

## Nassau County Engineering Services 96161 Nassau Place Yulee, FL 32097

Robert T. Companion, PE County Engineer

# APPLICATION FOR A VARIANCE

Official Use Only
Application #:
Date Filed:

Parcel Identification Number (18-digit number)
09-2N-27-1292.0054-0000
2. Driving Instructions: Lumber Creek
3. Name and Address of the Owner as shown in the public records of Nassau County:  Anselmo Soto  77453 Lomber Creek Blud.  Volke FL 32097
Name and Address of the Applicant / Authorized Agent (if different than Owner):
(PLEASE NOTE: If applicant is not the owner, this application must be accompanied by completed Owner's Authorization for Agent form.)
4. Variance Sought: Extend existent driveway. 8
5. Variance Justification (requirements in the "Definition of Variance" on Instructions Page):  To Avoid parking on the Street.

	<del></del>
6 Supporting information	n which is considered by the Development Review Committee:
1 1	d Site Plan
	Recorded Deed
No. 1	ditional data
7. Has any application be	een submitted within the last two (2) years for a Roadway and Drainage
	n of the subject property included in this application?
If so, give details of su	uch application and approval or denial decision.
8. Is this parcel subject	to deed restrictions enforced by a homeowner's association?
	written HOA approval of work.
ii so, piease piovide i	whiteh HOA approval of work.
n filing this application for a V	ariance, the undersigned understands it becomes a part of the official records of
	mittee and does hereby certify that all information contained herein is true to the
est of his/her knowledge.	made and deed notedly detaily that all manhadon contained notem is true to the
	May C. H.
	Signature of Owner:
	Signature of Authorized Agent:
	(if different than Owner)
	Owner's mailing address:
	Telephone: 904 335 00 43
	Email: SotoalonSo 63 a) gmail, com
	Email:

NOTE: If prepared or signed by an agent, a notarized Owner's Authorization for Agent form must be provided.



Nassau County Engineering Services 96161 Nassau Place Yulee, FL 32097 Robert T. Companion, PE County Engineer

## **CONSENT FOR INSPECTION**

I,
Dated thisday of, 20_2!
Alamo Soli 904 3350043.
Signature of Owner or Authorized Agent Telephone Number
STATE OF FLORIDA: COUNTY OF NASSAU:
The foregoing instrument was acknowledged before me the 11+h day of June 2021
2021, by Anselmo Soto who is personally known to me or who has produced
as identification.
Notary Public Signature
Name (typed or printed)
(Seal)  Notary Public State of Florida Tammy M. Murray My Commission GG 135468 Expires 08/17/2021

YULEE (904) 530-6225 FAX (904) 491-3611

## **Lumber Creek HOA**

11555 Central Parkway
Suite 801
Jacksonville, FL 32224
Office # 904-998-5365 Fax # 904-998-5366

#### NOTICE OF APPROVAL

June 08, 2021

Anselmo Alsonso Soto 77453 Lumber Creek Blvd Yulee FL 32097

RE: 77453 Lumber Creek Blvd

Dear Owner:

Your Request for an Architectural modification at your residence has been approved. Specifically, you have approval to proceed with the following:

- 1. Expansion of right side of driveway to only 7x10 must not extend up to walkway and must be tapered in on a curve in location depicted in survey as submitted.
- 2. Extension of back patio 12x27 in location depicted in survey as submitted.

The Association reserves the right to have a final inspection conducted to ensure the modification conforms to the Request you submitted for Approval. Please follow the plan you submitted or submit an additional Request form if you cannot follow the original plan.

You must follow all local building codes and setback requirements when making this change. A Building Permit may be needed. This can be applied for at the County offices.

The Association approval is based only on the aesthetics of the proposed modification. This approval should not be taken as any certification as to the construction worthiness or or structural integrity of the change you propose. Please be informed that it is your responsibility to contact the appropriate Utility Companies before digging.

We appreciate your cooperation in submitting this Request for Approval. An attractive Community helps all of the owners achieve maximum value from their homes when a decision to sell or refinance is made.

