



## CONDITIONAL USE AND VARIANCE BOARD AGENDA ITEM

**Item Title:** V2022-001 Miner Road - Seda: The applicant is seeking a variance pursuant to Section 9.05 and 9.06 (RS-2 zoning) of the Land Development Code, to decrease the side setbacks from 10 feet to 5 feet and increase maximum lot coverage from 35% to 45% for the 89-unit Sandy Ridge subdivision.

**Date:** 2/24/2022

### Background:

V2022-001 Miner Road - Seda: The applicant is seeking a variance to decrease the side setbacks from 10 feet to 5 feet and increase maximum lot coverage from 35% to 45% for the 89-unit Sandy Ridge subdivision.

### Request:

V2022-001 Miner Road - Seda: The applicant is seeking a variance pursuant to Section 9.05 and 9.06 (RS-2 zoning) of the Land Development Code, to decrease the side setbacks from 10 feet to 5 feet and increase maximum lot coverage from 35% to 45% for the 89-unit Sandy Ridge subdivision.

### Project/Case Number:

Sandy Ridge Development / V2021-004

### Parcel ID:

[42-2N-27-0000-0001-0320](#)

### Owner/Agent

Sandy Ridge Development, Inc. (Owner), Randy Martinuzzi (Agent)

### Existing FLUM/Zoning:

Medium Density/Residential Single Family 2

### Address:

Miner Road, approximately 1/2 mile south of SR 200

### Staff Recommendation:

Staff recommends denial based on the inability to meet variance criteria.

### ATTACHMENTS:

Description	Upload Date	Type
<a href="#">V2022-001 Staff Report</a>	2/18/2022	Backup Material
<a href="#">V2022-001 Future Land Use Map</a>	2/18/2022	Backup Material
<a href="#">V2022-001 Aerial Map</a>	2/18/2022	Backup Material
<a href="#">V2022-001 Zoning Map</a>	2/18/2022	Backup Material
<a href="#">V2022-001 2016 Staff Report</a>	2/18/2022	Backup Material
<a href="#">V2016-001 Minutes</a>	2/18/2022	Backup Material
<a href="#">V2022-001 Application</a>	2/18/2022	Backup Material



## APPLICATION FOR VARIANCE FROM THE LAND DEVELOPMENT CODE

### APPLICATION

<b>OWNER/APPLICANT</b>	Sandy Ridge Development, Inc.			
<b>AGENT:</b>	Randy Martinuzzi			
<b>REQUESTED ACTION:</b>	Variance to decrease side setbacks from 10' to 5' and increase maximum lot coverage from 35% to 45% for 89-unit Sandy Ridge subdivision			
<b>LOCATION:</b>	Miner Road, approximately ½ mile south of SR 200			
<b>LAND USE:</b>	Medium Density Residential (MDR)			
<b>ZONING:</b>	Residential Single Family 2 (RS-2)			
<b>EXISTING USES ON SITE:</b>	Undeveloped			
<b>PROPERTY SIZE + PARCEL ID:</b>	35.1 acres / 42-2N-27-0000-0020-0320			
<b>ADJACENT PROPERTIES:</b>	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Undeveloped residential	RS-2	MDR
	South	Adult care center, Hickory Village S/D	RS-2	MDR
	East	Mobile homes & Undeveloped residential	OR	AGR
	West	Wetlands, undeveloped residential, mobile home (Turk Lane)	OR	AGR
<b>COMMISSION DISTRICT:</b>	4			

\*\*\* All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning Department Office. \*\*\*

### SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The 89-lot Sandy Ridge subdivision plat was approved on August 31, 2021 (the Property Appraiser has not yet updated the map showing the subdivision). The Site Engineering Plan was approved on September 21, 2021. Most lots are 75' X 120'. RS-2 zoning requires a five-foot side building setback, 25' front setback, and 10' rear setback, and a maximum 35% lot coverage is required. The Applicant is seeking to halve the side setback and increase maximum lot coverage in a blanket variance for all 89 lots with the following rationale:

- to allow for additional floor plans; and
- to be in harmony with similar nearby subdivisions.



Figure 1: Property location



Nassau County's Land Development Code assigns all properties zoning, and each zoning district has defined permitted, prohibited and conditional uses along with standardized characteristics of development such as building setbacks, building height and lot coverages. A flexible zoning district, the Planned Unit Development (PUD), allows for reduced setbacks and/or other dimensional standards when the development includes a public benefit, which could be increased open space, waterfront access, etc.

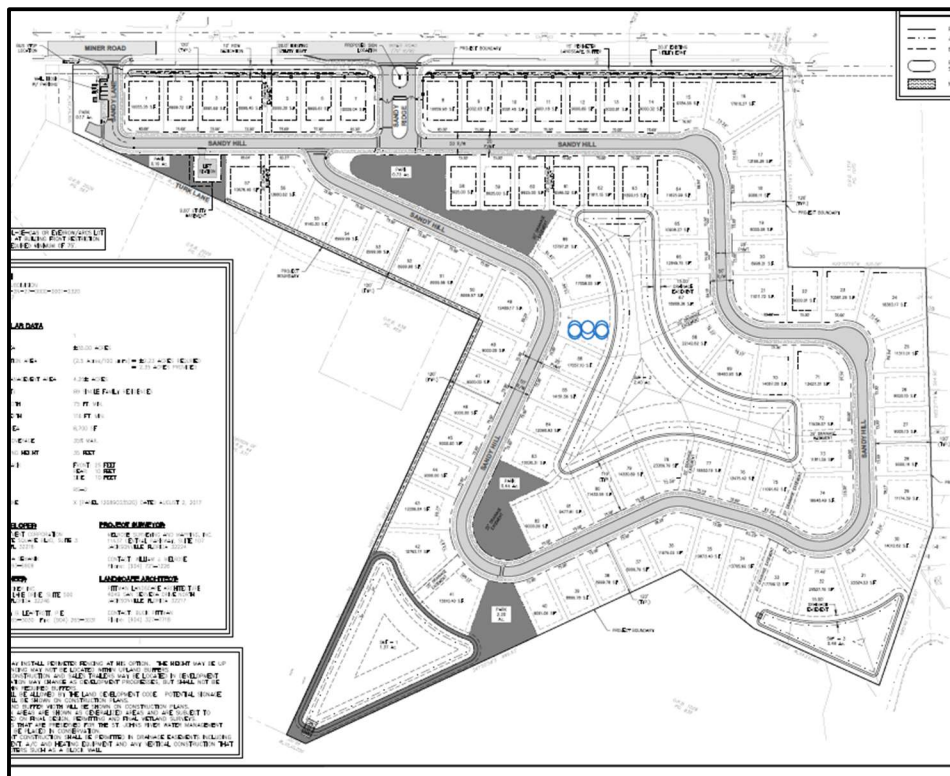
The stated goal of the Applicant is to provide flexibility in design and depart from the strict application of building setbacks and lot coverage as defined in the traditional zoning districts. The proper mechanism is to rezone the property to PUD to obtain relief in exchange for upgraded development, not to seek a blanket variance for an entire subdivision with the public at large gaining no benefit for the public except more paved area and impervious surface.

It should be noted that the Applicant applied for a similar blanket variance for all lots contained within the Stevens Point Subdivision in 2016 (V016-001). This application was denied unanimously (staff report and minutes are attached).

