



APPLICATION FOR A CONDITIONAL USE

Official Use Only

Zoning District: _____
FLUM Designation: _____
Commission District: _____
Application #: _____
Date Filed: _____

2 6 - 2 N - 2 5 - 0 0 0 0 - 0 0 0 1 - 0 2 6 0

Parcel Identification Number (18 digit number)

Driving Instructions: Turn east onto beginning of Bismark Road off Hodges Road in Callahan.
Proceed 2.5 miles. Turn North (left) onto Conifer Trace. Parcel is on immediate left.

1. Legal Description: Lot GOVT Lot 2 Block _____ Subdivision _____
Plat Book 2411 Page 354
(Please attach a legal description if not located in a subdivision)

2. Location: On the north _____ side of Bismark Road
(north, south, east, west) (street)

between Pacetti Road _____ and Conifer Trace _____
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) Tuscan Rose Vineyards, Bismark Raod

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

Michele Marie Rundlett
44481 Maplewood Court
Callahan, FL 32011

Name and Address of the Applicant / Authorized Agent:

Michele Marie Rundlett
44481 Maplewood Court
Callahan, FL 32011

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

4. Detailed Description of Conditional Use Sought:

Request to build multi-generational two unit duplex home

5. Required Attachments:

- Exhibit "A" - Survey
- Exhibit "B" - Site Plan
- Exhibit "C" - Interior Floor Plan, drawn to scale
- Exhibit "D" - Other (please list)

6. Section of Zoning Code or provision that authorizes the granting of this Conditional Use: Section 28.14(L)

7. **HOME OCCUPATIONS:** Section 28.14 (A), (1-8): For a home occupation, the following conditions will apply if the Conditional Use is granted. On a separate sheet of paper (8 1/2" x 11"), please address the following in detail and attach as Exhibit "E".

- (1) Any business use shall be allowed which meet the standards set forth below.
- (2) The business use must remain incidental and secondary to the primary residential use and shall under no circumstances change the residential character thereof.
- (3) The exterior of the home business must conform to the residential character and architectural aesthetics of the neighborhood.
- (4) Not more than two additional employees or independent contractors shall work on the premises, along with the members of the family residing on the premises who are engaged in such occupation.
- (5) Parking generated by such home occupation shall not occur in greater volumes than would normally be expected in a residential neighborhood, and business- related vehicles including trailers must be parked in legal parking spaces, not within the right-of -way, and not blocking a sidewalk.
- (6) Heavy equipment, including commercial, industrial, or agricultural vehicles, equipment, or machinery shall be screened from view from rights-of-way and adjacent residential properties.
- (7) No equipment or process shall be used in such home occupation which creates noise, vibrations, heat, smoke, dust, glare, fumes noxious odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual audible interference in any radio or television receivers off the premises or causes fluctuations in the line voltage off the premises. Such regulation shall not exceed similar regulation of a residence without a business. The use, storage, and disposal of hazardous materials is similarly regulated.
- (8) These regulations do not supersede limitations provided by condominium associations or covenants.
- (9) No additional restrictions or regulations on home businesses are allowable other than those listed above.

8. Has any application been submitted within the last two (2) years for a Zoning Exception, Conditional Use, Zoning Variance or for the Rezoning of any portion of the subject property included in this application?

No _____

If so, give details of such application and final disposition.

9. Is this parcel subject to deed restrictions enforced by a homeowners association? No _____

If so, please provide an address and contact name.

10. Applicant must address the Conditional Use Review Criteria on page 4.

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

Signature of Owner: _____

Signature of Applicant: _____

(if different than Owner)

Signature of Agent: _____

(if different than Owner)

Owner's mailing address: 44481 Maplewood Court

Callahan, FL 32011

Telephone: 904-753-4595

Email: rundlett@yahoo.com

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

Newspaper for legal advertisement (OFFICIAL USE ONLY):

Fernandina Beach News Leader: _____

Nassau County Record _____

Conditional Use Review Criteria (Section 5.04):

Please answer the following questions as completely as possible and attach additional sheets (using 8½" x 11" size paper) with the answers typed or printed legibly and identifying the question.

