



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: _____

1. Parcel Identification Number (18-digit number)

13-2N-26-1832-0149-0000

2. Driving Instructions: From Edwards Rd, turn onto River Glen Pkwy, turn left on Winding River Dr.

3. Name and Address of the Owner as shown in the public records of Nassau County:

70542 Winding River

Dr. Yulee, FL 32097

River Glen Lot 149

Name and Address of the Applicant / Authorized Agent (if different than Owner):

D.R. Horton Inc. - Jacksonville

4220 Race Track Rd.

St. Johns, FL 32259

(PLEASE NOTE: If applicant is not the owner, this application must be accompanied by completed *Owner's Authorization for Agent* form.)

4. Variance Sought:

From 99.17 Sec 9.3.1 Driveway Width

5. Variance Justification (requirements in the "Definition of Variance" on Instructions Page):

Buyer wants full 3 car driveway

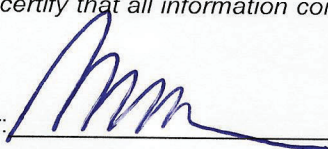
6. Supporting information which is considered by the Development Review Committee:

- X Detailed Site Plan
 Copy of Recorded Deed
 Any additional data

7. Has any application been submitted within the last two (2) years for a Roadway and Drainage Variance of any portion of the subject property included in this application? NO
If so, give details of such application and approval or denial decision.

8. Is this parcel subject to deed restrictions enforced by a homeowner's association? NO
If so, please provide written HOA approval of work.

In filing this application for a Variance, the undersigned understands it becomes a part of the official records of the Development Review Committee and does hereby certify that all information contained herein is true to the best of his/her knowledge.

Signature of Owner: 
Signature of Authorized Agent: _____
(if different than Owner)
Owner's mailing address: 4220 Race Track Rd.
St. Johns, FL 32259
Telephone: 904-421-4661
Email: tlcole@drhorton.com

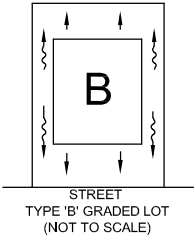
NOTE: If prepared or signed by an agent, a notarized *Owner's Authorization for Agent* form must be provided.