### CONSISTENCY WITH LDC SECTION 3.05(B)(2):

In order to authorize any variance from the terms of this ordinance, the Conditional Use and Variance Board must find evidence of the following:

- (a) **Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the same zoning district.** There are no special conditions or circumstances peculiar to this property, which was recently platted in conformance with RS-2 zoning standards and other LDC standards (see approved site engineering plan below). The property was rezoned to RS-2 in 1997. Other developers seeking reduced setbacks and lot coverage have been required to seek a PUD zoning in which lot dimensional standards are reduced in exchange for public benefits. The property owner provided the 10-foot wide roadway dedication to the County as required by the





County's Roadway and Drainage standards (Appendix A, 9.8.3). The Applicant has indicated that even with this 10-foot dedication and the 15-foot wide roadway landscape buffer, the lots are buildable, as shown by the site plan below. It's just that the Applicant wants larger floor plan / homes than would be allowed in the current approved SEP. The Applicant's narrative in response to this criterion refers to the overall (pre-plat) property's irregular configuration. This approach is incorrect since the request is not for this larger parcel which does not exist anymore but is for individual lots within the subdivision, which are legally platted lots. The irregular shape of the parent parcel is irrelevant to the legally create/platted lots. All developments are guided for subdivision by zoning and subdivision code elements such as lot width, depth, area, setbacks, buffers, frontage, etc. If the dimensional requirements of a zoning district are not to the liking of a developer, they can seek a rezoning to a PUD which will allow for relaxed dimensional standards in exchange for public benefits. The approach of seeking multiple variances is essentially a back-door rezoning attempt, which Staff believes is not legal. This criterion is not met.

**(b) The special conditions and circumstances do not result from actions of the applicant.**

The Applicant claims that the road dedication was a taking. The road dedication was not a taking, but a requirement of the County's Roadway and Drainage Standards which benefits the public including future residents of this subdivision. The actual circumstances directly result from the Applicant's actions, which are in this case the desire to maximize floor plans and increase development rights. The request is a self-imposed hardship. The Applicant also refers to RM-2 as the zoning of this property, it is actually RS-2. This criterion is not met.

**(c) Granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.**

The Applicant claims that they are not seeking special privilege and that the reduced setbacks and increased lot coverage were what was granted to subdivisions like North Hampton, Harbor Concourse, Timberlake, Amelia Walk, Amelia National, and Sandy Bluff. However, the Applicant left out the important fact that these developments were PUDs and went to the expense and trouble of seeking reduction of dimensional standards through the PUD process, which the Developer of this subdivision elected not to do. The variance would confer a special privilege on the property not available to other RS-2 zoned properties, namely a 28% increase in lot coverage and 50% reduction in side setbacks. The typical lot size of around 9,000 feet, when factored with a 35% maximum lot coverage (the more restrictive standard), yields a building envelope of 3,150 square feet. This is typical of established RS-2 subdivisions. This criterion is not met.

**(d) Literal interpretations of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would place unnecessary and undue hardship on the applicant.**

The Applicant represents that limiting the building footprint (to 3,150 square feet) deprives him of his rights. This is not exactly a Tiny House size, but in fact a reasonable footprint that will allow for more than five bedrooms. The desire to increase development rights does not constitute a hardship. If they want a different product than what RS-2 allows, then they should rezone the property to a PUD. This criterion is not met.

**(e) The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

The SEP shows an approved site plan that meets County standards and allows reasonable use of the land just like the many other RS-2 developments. A building envelope of 3,150 square feet is a reasonable use of land. This criterion is not met.





- (f) **The granting of the variance will be in harmony with the general intent and purpose of this ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and**

The lot coverage increase would add another 900 square feet of building footprint beyond what is now allowed in RS-2 zoning, which amounts to almost two acres of buildings and impervious surface for the whole subdivision. This would encourage others to follow the same route of a “back door” rezoning. It is also a fairness issue for those who followed the RS-2 rules as well as those who didn’t want to follow these rules and went the extra step to do a PUD. This criterion is not met.

- (g) **The granting of the variance will not exceed the density or intensity of land use as designated on the Future Land Use Map or the underlying land use.**

Granting of the variance will not exceed the density or intensity of land use as designated by the Future Land Use Map. The AGR land use has no maximum intensity requirement. This criterion is met.

### **CONCLUSION**

Staff finds that the requested action does not meet the variance criteria of Section 3.05(B)(2) of the Land Development Code as follows:

<b>Variance Criteria</b>	<b>Determination of Consistency</b>
LDC 3.05(B)(2)(a)	<b>X</b>
LDC 3.05(B)(2)(b)	<b>X</b>
LDC 3.05(B)(2)(c)	<b>X</b>
LDC 3.05(B)(2)(d)	<b>X</b>
LDC 3.05(B)(2)(e)	<b>X</b>
LDC 3.05(B)(2)(f)	<b>X</b>
LDC 3.05(B)(2)(g)	<b>√</b>

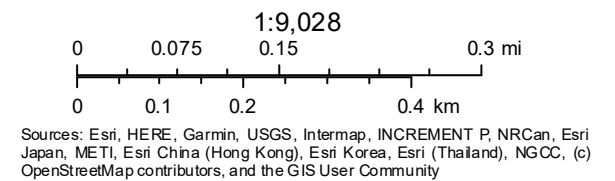
Staff recommends denial based on the inability to meet variance criteria.