- A. Will the establishment, maintenance or operation of the conditional use be detrimental to or endanger the public health, safety or general welfare? In addition, show that the conditional use will not be contrary to the established standards, regulations, or ordinances of other governmental agencies.
- B. Will each structure or improvement be designed and constructed so that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of Nassau County and the zoning district in which it is proposed?
- C. Will the conditional use adversely impact the permitted uses in the zoning district or unduly restrict the enjoyment of other property in the immediate vicinity or substantially diminish or impair property values within the area?
- D. Will the establishment of the conditional use impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district?
- E. Will adequate water supply and sewage disposal facilities be provided in accordance with state and health requirements?
- F. Will adequate access roads, on-site parking, on-site loading areas and drainage be provided where required?
- G. Will adequate measures be taken to provide ingress and egress to the property that is designed in a manner to minimize traffic congestion on local streets?
- H. Will adequate screening and buffering of the conditional use be provided, if needed?
- I. Will the conditional use require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area? Will any signs or exterior lighting required by the conditional use be compatible with development in the zoning district?
- J. Will the conditional use conform to all applicable regulations of the zoning district in which it is proposed?
- K. Will the conditional use conform to all applicable regulations listed in the adopted comprehensive plan?

CONSENT FOR INSPECTION

I, Michele Marie Rundlett, the owner or authorized agent for the owner of the premises located at Bismark Road & Conifer Trace do hereby consent to the inspection of said premises and the posting of public notice by an employee of the Planning Department, Nassau County, Florida, in conjunction with application for Conditional Use, without further notice.

Dated this 24 day of November, 2021.

Michele M Rundlett

Signature of Owner or Authorized Agent

904-753-4595

Telephone Number

STATE OF FLORIDA:

COUNTY OF NASSAU:

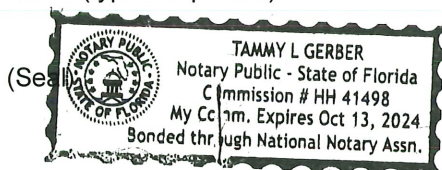
The foregoing instrument was acknowledged before me the 24 day of November,

2021, by Michele Rundlett who is personally known to me or who has produced FL DL R534-553-68-765-0 as identification.

Tammy L Gerber

Notary Public Signature

Name (typed or printed)



A PARCEL OF LAND, BEING A PART OF FRACTIONAL SECTION 26, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRAGMENTAL SECTION 26, 44, 45 AND 46, TOWNSHIP 2 NORTH, RANGE 25 EAST; THENCE NORTH N05°39'42"EAST, ALONG THE WESTERLY LINE OF SAID FRAGMENTAL SECTION 26, ALSO BEING THE EASTERLY LINE OF SECTION 44, 1080.06 FEET TO A POINT IN THE CENTER LINE OF PUBLIC ROAD (A 60.00 FOOT ROSTER OF HWY.) BY OFFICIAL RECORDS VOLUME 433, PAGES 70 AND 71, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°52'30"WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL, 326.42 FEET TO A POINT TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 05°39'42"EAST, ALONG THE WESTERLY LINE OF FRAGMENTAL SECTION 26, 348.27 FEET TO THE NORTHWEST CORNER OF SAID FRAGMENTAL SECTION 26; THENCE SOUTH 89°52'30"EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL, 326.42 FEET TO A POINT ON THE WESTERLY LINE WITH AN ADJACENT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1619, PAGE 1371, OF THE PUBLIC RECORDS OF SAID COUNTY, 706.52 FEET TO A POINT IN THE CENTER LINE OF AFORESAID BISMARCK ROAD; THENCE SOUTH 84°21'54"WEST, ALONG SAID CENTER LINE OF BISMARCK ROAD, 309.23 FEET; THENCE NORTH 89°52'30"EAST, 326.42 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL, 305.53 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 7.00 ACRES MORE OR LESS.