YULEE
(904) 530-6225

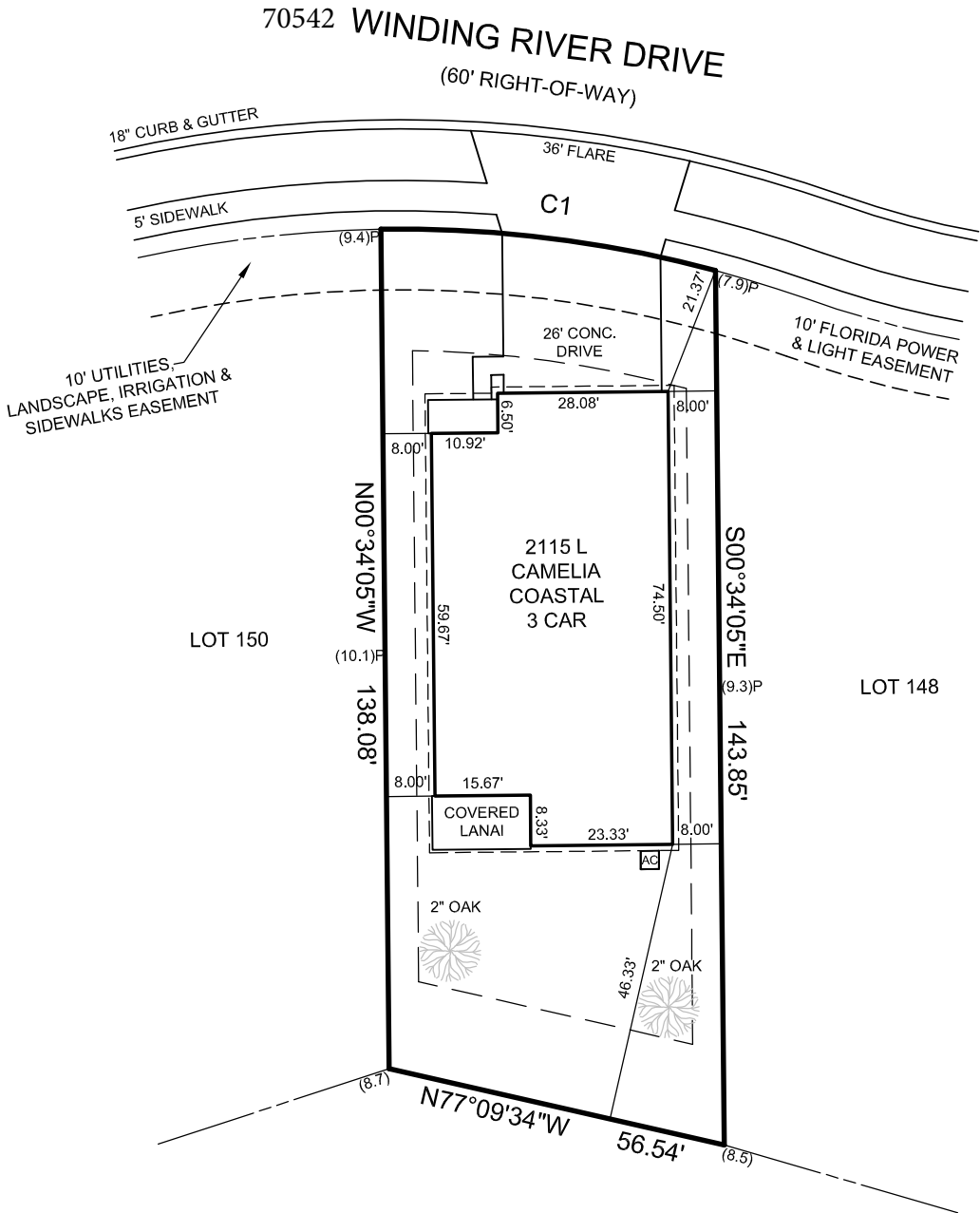
FAX
(904) 491-3611

D.R. HORTON
INC. - JAX.

LOT 149
RIVER GLEN PHASE 5A
OFFICIAL RECORD BOOK: 2510, PAGES: 1956-1959
DATE: 12-10-2021
SCALE: 1"=30'-0"
FLOOD ZONE "A"



F.F. EL. 12.00
LOT TYPE "B"



UPLAND BUFFER
TRACT F
CONSERVATION
EASEMENT No. 8
OFFICIAL RECORD BOOK 2417
PAGES 1225-1226

ALL ELEVATIONS SHOWN HEREON
REFERENCE (NAVD-88)

TOTAL AREAS:

LAND AREA (sq. ft.)
7,825
SOD AREA (sq. ft.)
4,514
CONC. AREA (sq. ft.)
1,321

BUILDING AREA=2,910 SQ. FT.=37.19%
CONCRETE AREA=673 SQ. FT.=8.60%
IMPERVIOUS AREA=3,583 SQ. FT.=45.79%

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	55.67'	200.00'	15°56'51"	S82°58'00"E	55.49'

FND. LEGEND

STEMWALL=S
MONO=M

BRL TABLE			
FRONT	SIDE	REAR	2ND FRONT
20'	5'	15'	20'

SOD TABLE		
FRONT	SIDE	REAR
FULL	FULL	FULL

W.O. No. 2021-4256



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APPLICATION AND INSTRUCTIONS FOR A VARIANCE

1. The County Engineer or his/her designee may permit variations to the Nassau County Roadway and Drainage Standards, Ordinance 99-17, after the review and recommendation of the county Development Review Committee (DRC).
2. The procedure will require:
 - A. That the completed application be submitted to the Nassau County Engineering Services Department;
 - B. The Application fee of \$267 (as of 6/24/2019) be paid; and,
 - C. The application be reviewed by the DRC;
3. The Engineering Services Department will prepare a summary to be presented at the next available DRC meeting.
4. The applicant may attend the DRC meeting to present additional evidence into the record. The evidence shall address the criteria defined in Ordinance 99-17, Article 15, Section 15.1 that is applicable to the application.
5. If the request for a variance is denied by the County Engineer or approved with conditions, the owner/applicant may appeal to the Planning and Zoning Board in accordance with Ordinance 99-17, Article 15, Section 15.2.
6. If you have any questions about procedures or the criteria, please consult with the Engineering Services Department at (904) 530-6225 prior to the DRC meeting.