# Future Land Use

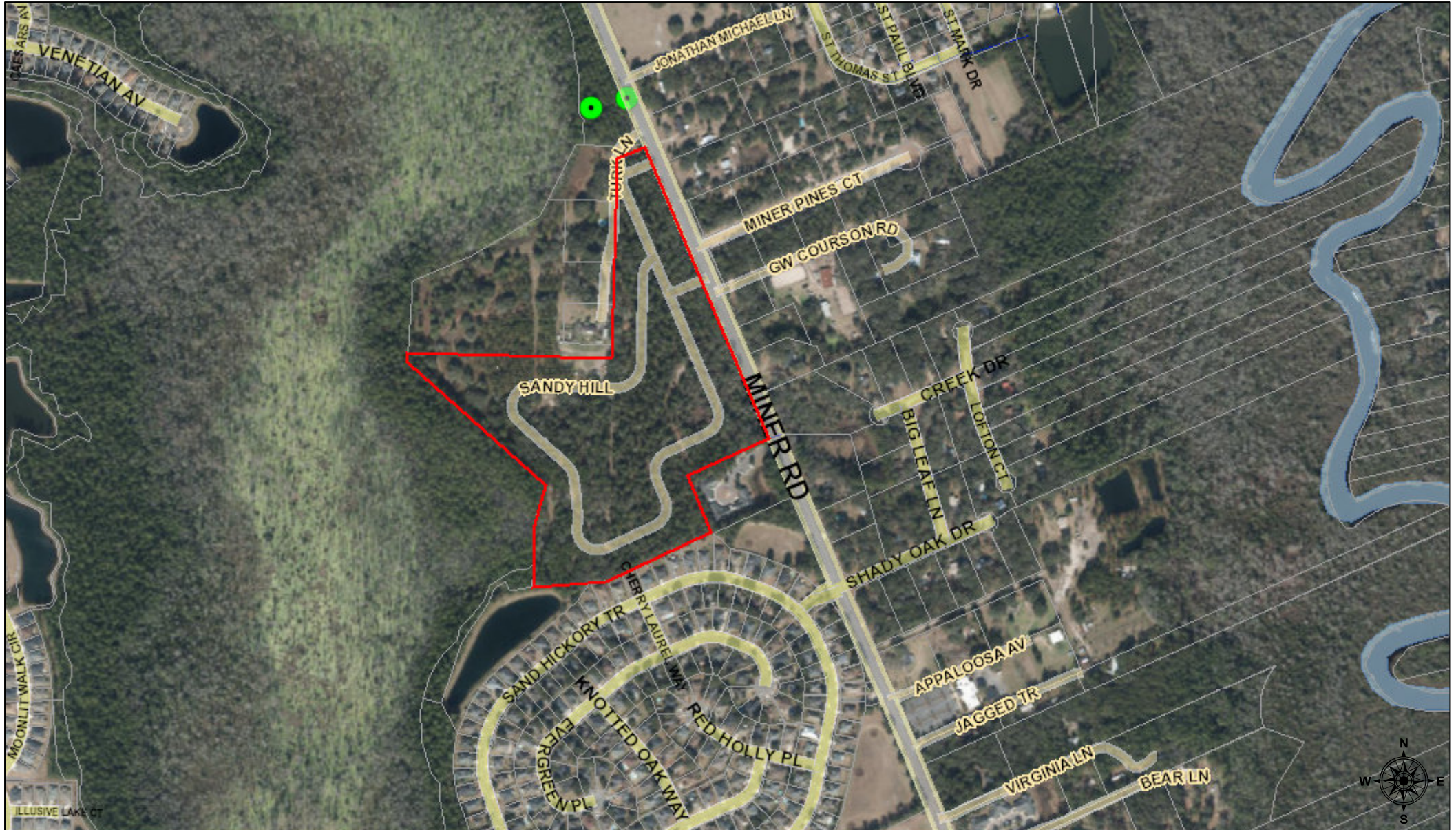


February 18, 2022

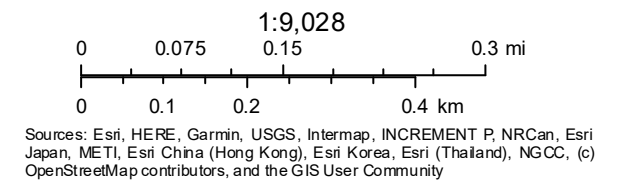




# AERIAL



February 18, 2022

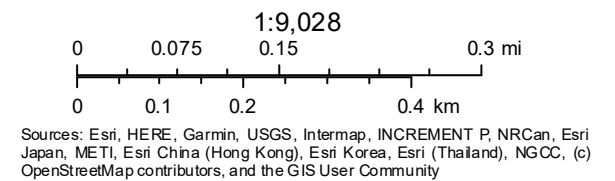




# Zoning



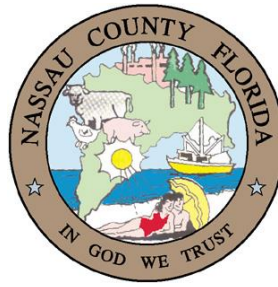
February 18, 2022





Nassau County Department of  
Planning and Economic Opportunity  
96161 Nassau Place  
Yulee, FL 32097

(904) 530-6300  
tpope@nassaucountyfl.com



BOARD MEMBERS  
Orlando J. Avila(Chairman)  
John C. VanDelinder  
Kathleen Zetterower  
Shep Brock  
Nick Gillette  
Joshua K. Martin  
Clay Hartley

**Nassau County**  
**CONDITIONAL USE AND VARIANCE BOARD**

Date of Hearing: June 23, 2016

**Public Hearing Number: V16-001**

A. General Information

Applicant: Connell and Wicker, Inc.  
SEDA Construction Company

Owner: SEDA Construction Company

Request: As it would apply to all 121 Lots within the Stevens Pass  
Subdivision; Reduce req. side yard from 10' to 5'  
Reduce req. front yard from 25' to 20'  
Increase lot coverage from 35% to 50%

Applicable Regulations: Sections 3.05, 5.05, Article 9 and Article 32 of the Land  
Development Code.

B. Site Information

Lot Size: 83.97 acres

Tax Parcel Number: 29-2n-28-0000-0001-0000

Location: East side of CR107 between Woodbridge Parkway and College  
Parkway.

Directions: From the Intersection of SR200/A1A and CR107 travel south on  
CR107 approximately 1.1 miles the property is on the east side of  
CR107.

C. Existing Land Uses

Subject Site: Vacant

Surrounding: North: Nassau Club Apartments/Woodbrier Subdivision  
East: Woodbridge Subdivision  
South: College Parkway/Crestwood Subdivision  
West: Single Family Dwelling/Vacant Forest

D. Existing Zoning

Subject Site: Residential Single Family – Two (RS-2)

Surrounding: North: Planned Unit Development(PUD)/Residential General – One (RG-1)  
South: Residential Single Family – Two (RS-2)  
East: Planned Unit Development (PUD)  
West: Open Rural (OR)

E. FLUM Designation

Subject Site: Commercial (COM)

Surrounding: North: Low Density Residential (LDR)  
South: Low Density Residential (LDR)  
East: Low Density Residential (LDR)  
West: Medium Density Residential (MDR)

F. Background

**Synopsis of Findings**

Application V16-001 does not meet the standards of review defined in Sections 3.05 and 5.05 of the Nassau County Land Development Code for the issuance of a variance nor is the request in harmony with the intent of the variance process as defined in Article 32 of the Land Development Code.

Furthermore, as was verbalized to the Applicant’s design professional prior to the submittal of this application(V16-001), the appropriate vehicle to accomplish the Applicant’s desired modification of the minimum yard and lot coverage requirements for the one-hundred and twenty-one(121) Lots within the Stevens Pass subdivision is a rezoning application to the Planning and Zoning Board of Nassau County. Specifically, a request to change the zoning classification from Residential Single Family – Two (RS-2) to Planned Unit Development (PUD).

Appropriately, Nassau County has adopted standards completely separate and unrelated to the variance review criteria by which a PUD is to be evaluated. The variance process is not intended to be utilized as a vehicle to circumvent the rezoning process or substitute for an action reserved for the governing legislative body of Nassau County - the Board of County Commissioners.

**Stevens Pass Project History**

In October of 2015, upon petition to the Planning and Zoning Board, the zoning classification of the subject property (land area associated with the Stevens Pass subdivision) was changed from Open Rural (OR) to Residential Single Family – Two (RS-2). This zoning change allowed for residential lots to be created utilizing the following lot, yard and building requirements:

Section 9.04 – Minimum Lot Requirements  
Minimum Lot Width: Seventy-five (75) feet  
Minimum Lot Area: Eight thousand seven hundred (8,700) square feet

Section 9.05 – Minimum Yard Requirements

Front Yard – Twenty-five (25) feet

Side Yard – Ten (10) feet

Rear Yard – Ten (10) feet

Section 9.06 – Building Restrictions

Maximum lot coverage – thirty-five (35) percent

The Stevens Pass subdivision received site engineering plan and plat approval through the Development Review Committee on April 26, 2016. A final plat has not been received, as such, the final plat has not been approved by the Board of County Commissioners. A site inspection of June 1, 2016 revealed that no construction has commenced.

Records reflect that SEDA Construction Company, LLC (Applicant) was conveyed the property via Warranty Deed from Corner Properties LLC on March 30, 2016. [As a note, the signed Warranty Deed provided with application V16-001 does not include markings/stamping indicative of the deed being record in the public records of Nassau County nor is the Property Appraiser's online database reflective of the change in ownership.