SAID PARCEL IS SUBJECT TO THAT CERTAIN EASEMENT FOR INGRESS AND EGRESS, BEING BISMARK ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 435, PAGES 70 AND 71, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

ALSO BEING SUBJECT TO A 60.00 FOOT EASEMENT FOR INGRESS AND EGRESS ON THE WEST AND NORTH BOUNDARY LINES

O.R.B. 1313 PAGE 786

Q.R.B. 1619 PAGE 1371

BISMARCK (60'R/W) ROAD

CONIFER (60'R/W) TRC
60.00' EASEMENT FOR INTEREST & EGRESS

ANTHONY PAUL O'NEIL

10448 ST AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32257
PHONE (904)-624-3399 ROONEYSONS@AOL.COM

I HEREBY CERTIFY TO :

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TIMOTHY P. KELLY P.A.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.080-17.083 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FEMA FLOOD INSURANCE RATE INFORMATION PERTAINING TO LANDS SHOWN HEREON;
ZONE X PANEL 12009AC0300F DATE 06-02-17 / DUVAL COUNTY, FLORIDA

ZONE A PANEL 12000000000000000000 DATE 06-06-17 / 06-17-18 COUNTY, FLORIDA
P.O.C.-POINT OF COMMENCEMENT R.L.S.-REGISTERED LAND SURVEYOR N-NORTH S-SOUTH E-EAST W-WEST

[illegible]

N.L.S.—REGISTERED LAND SURVEY
PROP.—PROPOSED C/L—CENTER
L.B.—LICENSE BUSINESS
O.R.V.—OFFICIAL RECORDS VOLUME
O.R.B.—OFFICIAL RECORDS BOOK
D.B.—DEED BOOK PG.—PAGE
P.B.—PLAT BOOK M.B.—MAP BOOK
CO.—COUNTY FL.—FLORIDA
AVE.—AVENUE ST.—STREET
C.B.D.—CHORD BEARING AND DISTANCE
COMP.—COMPUTED (R)—RADIAL
P.—PLAT C—COMP. D—DEED

N-NORTH S-SOUTH E-EAST W-WEST
EX-EXCEPTION TYP-TYPICAL
F.F.-FINISH FLOOR EL.-ELEVATION
BLK.-BLOCK FND.-FOUND
LP.-IRON PIPE REL.-REBAR
CONC.-CONCRETE A/C-AIR CONDUIT
EMT.-EASEMENT ELEC.-ELECTRIC
B.U.L.-BUILDING RESTRICTION LINE
F.Z.B.L.-FLOOD ZONE BOUNDARY LINE
APPROX.-APPROXIMATE EAST.-EAST
A.K.A.-ALSO KNOWN AS N/F.-NOW
N.G.V.D.-NATIONAL GEODETIC VERTIC

P.S.W.-PROFESSIONAL SURVEYOR/MAPPER
J.E.A.-JACKSONVILLE ELECTRIC AUTHORITY
P.R.M.-PERMANENT REFERENCE MONUMENT
BLVD.-BOULEVARD L.A. LANE
RD.-ROAD No.-NUMBER SEC.-SECTION
TWP.-TOWNSHIP RNC.-RANGE
P.L.S.-PROFESSIONAL LAND SURVEYOR
NO UNDERGROUND LOCATIONS
LOCATED THIS SURVEY