Association Contact:: Alice Hubbard, CAM®, Association Manager

#### Lumber Creek Homeowner Association, Inc. Architectural Review Board **Design Review Application**

soto alonso 63a) gmail. com.

of plans required with each application, as well as the appropriate fee indicated. TO: First Coast Assoc. Management, 11555 Central Parkway. Suite 801, Jacksonville, FL 32224 (904) 998-5365
FROM: Property Owner: ANSELMD 3010 Lot Phase Date: 17 M:
Property Address: 77453 LUMBED CILES BLVD
Phone Number: 904 335 0043 Email: 5076 9/8932 Date: ZMA Mailing address (if different than property address): Fence Plan and Detail **Exterior Color Selections** (Submit 2 copies of survey with fence location sketched (Attach color chip samples, denote body, trim onto it; submit color sample denote type, height) and roof colors.) Pool Plan and Detail Screen Room or Addition (Attach 4 copies of survey with pool location (Attach 2 copies of survey showing footprint, sketched on it.) \*Note: All pools must be color and material, all elevation drawings and screened or fenced, landscaped and all plans landscape plan.) must be submitted with pool. Only one fee is paid, whichever is higher.) Play Equipment (Attach 2 copies of survey with location of Landscaping equipment indicated, photo of play equipment -Back Patio (Attach 2 copies of proposed landscape plan.) and proposed landscape plan.) Drivewan Concrete Basketball Backboards (Black or brown pole, clear or white backboard. Submit desired color choice.) 12×27 REVIEW FEES: (Check is made payable to First Coast Association Management) \$25 Fencing and Screen Enclosures Play Sets and Basketball Backboards \$10 Landscaping Changes and Exterior Color Changes \$50 **Pool Plans** \$50 Structural Additions\* \$25 Other \*(Additional fees if Engineer or Consultant is required Signature: Do Not Write Below This Line Date Received by ARB: FROM: Architectural Review Board our application is approved/disapproved subject to the following conditions, if any: Signature: Printed Name: Note: These plans have been reviewed for the limited purpose of determining the aesthetic compatibility of the plans within the community These plans are approved on a limited basis. No review has been made with respect to functionality, safety, and compliance with governmental regulations or otherwise and any party with respect to such matters should make no reliance on this approval. The approving authority expressly disclaims liability of any kind with respect to these plans, the review hereof, or any structures built pursuant hereto, including, but not limited to, liability for negligence or breach of express or implied warranty. THE FOLLOWING APPLIES TO THE CONSTRUCTION OF POOLS, SCREENS AND ROOM ADDITIONS: This approval concerns only your architectural and/or landscape plans. You are still responsible to obtain whatever easements, permits, licenses and approvals which may be necessary to improve the property in accordance with the approved plans. This approval must not be considered to be permission to encroach on another property owner's rights to use and enjoy all possible property rights. Approval of the plans does not constitute a warranty or representation by the Architectural Review Board or any developer or landowner that the proposed improvements will be consistent with the development plans of any other landowner. In addition, this approval does not in any way grant variances to, exceptions, or deviations from any setbacks or use restrictions unless a specific letter of variance request is submitted and the party entitled to enforce such setbacks or restrictions issues a specific letter of 'variance approval". This approval does not constitute approval of any typographical, clerical or interpretative errors on the submitted

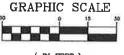
Compliance with all applicable building codes is the responsibility of the general contractor and the owner and not that of the Architectural Review Board or any developer. The Owner is responsible for positive drainage during and after the construction of the lot. No water drainage is to be diverted to adjoining lots, common areas or wetlands. The Owner is responsible for informing the primary contractor.

Compliance with all approved architectural and landscaping is the responsibility of the Owner of legal record, and any change to the approved plans without prior Architectural Review Board approval subjects these changes to disapproval and enforced compliance to the approved plans may result.