**The Request**

It is important to understand the full scope of Application V16-001. The request is not related to a specific Lot or structure but rather a general request to modify the building setbacks (minimum yard requirements) and lot coverage requirements of all one-hundred and twenty-one (121) lots within the Stevens Pass subdivision. As cited in the submitted document packet, the Applicant's stated purpose of the variance is to allow for flexibility so that larger homes can be constructed on each individual lot. The specific request is to;

Reduce the required front yard from 25 feet to 20 feet

Reduce the required side yard from 10 feet to 5 feet

Increase lot coverage from 35% to 50%

**General Zoning Information and the PUD**

Regulatory documents like Nassau County's Land Development Code have a profound effect on the built form that ultimately manifests in a community. Nassau County's Land Development Code is modeled after a zoning format/methodology known as Euclidean Zoning, sometimes referred to as Single-use Zoning. In essence, the County is divided into districts/zones in which there are defined permitted, prohibited and conditional uses along with standardized characteristics of development such as building setbacks, building height and Lot coverages.

In an attempt to incentivize superior design, flexibility was built into the Nassau County Land Development Code via the Planned Unit Development (PUD) district which is defined in Article 25 LDC. The intent of the district is described as;

The application of flexible land use controls to the development of land is often difficult or impossible within traditional zoning district

regulations. ...The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers, by allowing for departure from the strict application of use, setback, height, and minimum lot size requirements of conventional zoning districts. In order to justify allowing these departures, a PUD must produce developments which can achieve desirable goals such as preserving open space, protecting historic or community character, providing alternative transportation modes, or providing for the efficient expansion of public infrastructure. The intent of this district is to permit such flexibility and provide performance criteria for planned unit development...

The stated goal of the Applicant is to provide flexibility in design and depart from the strict application of building setbacks and lot coverage as defined in the traditional zoning districts. As cited in the opening of this report, Nassau County has a vehicle in place that is designed specifically to allow a land owner to pursue the flexibility desired by the Applicant of V16-001. That vehicle is a rezoning to PUD. An application for rezoning is reviewed by the Planning and Zoning Board juxtaposed to the applicable performance standards defined in Article 25 LDC. Staff verbalized to the Applicant's design professional that the variance process is, at best, not in harmony with the intent of the variance process and, at worst, inappropriately before the conditional Use and Variance Board as the actions requested of the Conditional Use and Variance Board is arguably reserved for the County's legislative body – the Board of County Commissioners – via the rezoning process.

G. Analysis

- A. *Show that special conditions and circumstances exists which are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the same zoning district.*

The Applicant stated in the submitted application,

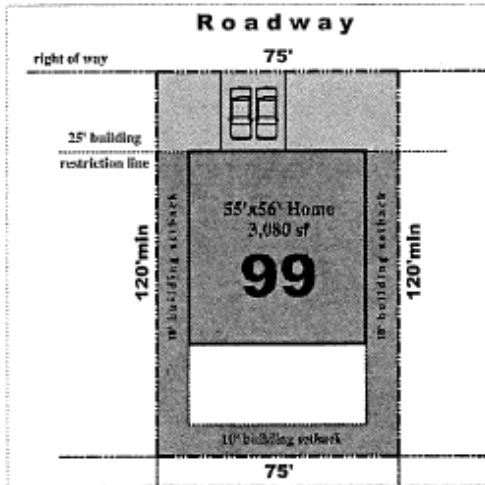
*"This parcel has extensive wetlands which the land plan protects. Due to that the home sites are somewhat constrained. The property retains extensive open space and the best use of this property is for home sites that can support larger homes. The request is for the best use of the home sites for the flexibility of the homeowner."*

Staff finds there are no special conditions and circumstances that exist which are peculiar to the lands associated with this application (V16-001) - the Stevens Pass subdivision. In fact, the use of a land development code based on the principles of Euclidean Zoning ensures that the circumstances and conditions which apply to the Stevens Pass subdivision are uniformly applied to all lands within the same zoning district. A land owner must decide if they wish to develop a project within the rigid bounds of a traditional zoning district and comply with the related characteristics of development (minimum yard requirements and lot coverage limits) or seek the flexibility of a PUD in exchange for producing a project that meets the performance criteria for PUD approval.

In terms of the Applicant's statement captioned above;

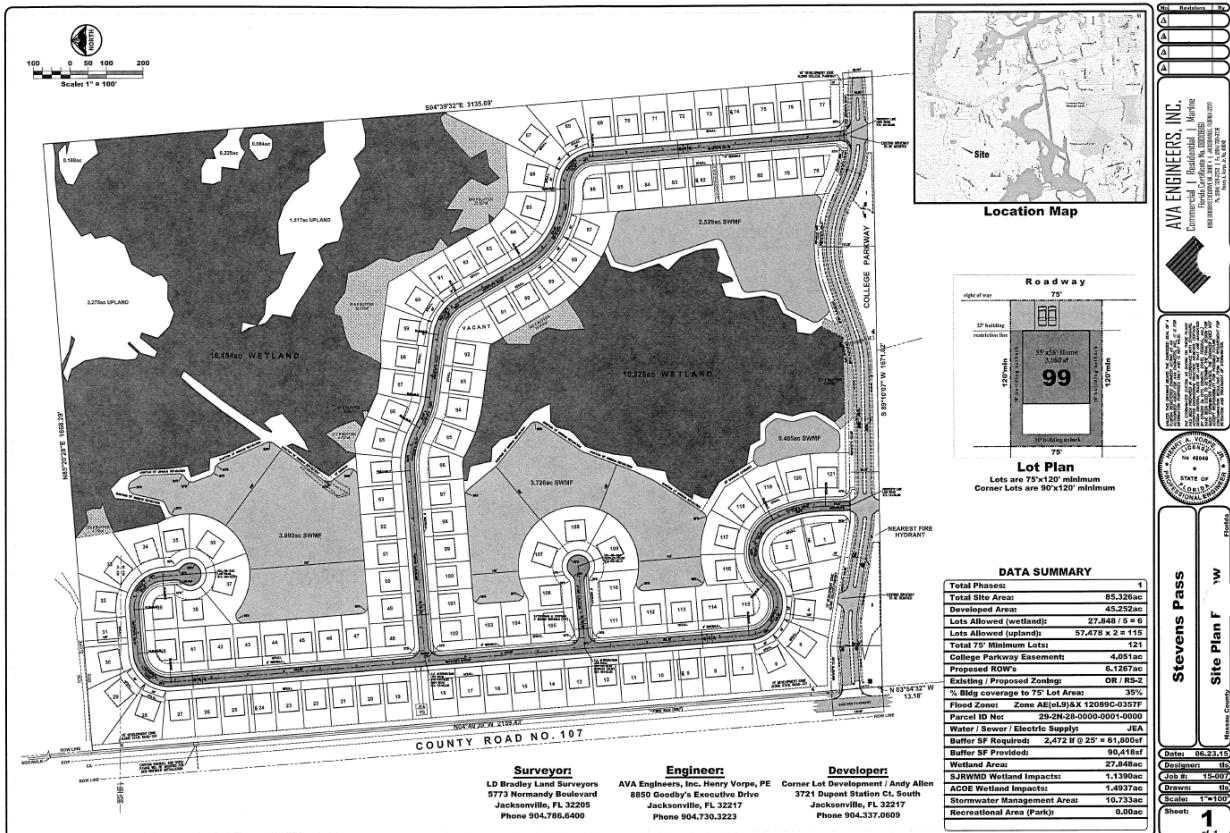


First, according to the SJRWMD's 2004 estimates, approximately 25% of Nassau County is considered jurisdictional wetlands. The presences of wetlands is an encumbrance that designers must account for during plan creation. One needs only look at an aerial photograph of Nassau County to see the influence wetlands have on the urban development pattern. Inasmuch, the presences of wetlands is not unique to this property. Furthermore, the design team maximized the allowable density (number of dwelling units) available for development (121 units) on the property. In other words, the presences of wetlands did not inhibit the designer from creating the maximum number of lots allowable under the 2030 Comprehensive Plan.