DATE SIGNED 10-05-2020
Anthony P. O'Neil
ANTHONY PAUL O'NEIL PSM 5684

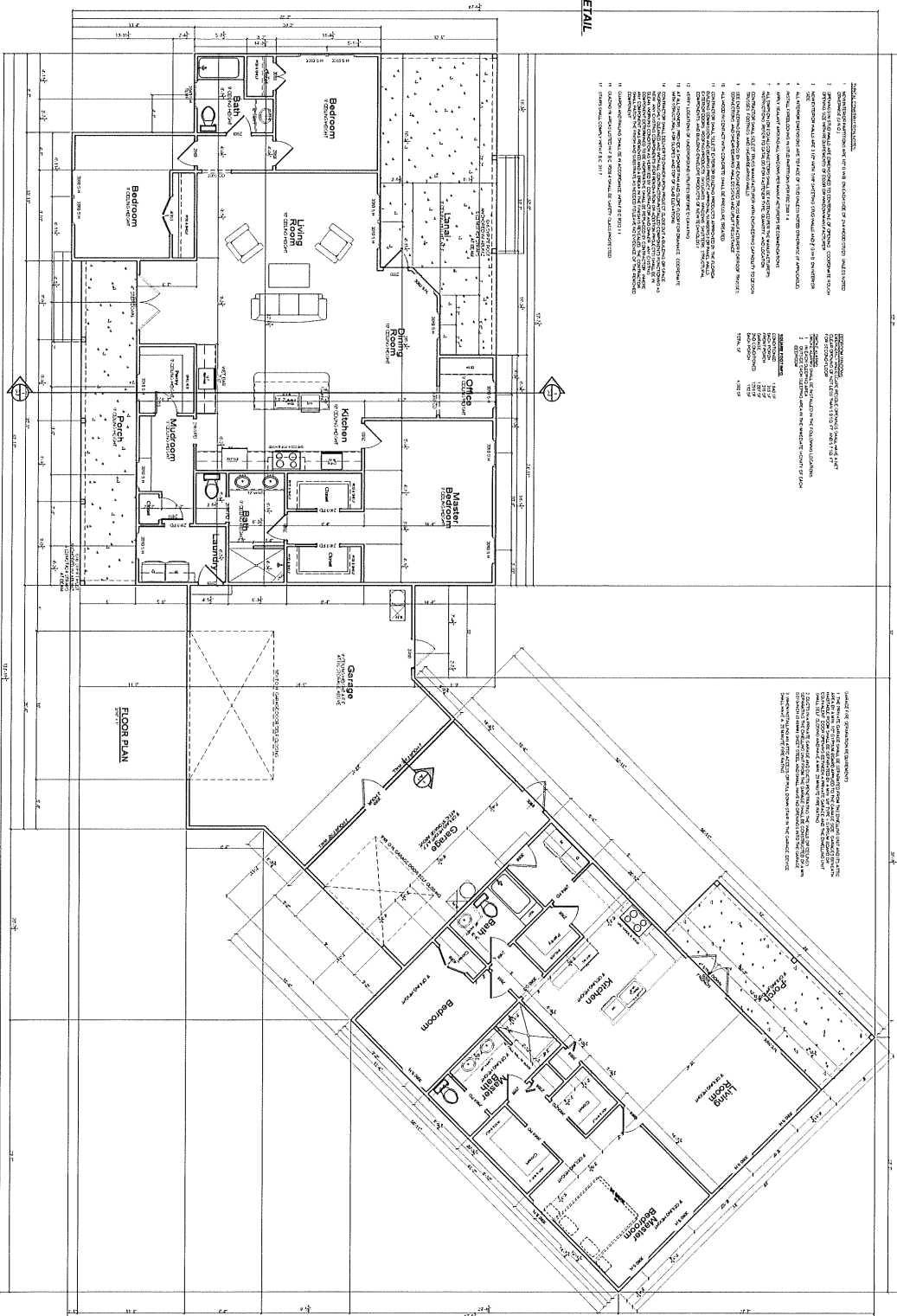
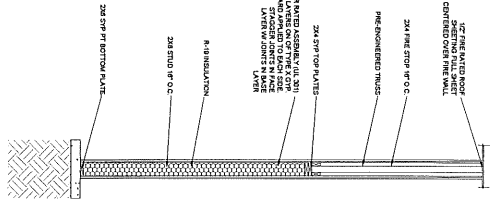
NOTES:
1. BEARINGS SHOWN HEREON ARE ASSUMED.
2. BEARING OF S 84 21'59"W OF BISMARCK ROAD HELD FIXED.
3. FIELD WORK 02-25-2020

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

Exhibit C

FIRE WALL DETAIL
1/2" = 1'



A-1

FLOOR PLAN & NOTES

Banga, Alnis P.E.
PI # 42414
Jacksonville, FL 32210

ENGINEER INFO

MULTI GENERATIONAL RESIDENCE
BISMARCK RD CALLAHAN, FL.

CALLAHAN DRAFTING, INC.
541669 US.1 CALLAHAN FL. 32011
904 575 0181 ethan@scaffbuilders.com

THESE PLANS HAVE BEEN DRAWN UNDER CONTRACT BY THE HOME OWNER OR BUILDER. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY SIMILARITIES TO ANY DRAWINGS, RENDERINGS, BLUEPRINTS, ETC. AND, ALL EFFORTS HAVE BEEN MADE TO INSURE THAT THE DIMENSIONS ARE CORRECT AND THAT THESE PLANS MEET ALL DESIGN CRITERIA REQUIRED BY THE STATE OF FLORIDA. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL THE INFORMATION IS CORRECT BEFORE CONSTRUCTION BEGINS.