# SITE PLAN

LOT 54 AS SHOWN ON PLAT OF

"LUMBER CREEK PUD-PHASE 3" as recorded in plat book 2226, pages 853-858 of the current public records of nassau county, fl.



( IN FEET ) 1 inch = 30 ft.

DENOTES PROPOSED CONCRETE

IMPERVIOU	S COVERAG	Æ
APERVIOUS SE FL.	LOT SE FL	
2,368 Sq. FL	6,000 Sq FL	30.5K

BUILDING COVERAGE		
COVERED SE FL		1
1,874 Sq. Ft.	6,000 Se FL	32.93

SOO BREAKDOWN	8,000 Sa. F
R/# 10 CURR	625 Sq Ft
	6,625 54 7
POUNDATION SEAR	1,974 Sq. F
DENERAY	578 Sq. Ft.
LEAD WALK	51 Sq. Ft.
ASPA MANAGE	131 Sq. FL
A/G PAD(S) & CANAGE SENINGE DOOM SLAD	0 Sq. Ft.
MATER/CONSERVATION	0.5s FL
TOTAL DEDUCTIONS	2,743 Eq. F
MET SOO AREA	3.852 St F

PER PLAT & PLE 2015-04

124	LUMBER CREEK BOULEVARD	2 64/(P)	S86-13'19  S86-13'19  S86-13'19	The Court of the C	120.00'(P)  120.00'(P)  120.00'(P)  120.00'(P)  120.00'(P)	PLY BOXE & PLOSS SOLLEDS
CENTRAL INSTER	(	The state of			il	

NASSAU COUNTY THEE	SCHEOLEE
ACRES - 5,250/43,500	.52
OF THEES REQUIPED	7
THE STATE OF THE S	A OF 2 SPECIES, ALMS AND PINE REQUIREMENTS. IN

Γ	LII	NE TABLE	
Г	LINE	DIRECTION	LUNGDE
Г	LI(P)	N3'48'41"E	48 0d
F	L2(P)	N3'48'41'E	50.00

		CUR	VE TABLE		
CURVE	MADRIS	ARC LENGTH	CHORD DIRECTION	CHORO LEHOTH	DELTA
CI(P)	325.00	81.81	NITETIOTE	91.61	1811'09"
CZ(P)	350.00	5.94	N4'06'03'E	3.94	0'38'44"

16 wide

SED.

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SOFTEE ALLOWING THE SERVICE AND A SERVICE

25. A/C PAIRS MAINTAIN B' AWAY FROM ANY PROPERTY LINE AND CAN NOT ENCROACH INTO A DRAWAGE EXECUTIVE TO DRAWAGE PURPOSES.

PREPARED POR LGI HOMES- FLORIDA, LLC

CERTIFIED TO: LGI HOMES- FLORIDA, LLC





### BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE NO. 106 (804) 284-2224
GREEN COVE SPRINGS, FL 32043 FAX (804) 284-2258
CERTIFICATE OF AUTHORIZATION LB #6991
COPYRIGHT © 2020



N/A JULY 2, 2020
FIELD WORK COMPLETED MAP ORIGINALLY SIGNED

THOMAS P. HUGHES, P.L.S.
STATE OF FLORIDA LICENSE NUMBER LS 3507 DRAWN BY: AF

NOTATION:	=
The survey hereon was made without benefit of abstract or	
search of little, and therefore the undereigned and Bartram	
froil Surveying more no Certifications regarding information	
shown or not shown hereon pertoining to easements, claims	
of ecsements, Rights-of-koy, authors lines, overlops,	١.
Boundary Line disputes, agreements, reservations or other	
similar matters which may appear in the obstract, or secre	ø.
minutes much may appear in the contract, or secre	a.

FJRM. FLOOD ZONE W/ ELEVATION:	x (N/A)
	170 03516 8/2/17 18-04-1755P, 7/13/1
ni/ra	N/A
DATE: 7/2/202	0 SCALE 1"=30"
PROACT ND.: 1802-20-054	MENSON:
SHEET 1 C	IF_1_