**Lot Plan**  
Lots are 75'x120' minimum  
Corner Lots are 90'x120' minimum

Secondly, the submitted application states the building sites are "somewhat" constrained. To the left and below is an exhibit produced by the project's design team depicting the capability of the project to produce adequate home sites. As is evidenced by the diagram to the left, which depicts the typical Lot in the subdivision, a single story home with a footprint of 3,080sf can fit on the Lot under the existing yard and lot coverage requirements. As such, if a second story was added, the gross square footage of the home could potential exceed 5,000sf. While not every Lot is the typical 75'x120' perfect rectangle, the conceptual design (pictured below) demonstrated that each lot was capable of being utilized as a building site. While the final design differs slightly from the concept design, the exercise in demonstrating the lots are indeed functional building sites was successful on a gross scale. While some lots may be able to accommodate larger homes and other lots may require custom floor plans, no evidence has been presented that would indicate that anyone lot, let alone all 121 lots, are functionally unusable for their intended purpose.



*B. Show that special conditions and circumstances do not result from actions of the applicant.*

The Applicant stated in the submitted application,

*“The applicant purchased this project site with the land plan and permitting already completed. The purpose of this variance [is] to have the flexibility for the homeowner in selection of building floor plans and changing market conditions. The application does not seek to increase allowable density.”*

As cited in the response to criterion ‘A’ above, Staff finds that no special conditions or circumstances exist which are unique to this site. Furthermore, the Applicant purchased a project designed in accordance with a traditional zoning district. The presences of wetlands, Lot sizes and minimum characteristics of development were all defined. In that same vein, the rules governing the minimum yard requirements and lot coverage restrictions for the Residential Single Family – Two (RS-2) zoning district have been in place, and unchanged, since 1974. The Land Development Code of Nassau County is codified and available for view through a variety of sources including the County’s website, on the Municipal Code Corporation’s website ([www.municode.com](http://www.municode.com)), and in hard copy at the County’s office of Planning and Economic Opportunity.

*C. Show that granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.*

The Applicant stated in the submitted application,

*“The project site is bordered by residential developments under PUD zoning districts to the north and east, County road 107 to the west, and Residential Single Family –One (RS-1) across College Parkway to the south [this is a factual error – the referenced property to the south is located in the RS-2 zoning district]. The adjacent Woodbrier and Woodbridge developments are higher density with setbacks and lot coverages similar to what the applicant is seeking.”*

The Applicant astutely points out that two of the adjacent projects (Woodbridge and Woodbrier) do carry PUD zoning classification and have correlating development orders which define the standards of development for each project. Both cited projects went through the rezoning process which included public hearings before the Planning and Zoning Board and Board of County Commissioners. Each rezoning application demonstrated consistency with the performance standards defined in Article 25 LDC for PUD approval. As verbalized to the Applicant’s design professional prior to the submittal of this application(V16-001), the appropriate course of action to achieve the desired design parameters for this project (Stevens Pass subdivision) is to go through the same PUD review process as Woodbridge and Woodbrier. The variance process is not a tool utilized in-lieu-of a rezoning and it is Staff’s opinion the variance is being misused in the proposed form.

To address directly review criterion ‘C’, approval of this variance will most certainly confer special privileges to the owner of the Stevens Pass subdivision that are denied to other owners in the same district. As an example, there is currently a project in the County’s development review process located on CR107 directly south of the Stevens Pass development which is known as the

Crestwood Subdivision. The Crestwood Subdivision is also located in the Residential Single Family – Two (RS-2) zoning district. The privileges that would be extended to the Stevens Pass subdivision if variance request V16-001 is approved are denied to the Crestwood development and, for that matter, all other developments in the Residential Single Family – Two (RS-2) zoning district.

Approving this variance(V16-001) is unequitable to both the existing PUDs and the residential subdivisions developed under traditional zoning. In regards to existing PUDs, the issuance of this variance would alleviate the requirement of the Steven Pass subdivision to go through the PUD approval process and be subject to evaluation by the legislative body juxtaposed to the performance standards of PUD approval. In regards to developments approved under traditional zoning, the proposed request grants relief to the minimum yard requirements and lot coverage restrictions which is not afford other projects in the same zoning district.

- D. *Show that literal interpretation of the provisions of this ordinance would deprive the applicants of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would place unnecessary and undue hardship on the applicant.*

The Applicant stated in the submitted application,

*“The site plan was designed to protect the extensive wetland system. The site plan density does not meet the allowable 2 units per acre due to the wetlands. The site is 85.3 acres and has 121 units.”*

First, the Applicant’s statement captioned above is factually incorrect. The residential density allocation for each land use category is defined in the Nassau County Comprehensive Plan. The subject property contains two distinct land use categories Low Density Residential (LDR) and Conservation (COV) [jurisdictional wetlands]. The LDR land use category may be developed a density of two dwelling units per acre. The COV land use category [jurisdictional wetlands] may be developed at ratio of one dwelling unit per five acres of land (or 0.2 units per acre).

The calculation of the projects density was completed by the project designer at the onset of review. A breakdown of the site acreages was provided by the project’s design team to define the allowable density. As evidenced by the table provide to the right, the maximum allowable density for the project is 121 dwelling units. In other words, the project was designed at its maximum available density allocation.

Secondly, as was described above, the use of a land development code based on the principles of Euclidean Zoning ensures equitable application of the rules governing land development. The literal interpretation and

DATA SUMMARY	
Total Phases:	1
Total Site Area:	85.326ac
Developed Area:	45.252ac
Lots Allowed (wetland):	27.848 / 5 = 6
Lots Allowed (upland):	57.478 x 2 = 115
Total 75' Minimum Lots:	121
College Parkway Easement:	4.051ac
Proposed ROW's	6.1267ac
Existing / Proposed Zoning:	OR / RS-2
% Bldg coverage to 75' Lot Area:	35%
Flood Zone:	Zone AE(el.9)&X 12089C-0357F
Parcel ID No:	29-2N-28-0000-0001-0000
Water / Sewer / Electric Supply:	JEA
Buffer SF Required:	2,472 lf @ 25' = 61,800sf
Buffer SF Provided:	90,418sf
Wetland Area:	27.848ac
SJRWMD Wetland Impacts:	1.1390ac
ACOE Wetland Impacts:	1.4937ac
Stormwater Management Area:	10.733ac
Recreational Area (Park):	0.00ac

Stevens Pass

Site Plan F

Nassau County

Date: 06.23.15

Designer: tjs

Job #: 15-007

Drawn: tjs

Scale: 1"=100'

Sheet: 1 of 1

application of the minimum yard requirements and lot coverage restrictions will not deprive the applicant of any rights afforded properties in the same zoning district as all properties within the Residential Single Family – Two (RS-2) zoning district are subject to the same standards. Furthermore, as demonstrated in Staffs analysis of review criterion ‘A’ above, the project’s design team illustrated that each lot is capable of accommodating a single family home (the typical 75’x120’ Lot can accommodate a 3,000sf single story home). While the final design is slightly different than the conceptual plan, it has clearly been demonstrated that each Lot can accommodate a home. While some lots may be able to accommodate larger homes and other lots may require custom floor plans, no evidence has been presented that would rise to the level of unnecessary and undue hardship on a gross scale.