Responses to Conditional Use Review Criteria (Section 5.04):

- A. No. This conditional use request is for a private dwelling that will be constructed in accordance with all applicable required ordinances, permits & inspections.
- B. Yes. The design of the home is a one-story brick modern farmhouse style typical of rural western Nassau County.
- C. No. Due to the brick construction, style and size of the planned duplex, the dwelling has an estimated value (based on builder's cost estimate) more than the homes located on immediately neighboring parcels. The parcel, split from parcel 26-2N-25-0000-0001-0110 in November 2021, was not maintained for years based on both Google Earth satellite imagery and neighbor testimonials. We have already disposed of large piles of mixed waste and lumber deposited on the portion purchased and have already replaced much of the property line field fence and posts which were pre-existing and in poor condition.
- D. No. The parcel is surrounded on two side by Four Creek State Forest, which will never be developed. The intent is to install the driveway off Conifer Trace, which is a private road owned, in part, by the applicant as part of the parcel.
- E. Yes. Adequate water supply and sewage disposal facilities will be provided in accordance with Florida Department of Health requirements.
- F. Yes. The access to the dwelling will be from an existing county road (Bismark Road) and privately owned Conifer Trace. The driveway will be off Conifer Trace rather than Bismark Road. The plans call for crushed rock, which will not significantly impact stormwater runoff, to be installed from Conifer Trace to a concrete pad deep enough to accommodate one passenger vehicle length in front of each garage.
- G. Yes. Access to the property (driveway) will be installed off Conifer Trace, which is a private road. The two single family units will not affect traffic congestion on Bismark Road.
- H. Yes. The line of sight to the planned location of the dwelling from Bismark Road is buffered by trees and will not adversely affect the aesthetics along that road. This conditional use request is for a one-story private dwelling of brick construction in modern farmhouse style that will not adversely affect the aesthetics for the three residences north of this property along Conifer Trace.
- I. No. The requested private dwelling conditional use will not include any exterior signs nor exterior lighting beyond typical residential front and back exterior lights and will not cause any glare or have an economic effect on the area.
- J. Yes. The construction of the dwelling will be coordinated by a contractor with prior building experience in Nassau County who personally reached out to staff at the Building Department after meeting with the applicant to provide a quote for services. The construction will be in compliance with all Nassau County Building Department reviews and approval procedures, as well as Nassau County Land Development Code (Ord. 97-19) requirements.
- K. Yes. The construction of the dwelling will be coordinated by a contractor with prior building experience in Nassau County. The construction will be in compliance with all Nassau County Building Department reviews and approval procedures, as well as Nassau County Land Development Code (Ord. 97-19) requirements.

Exhibit D
Legal Description

Prepared by and return to:

Timothy P Kelly
Attorney at Law
Timothy P. Kelly PA
1016 LaSalle Street
Jacksonville, FL 32207
904-399-3705
File Number: 11262.000
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23rd day of November, 2020 between InBusiness, Inc., a Florida corporation whose post office address is 681 Greywood Drive, Altamonte Springs, FL 32701, grantor, and Michele Marie Rundlett, a single woman whose post office address is 1627 Woodmere Drive, Jacksonville, FL 32210, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Nassau County, Florida to-wit:

A PARCEL OF LAND, BEING A PART OF FRACTIONAL SECTION 26, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 26, 44, 45 AND 46, TOWNSHIP 2 NORTH, RANGE 25 EAST, THENCE NORTH 05°39'42"EAST, ALONG THE WESTERLY LINE OF SAID FRACTIONAL SECTION 26, ALSO BEING THE EASTERLY LINE OF SECTION 44, 1089.06 FEET TO A POINT IN THE CENTER LINE OF BISMARK ROAD (A 60.00 FOOT RIGHT OF WAY) BY OFFICIAL RECORDS VOLUME 435, PAGES 70 AND 71, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUE NORTH 05°39'42"EAST, ALONG SAID WESTERLY LINE OF FRACTIONAL SECTION 26, 425.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 05°39'42"EAST, ALONG THE WESTERLY LINE OF FRACTIONAL SECTION 26, 348.27 FEET TO THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 26; THENCE SOUTH 89°52'37"EAST, ALONG THE NORTHERLY LINE OF SAID FRACTIONAL SECTION 26, 517.73 FEET; THENCE SOUTH 05°33'57"EAST, ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1619, PAGE 1371, OF THE PUBLIC RECORDS OF SAID COUNTY, 706.52 FEET TO A POINT IN THE CENTER LINE OF AFORESAID BISMARK ROAD; THENCE SOUTH 84°21'54"WEST, ALONG SAID CENTER LINE OF BISMARK ROAD, 309.23 FEET; THENCE NORTH 01°19'56"WEST, 362.43 FEET; THENCE NORTH 85°09'54"WEST, 305.53 FEET TO THE POINT OF BEGINNING; THIS PARCEL CONTAINS 7.00 ACRES MORE OR LESS. SAID PARCEL IS SUBJECT TO THAT CERTAIN EASEMENT FOR INGRESS AND EGRESS, BEING BISMARK ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 435, PAGES 70 AND 71, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. ALSO BEING SUBJECT TO A 60.00 FOOT EASEMENT FOR INGRESS AND EGRESS ON THE WEST AND NORTH BOUNDARY LINES.

