b>3000 North Ponce De Leon Blvd., Suite C</b>	
City, State, Zip <b>St. Augustine, FL, 32084</b>	
Telephone Number <b>904-624-6436</b>	
Email Address <b>kbush@imecivil.com</b>	

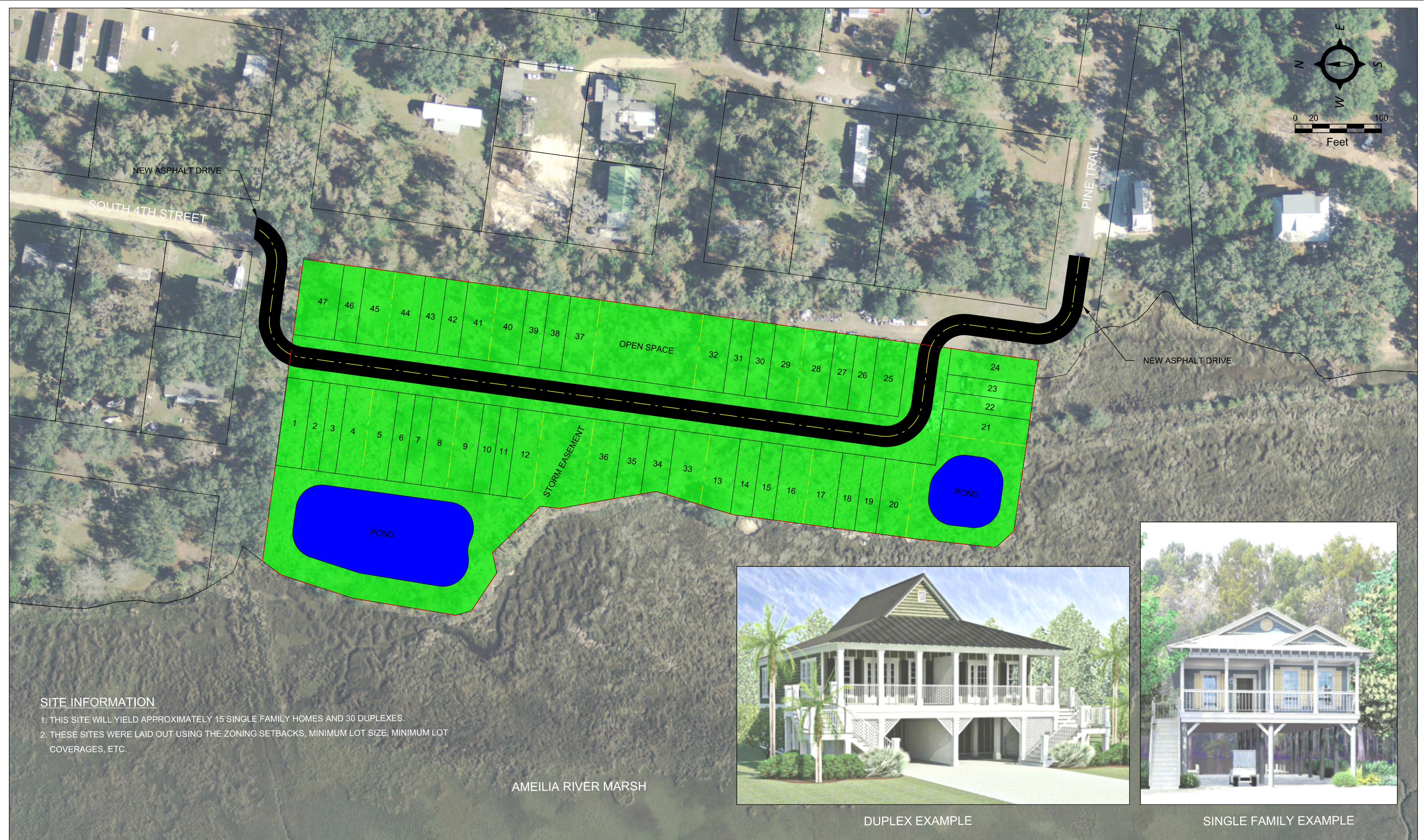
Project Information							
Project Name	<b>Marshview Townhomes</b>				Project Type	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial	
PIN:	<b>00</b>	<b>- 00</b>	<b>- 31</b>	<b>- 1800</b>	<b>- 0203</b>	<b>- 0000</b>	
Project Address	<b>1467 South 4th Street</b>						
Major Access Rd	Name: <b>Pine Trail</b>				<input checked="" type="checkbox"/> County-Maintained <input type="checkbox"/> Unpaved Private Easement		
Size of Property	<b>5.45 Acres</b>		Present Property Use	<b>Vacant Residential</b>			
Zoning District	<b>RG-1</b>	Future Land Use	<b>High Density</b>	Overlay District	<b>1</b>		
Wetlands	Study Needed	Flood Zone	<b>VE/AE</b>	Water & Sewer	<b>City of Fernandina Beach</b>		
# Existing Structures	<b>0</b>	# Proposed Structures	<b>12 Townhomes</b>	Building Height	<b>&lt;35ft</b>		
# Parking Spaces Proposed	<b>Driveways only</b>		Building Square Footage	<b>Not Decided Yet</b>			
Project Description (use separate sheet if necessary): <b>Attached is a concept plan for a total of 47 townhomes. The townhomes will be pile supported and off the ground far enough to allow for parking under the structures. Final architectural plans are not decided yet but will be furnished when completed for comment.</b>							
List any applications under review, approved, or denied which may assist in the review of this application: <b>N/A</b>							

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.		
Brian Bush		04-09-2021
PRINT	SIGNATURE	DATE









SITE INFORMATION

- 1. THIS SITE WILL YIELD APPROXIMATELY 15 SINGLE FAMILY HOMES AND 30 DUPLEXES.
- 2. THESE SITES WERE LAID OUT USING THE ZONING SETBACKS, MINIMUM LOT SIZE, MINIMUM LOT COVERAGES, ETC.



DUPLEX EXAMPLE



SINGLE FAMILY EXAMPLE

NO.	BY	DATE	SYMBOL	REVISION NOTES

IME CIVIL &  
SURVEYING, LLC



DESIGNER: BKB
DRAWN BY: BKB
DATE: 02-10-2021
CHECKED BY: BDS
DATE: 02-10-2021

DESIGN ENGINEER
CERTIFICATE OF AUTHORIZATION

FERNANDINA BEACH, FL

QUADPLEX CONCEPT  
NASSAU COUNTY

DRAWING NO.
C-01