- E. *Show that the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.*

The Applicant stated in the submitted application,

*“The variance requested to give flexibility to the home owner over for allowable floor plans and best use of the parcels.”*

As cited elsewhere in this report, the project’s design team has demonstrated Lots within the Stevens Pass subdivision can be utilized to construct homes in accordance with the minimum standards of the Residential Single Family – Two (RS-2) zoning district without the issuance of a variance. In other words, there is no variance needed to accommodate the intended build-out of the project. The denial of this variance will not inhibit the Stevens Pass subdivision from constructing homes on the 121 lots within the development in accordance with the Residential Single Family – Two (RS-2) zoning district.

- F. *Show that granting of the variance will be in harmony with the general intent and purpose of this ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

The Applicant stated in the submitted application,

*“The variance requested is for the purpose of giving flexibility to the home owner for allowable floor plans. Granting of this variance will not be detrimental to the public welfare or surrounding land uses.”*

The definition of a variance as found in Article 32 LDC is as follows,

*Variance: A device which grants a property owner relief from certain provisions of this ordinance, when because of the particular physical surroundings, shape, or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money. ...nor shall a variance be granted because of the presence of nonconformities in the zoning district or in adjoining district.*

At best, this request represents a “mere inconvenience” in the form of requiring the Applicant to limit the predesigned floor plans available for use within the development to those that can fit on the typical 75’ x 120’ lot (which is a 3,000sf footprint) and perhaps require the use of custom floorplans for uniquely shaped lots. At worst, the desire to construct larger homes, as is the expressed intent of the application, is a “desire to make more money” or make money faster by offering more flexibility.



No matter, the intent of the variance process is certainly not to be utilized as a tool to circumvent the rezoning process. Actions which modify the minimum standards of development within a defined zoning district on a gross scale are reserved for legislative action based on review criteria for a rezoning and the performance criteria of PUD approval. The appropriate course of action to accommodate the Applicant's request is to seek a rezoning from RS-2 to PUD and allow the Planning and Zoning Board to evaluate the appropriateness of the request juxtaposed to the performance criteria defined in Article 25 LDC and subsequently allow the County's legislative body, the County Commission, to render a decision.

Despite the above, the approval of the variance will not be determinate to the public welfare.

- G. *The granting of the variance will not exceed the density or intensity of land use as designated on the Future Land Use Map 2010 or the underlying land use.*

The granting of this variance (V16-001) will not exceed the density or intensity standards defined in the 2030 Comprehensive Plan of Nassau County.

H. Staff Findings

Application V16-001 does not meet the standards of review defined by Nassau County in Sections 3.05 and 5.05 of the Land Development Code for the issuance of a variance nor is the request in harmony with the intent of the variance process as defined in Article 32 of the Land Development Code. More specifically, Staff finds the following:

- 1) The requested variance does not meet the standard of approval set forth in Section 3.05(B)2.a of the Land Development Code for the issuance of a variance. Staff finds that no special conditions and circumstance exist which are peculiar to the land, structure, or building involved. Furthermore, the circumstance and conditions that do exist in relation to the development of the Stevens Pass subdivision are common and applicable to other lands, structures, or buildings in the same district. For additional detail related to this finding see the body of this report.
- 2) The requested variance does not meet the standard of approval set forth in Section 3.05(B)2.c of the Land Development Code for the issuance of a variance. Staff finds that the granting of requested variance will confer on the applicant special privileges that are denied by the Nassau County Land Development Code to other lands, buildings, or structures in the same zoning district. For additional detail related to this finding see the body of this report.
- 3) The requested variance does not meet the standard of approval set forth in Section 3.05(B)2.d of the Land Development Code for the issuance of a variance. Staff finds that the literal interpretation of the provisions of the Land Development Code would not deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Code nor would the denial of the requested variance result in unnecessary and undue hardship on the Applicant. For

additional detail related to this finding see the body of this report.

- 4) The requested variance does not meet the standard of approval set forth in Section 3.05(B)2.e of the Land Development Code for the issuance of a variance. Staff finds that no variance is necessary to make reasonable use of the land associated with the requested variance. For additional detail related to this finding of fact see the body of this report.
- 5) The requested variance does not meet the standard of approval set forth in Section 3.05(B)2.f of the Land Development Code. Staff finds that while the issuance of the variance will not be injurious to the area or detrimental to the public welfare, the variance is not in harmony with the general intent of the variance process as defined in Sections 3.05, 5.05 and Article 32 of the Land Development Code of Nassau County. For additional detail related to this finding of fact see the body of this report.

There being no one in the audience wishing to speak for or against the application, it was moved by Board Member Zetterower, seconded by Board Member VanDelinder and unanimously carried to close the floor to public discussion.

It was moved by Board Member VanDelinder that based on competent, substantial evidence in the record and testimony, the Conditional Use and Variance Board finds application E16-005 consistent with the review criteria defined in the Open Rural (OR) zoning district based on the following three conditions:

1. The Applicant shall obtain all required permits and commence vertical construction on the proposed 5,250 square foot within 26 months. If construction has not commenced within the established timeline, this order shall be rendered void.
2. The project signage shall be limited to a signable area of 32 square feet and an overall height of nine feet. The sign shall be prohibited from including an electronic digital element (digital message board/reader).
3. Application E16-005 is for the development of a one-story principle church structure with an approximate 5,250 square foot footprint and associated parking. Site intensity is limited to that which is depicted on the site plan (prepared by AVA Engineers dated 5-17-16 and the floor plan (prepared by John Stokes, undated) provided as part of the application E16-005 document packet.

The motion was seconded by Board Member Zetterower and the roll call vote unanimously carried. Application E16-005 was filed by Liberty Baptist Church, owner, and Nelvin L. Phillips, agent, seeking conditional use approval to establish zoning approval to allow for expansion of the existing primary church structure. The 12.06 acre site is located at 55045 Mount Olive Road in the Callahan area. FLUM designation is Low Density Residential (LDR).

Next, the Board considered Tab E, Application V16-001, filed by SEDA Construction Company, owner, and Connelly and Wicker, Inc., agent seeking a variance from Sections 9.05 and 9.06 of the Nassau County Land Development

Code to reduce the required side yard (building setback) from ten (10) feet to five (5) feet; reduce the required front yard (building setback) from twenty-five (25) feet to twenty (20) feet; and to increase the allowable lot coverage from thirty-five (35) percent to fifty (50) percent for all one hundred and twenty-one (121) lots in the Stevens Pass subdivision. The 83.97 acre site is located on the east side of CR107 between Woodbridge Parkway and College Parkway in the Nassauville area. FLUM designation is Commercial (C). Documents submitted for the Board's consideration were identified earlier by the Deputy Clerk (*Attachment A*).

Mr. Pope provided staff comments indicating that V16-001, Stevens Pass subdivision is a request to reduce the required side and front yard minimums (building setbacks), and increase the lot coverage for all 121 lots within the Stevens Pass subdivision. The property measures 85 acres and was rezoned from Open Rural (OR) to Residential Single Family-2 (RS-2) in October 2015. As of April 2016, it has preliminary plat approval. There is one other step to go through with the final plat approval. The lots range in size from roughly 9,000 square feet up to 30,000 square feet; the majority of the lots are in the 9,300 to 9,800 square foot range. Mr. Pope explained that the increased lot coverage would allow for home sites that can support larger homes giving flexibility to the homeowner for a variety of allowable floor plans. A typical lot with 35 percent lot coverage could accommodate approximately a 3,000 square foot "footprint" with no prohibition of a second story; therefore, approximately 5,000 square feet total. The request by the owner is to amend setbacks and lot sizes for all 121 lots in Stevens Pass subdivision. It is not for a specific lot or situation; but, all lots. In the application, it specifically states that the request would allow for larger homes to be built and more flexibility in floor plans. What is being requested is on a gross scale; to depart from the strict application of



setback and lot coverage regulations found in the conventional zoning district.