Parcel Identification Number: 26-2N-25-0000-0001-0110

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Andres Villafuerte
Witness Name: Sarah Huber

Inbusiness Inc., a Florida corporation

By: David T. Wolf

David T. Wolf, President

(Corporate Seal)

State of Florida
County of Duval

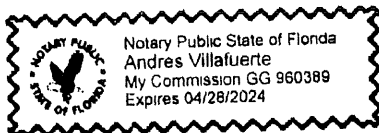
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of November, 2020 by David T. Wolf of Inbusiness Inc., a Florida corporation, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public Andres Villafuerte

Printed Name: _____

My Commission Expires: _____





NASSAU COUNTY
DEPARTMENT OF PLANNING
AND ECONOMIC OPPORTUNITY
FLORIDA

Thad Crowe, AICP
Director
96161 Nassau Place
Yulee, FL 32097
(904) 530-6300

Inbusiness Inc.
C/O Ralph Bennett
542030 Us Hwy I
Callahan, FL 32011

October 28, 2020

Re: LS20-055 Bismark Rd - Parent Tract Split – 26-2N-25-0000-0001-0110

Mr. Bennett,

On March 27, 2017, the Board of County Commissioners directed, by way of Ordinances 2017-03 and 2017-32, this office to proactively monitor the division of land in Nassau County for the purpose of creating new building sites. We appreciate you taking time to provide the requested information to determine compliance with Nassau County's land development regulations. After reviewing your single land split application and supporting documentation, it has been determined that both the parent tract of land and the newly created parcel meet the minimum zoning criteria set forth in the Open Rural (OR) zoning district. The following review criteria for a Parent Tract Land Split was used to make the determination:

1. The parent tract is a legal lot of record. Based on provided recorded deed, the parcel has been in existence since at least August 31st, 1995 as determined by the deed recorded in Official Record Book 743, Page 741, recorded on November 3, 1995.
2. The proposed building site meets the minimum frontage requirements of the OR zoning district (each lot must have a minimum frontage of 100 feet). The newly created lot will front off the County maintained Bismark Rd with approximately 300 feet.
3. Both the parent tract and proposed building site meet the minimum Lot and Yard requirements of the OR zoning district – Article 22 LDC. Please note: the minimum lot size requirement for the OR zoning district is one acre.
4. The division of the parent tract will not exceed the allowable density defined in the 2030 Comprehensive Plan.

The conclusions above were based on the documentation you provided. This letter confirms the parent parcel identified by TPN: 26-2N-25-0000-0001-0110 containing approximately 10 acres of land may be divided once, in the manner depicted in the diagram without the need to file a subdivision plat. Please be advised, the further division of the parent tract or the proposed building site will require a subdivision plat to be approved by Nassau County pursuant to Chapter 29 of the Nassau County Code of Ordinances.

The Nassau County Department of Planning and Economic Opportunity is only one agency/department that will review an application for development permits to establish a single-family home. This letter does not guarantee a building permit will be issued. If there are specific questions related to site access, roadway quality, or drainage please contact Nassau County Engineering Services at (904)530-6225. For questions related to private well and septic tank permits please contact the Nassau County Department of Environmental Health at (904)875-6100. For questions related to obtaining building permits or vertical construction please contact the Nassau County Building Department at (904)530-6250. Please include a copy of this letter in your building permit.

Thank you,

Andrew Prokopiak
Planner I

**Please be advised: Any changes to approved plans may require additional review and/or approvals.
Please contact PEO staff as soon as possible if you anticipate ANY changes to approved plans.**