INSTRUCTIONS FOR APPLYING FOR A VARIANCE

It is essential that all the information provided is accurate. Incorrect information can delay or nullify the application process. Use the Engineering Services Department forms that are available for download at www.nassaucountyfl.com under Departments, Engineering Services. Please attach additional sheets as needed, using 8½" x 11" size paper, typed or printed.

Definition of Variance: A device which grants a property owner relief from certain provisions of the Roadway and Drainage Standards, upon showing that strict application of the requirements contained in this ordinance would result in real difficulties, or substantial hardship or injustice and where the owner/applicant proposes an alternative which conforms to the general intent and spirit of these regulations, and where the objectives of this ordinance have been substantially met as determined by the County Engineer and the Development Review Committee (DRC). **Substantial hardships exclude financial hardships.**

Explanation of Application Sections:

1. The Parcel Identification Number is an eighteen (18) digit number defining the subject property. This number is located at the Property Appraiser's website at www.nassaufipa.com.
2. Provide driving instructions to the site.
3. Provide the name and address of the property owner. The owner's name should agree with the recorded deed.
4. Provide the Variance(s) sought (for example: variance to not pave 60' easement). Be sure to include all details of the Variance(s) sought by the applicant.
5. When considering a variance request, the County Engineer shall make a written conclusion that the variance does or does not satisfy the criteria listed in Section 15.1 - *Variations* of the Nassau County Roadway and Drainage Standards. Please address this criteria as listed in parts "a" through "c" on pages 1 and 2 of the application as completely as possible.
6. It is required that a site plan and recorded deed be attached to the application. The site plan must show the size and location of the property. The applicant should also include information that will assist the DRC in its review including dimensions applicable to the variance. For driveway variances, the site plan must show the distance to the property line, adjacent intersections and to any other driveways on same or adjacent property.

The owner's signature is required on the application. If the application is signed by the agent, an *Owner's Authorization for Agent* form must be signed by the owner. Please include the email and telephone number of the person who can be contacted, and familiar with the application, to obtain additional information.

The non-refundable application fee for a Variance is required at the time of application. To confirm the fees please contact the Engineering Services Department at (904) 530-6225. Return the completed application, any supporting data and the application fee to the Engineering Services Department. Please make checks payable to: Nassau County Board of County Commissioners (Nassau County BOCC).

If, for any reason, you wish to withdraw the application, you must notify the Engineering Services Department, in writing, prior to the date of the DRC meeting. No refunds will be given.

Persons with disabilities requiring accommodations in order to participate at the public hearing should contact (904) 530-6225 at least twenty-four (24) hours in advance to request such accommodation.

The Engineering Services Department can be reached at 96161 Nassau Place, Yulee, FL 32097, and (904) 530-6225, Monday through Friday, 8:00am until 5:00pm.

YULEE
(904) 530-6225

FAX
(904) 491-3611

Payment Receipt

Confirmation
Number: 50186790

Payment For: Nassau Co Board of Co Commissioners

Office: Building Department

Status: Approved

Transaction
Date: 1/20/2022 4:16:45 PM EST

Payment
Type: MasterCard - *****4169

Product
Detail: Engineering Permit - DR Horton Variances - \$1,335.00

Convenience
Fee: \$35.00

Total Payment
Amount: \$1,370.00

Name: Raymond Crosby

Phone:

Notes: 5 Driveway Variance Requests-70422 Windng Rivr Lt 166,75519 Bridgwtr Lt 333, 75575
Bridgwtr Lt 340 ,70542 Winding Rvr Lt 149,70144 Roseapp

Message:

Signature

Date

The Nassau County Board of County Commissioners thanks you for your business.

[Close](#)

PAYMENT SUMMARY RECEIPT

BOARD OF COMMISSIONERS
76347 VETERANS WAY
YULEE FL 32097

DATE: 01/20/22 CUSTOMER#:
TIME: 16:25:22
CLERK: 6235blid

RECPT#: 1913888 PREV BAL: 267.00
TP/YR: P/2022 AMT PAID: 267.00
BILL: 1913888 ADJSTMNT: .00
EFF DT: 01/20/22 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 267.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 267.00
AMT APPLIED: 267.00
CHANGE: .00

PAID BY: DR Horton-70542 wind
PAYMENT METH: CREDIT CARD
PAYMENT REF: 50186790

TOT PREV BAL DUE: 267.00
TOT BAL DUE NOW : .00