Mr. Pope provided an overview of zoning noting that basic zoning of the County is based on a single-use zoning. From the zoning, districts are created as well as uses and characteristics of the development such as setback, building height, and lot coverage. All the lands within that district are subject to the same requirements. He advised that the County needs a process or a methodology to provide the development community with the ability to create different products that fit the current market. Like many areas, Nassau County created the Planned Unit Development (PUD) zoning district known as Article 25 of the Land Development Code. The objective of the PUD is to encourage ingenuity and imagination of design by allowing for departure from the strict application of use, setback, height, and minimum lot size requirements of conventional zoning. Mr. Pope continued to note that in order to justify the PUD, the developer must meet performance criteria for a PUD and demonstrate, through the approval process, that it achieves desirable goals not possible in a conventional zoning. That approval process consists of a rezoning application to the Planning and Zoning Board based upon the general standards for review of a rezoning and the performance standards of the PUD legislation. In his PowerPoint presentation, Mr. Pope pointed out the Residential Single Family-2 (RS-2) zoned properties surrounding the subject site. All of these projects went through the Planning and Zoning Board for rezoning and met the standards for a PUD. He pointed out that the County has this PUD process that allows on a gross scale for deviation or departure from the strict regulations of traditional zoning. Mr. Pope added that at this point, Stevens Pass subdivision has already demonstrated to be constructible. A PUD is a process available to request a deviation from conventional zoning. A variance is

defined as "a device which grants a property owner relief from certain provisions of this ordinance, when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money..."

In summary, Mr. Pope stated that application V16-001 does not meet the standards of review defined by Nassau County in Section 3.05 and 5.05 of the Land Development Code for the issuance of a variance nor is the request in harmony with the intent of the variance process as defined in Article 32 of the Land Development Code. He explained that there are no special conditions peculiar to this land/project. The conditions that do exist are common and applicable to other lands in the RS-2 district. This variance would convey special privilege denied other lands in the RS-2 zoning district. He added that the literal interpretation of zoning code will not deny the owner rights commonly enjoyed by others in the same district nor will it cause undue hardship on the applicant. Mr. Pope added that Stevens Pass subdivision can be built in accordance with the way it was designed in the RS-2 zoning district. No variance is necessary to make reasonable use of the land and the variance is not in harmony with the general intent and purpose of the variance process. He added that in staff's opinion, the application for variance fails to meet the applicable criteria.

George Leone, Vice President with SEDA Construction Company, came before the Board and was sworn in. He explained that SEDA Construction is the largest and tenured builder in Nassau County. They have enjoyed a long and outstanding relationship with the county with the many projects they have built. He requested that the Board consider how much Nassau County has changed in the past few years with the widening of SR200/A1A and shopping

centers and major retailers that are now along that roadway. He pointed out that the zoning code has not changed since 1974 when it was enacted. The antiquated zoning code is not applicable anymore based upon the growth and change of the County. He felt that it was a rural code being applied in an urbanized environment. Mr. Leone was aware that the County realizes that the code is outdated; however, there are no plans to make any adjustments to it. He added that the PUD solution is not a relief for what SEDA is requesting because 1) it is the County's position that a PUD is only justified where the developer provides a specific amenity that benefits the County; 2) the County PUD requirements are one of the reasons that the developers are building smaller lots; 3) by forcing a community into a PUD, the developer's ability to create neighborhoods versus production homes is restricted; and, 4) by providing the County with the specific amenity, there is less land available for lots as well as higher costs; therefore, it becomes too costly to build the larger lots with nicer homes that are desired. This practice may be acceptable for large communities like Amelia National; however, it is far too high a price to pay for the minor relief that the developer seeks. He requested that the Board understand that SEDA is only asking for a variance to a small part of the zoning code; relief from the side yard setbacks and building coverage area. He questioned why this action would require a PUD. The goal of this variance request is to provide a small amount of relief to what some may consider an irrelevant code requirement; all in an effort to create a neighborhood rather than a "cookie-cutter" development. He also advised that Stevens Pass subdivision is a private subdivision and all purchasers will be buying subject to a full understanding of this variance. He also pointed out that included within the 3,000 square foot first floor footprint is the garage, front porch, and back porch which equates to 2,200 square feet of air conditioned living space which is a smaller living space than most owners want. In addition, he added that most buyers in this area

do not wish to have second floors. SEDA wishes to provide flexibility in order to provide a product everyone would be proud of. SEDA wants to provide a home that complements the larger lot sizes.

It was moved by Board Member Zetterower, seconded by Board Member VanDelinder and unanimously carried to open the floor to public discussion.

There being no one in the audience wishing to speak for or against this application, it was moved by Board Member Zetterower, seconded by Board Member VanDelinder and unanimously carried to close the floor to public discussion.

Mr. Mullin reminded the Board that the criterion for the variance is located in Section 3.04B (3); Items A through G are included in the agenda packet. The Board would have to find that based on competent, substantial evidence that the request for variance meets all these criteria. He had met with Mr. Leone and his engineer to explore ways to address this request. One issue Mr. Leone talks about is the date of the Zoning Code; however, the Board could seek to amend the RS-2 zoning district requirements or the applicant could file a PUD. The variance, as explained yesterday to Mr. Leone, is not intended legally to address an entire subdivision. The variance criterion is the same throughout the State of Florida and this criterion must be met.

Mr. Mullin distributed a copy of case law from Westlaw (*Attachment B*). On page 3 of 4, there is language where the court states, "An applicant who seeks a variance must demonstrate a 'unique hardship' in order to qualify for a variance. Also, it has been held that a 'hardship' may not be found unless no reasonable use can be made of the property with the variance, or, stated otherwise, 'the hardship must be such that it renders it virtually impossible

*to use the land for the purpose for which it is zoned". Hardship necessary to obtain zoning variance may not be found unless there is showing that under present zoning no reasonable use can be made of properly, and self-created hardship cannot constitute basis for zoning variance."* Mr. Mullin explained that this definition goes to the heart of the variance criteria. If the applicant requested an amendment to the RS-2 zoning, they may accomplish what they are seeking or a PUD does offer the same ability to address the items Mr. Leone has brought forward. There is a remedy; however, it would take longer. Mr. Mullin understood that SEDA Construction bought this subdivision recently and submitted a proposed plan; however, the market has changed and they need to change as requested. Mr. Mullin stated from a legal standpoint, a variance for the entire subdivision is not an option to accomplish what SEDA requests.

Board Member Zetterower pointed out that in her thirty years on Planning Boards; she has never encountered a situation such as this. In her opinion, this was not a small variance. Chair Avila mentioned that the number of homes that SEDA can build on this plan was substantial. He had never seen a gross variance for a subdivision; however, why couldn't the owner of a particular lot selected come forward for a variance. Mr. Mullin responded again that the Board must consider the same variance criteria A through G to determine if each lot owner can meet that criterion; if so, then the Board could consider the lots separately. The criterion is standard and very strict in order to meet the variance and a hardship must be determined. Chair Avila asked Mr. Leone if this was the only site plan SEDA had for this property. Mr. Leone advised that this was the only site plan. Mr. Leone inquired of what would be approved in a variance based on this strict criterion. Mr. Mullin advised that the variance may be used to move a tree due to the

location of the house or vary the setback due an odd configuration of the lot.

It was moved by Board Member Zetterower that based on competent, substantial evidence in the record and testimony, the Conditional Use and Variance Board finds that the application does not meet the standards for review defined by Nassau County in Sections 3.05 and 5.05 of the Land Development Code for the issuance of a variances nor is the request in harmony with the intent of the variance process as defined in Article 32 of the Land Development Code and the Board recommends denial of Application V16-001. The motion was seconded by Board Member Brock and the roll call vote unanimously carried. Application V16-001, a variance for Stevens Pass subdivision, was filed by Connelly and Wicker, Inc., agents, and SEDA Construction Company, owners. The 83.97 acre site is located on the east side of CR107 between Woodbridge Parkway and College Parkway in the Nassauville area. FLUM designation is Commercial (C).

Mr. Mullin mentioned that the application the Board denied a year ago, Blue Potato, has been refiled and will be coming back before this Board. Last year, this variance was denied; it was appealed to the Board of County Commissioners who upheld this Board's denial; and the denial then went before the Circuit Court who upheld both Board denials.

It was moved by Board Member VanDelinder, seconded by Board Member Zetterower and unanimously carried to continue to July 28, 2016 regular session consideration of Tab C, application E16-004 files by JEA, owner, and Brian Dawes, Esquire, seeking conditional use approval to allow expansion of the existing West Nassau Regional Water Treatment Plan in the Open Rural (OR) zoning district. FLUM designation is Agriculture (A).



## APPLICATION FOR A VARIANCE

**Official Use Only**

Zoning District: \_\_\_\_\_  
FLUM Designation: \_\_\_\_\_  
Commission District: \_\_\_\_\_  
Application #: \_\_\_\_\_  
Date Filed: \_\_\_\_\_

42 2N 27 0000 0020 0320

**Parcel Identification Number (18 digit number)**

**Driving Instructions:** From CR 200 (Buccaneer Trail), drive South on Miner Rd approximately .71 miles, with the subject property  
on the West side of Minor Rd.

**1. Legal Description:** Lot N/A Block N/A Subdivision N/A  
Plat Book N/A Page N/A

See Exhibit B (Please attach a legal description if not located in a subdivision)

**2. Location:** On the West side of Minor Rd.  
(north, south, east, west) (street)

between CR 200 (Buccaneer Trail) and Haddock Rd  
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) Yulee Middle School

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

Sandy Ridge Development, Inc.  
2021 Corporate Square Blvd, Suite 3  
Jacksonville, FL 32216

**Name and Address of the Applicant / Authorized Agent:**

Sandy Ridge Development, Inc.  
2021 Corporate Square Blvd, Suite 3  
Jacksonville, FL 32216

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



4. Current Zoning District: RS 2; FLUM - Medium Density

5. Zoning Variance Sought: Lot coverage 35% to 45% & side setbacks 10 feet to 5 feet

6. Section of Land Development Code or provision that authorizes the granting of this Variance:  
LDC 3.05 (B)(2)(a)-(g)

**7. Section 3.04B (3) - Conditional Use and Variance Board Powers and Duties:**

(Please attach a response to the following as Exhibit "A" [using 8½" x 11" size paper] with the answers typed or printed legibly.)

- A. Show that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the same zoning district.
- B. Show that the special conditions and circumstances do not result from actions of the applicant.
- C. Show that granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.
- D. Show that literal interpretation of the provisions of this ordinance would deprive the applicants of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would place unnecessary and undue hardship on the applicant.
- E. Show that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
- F. Show that the granting of the variance will be in harmony with the general intent and purpose of this ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

**9. Supporting data which is considered by the Conditional Use and Variance Board:**

- ☒ Site Plan
- ☐ Any additional data

**10. 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.**

Not Applicable

**11. Is this parcel subject to deed restrictions enforced by a homeowners association? No**

**If so, please provide an address and contact name.**

Not Applicable

*In filing this application for a Variance, 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: 2120 Corporate Square Blvd, #3

Jacksonville, FL

Telephone: 904-365-5538

Email: rmartinuzzi@sedaconstruction.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):**

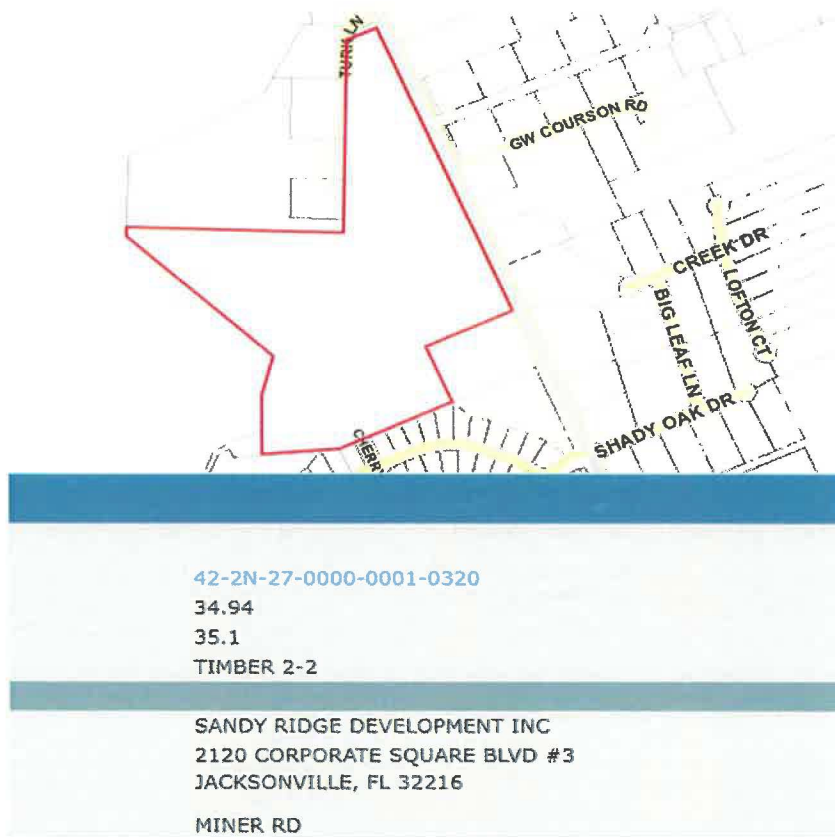
Fernandina Beach News Leader: \_\_\_\_\_

Nassau County Record \_\_\_\_\_

## Exhibit A1 - Conditional Use and Variance Criteria

- A. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the same zoning district.

This Parcel is irregular in shape; having 1,543 feet of frontage along Miner Rd, for which a 10 foot strip is being dedicated to County of Nassau for additional ROW as a condition of platting under Ordinance No. 2020-07, Section 9.8.3, and as further required by the County of Nassau under LDC Section 37.05, a 15 foot vegetation buffer is to be deeded and maintained by the HOA, thus compressing the 89 lots into a smaller foot print. The Parcel is unique in shape and the fact that it is significantly fronted by Miner Road.



See Exhibit A-2 for Lot sizing and dimensions.

- B. The special conditions and circumstances do not result from actions of the applicant.

The configuration of the parcel and hardship resulting from the loss of 15,430 (1,530 \*10) square feet of usable land from the taking of the ROW by Nassau County, and the loss of another 23,145 sq feet that is being restricted for the vegetation buffer, is not the fault of the Applicant, who has designed the Subdivision to exceed the LDC requirements of its RM-2 zoning and FLUM designation as medium density.

## Exhibit A1 - Conditional Use and Variance Criteria

- C. Granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.

In addition to the irregular configuration of the parcel and the loss of land resulting from the future Miner Road expansion that other subdivisions do not face, Applicant does not seek any special privilege, noting that the requested side setback of 5 feet and lot coverage of 45% has been granted to similar FLUM medium density plats, a brief, but not inclusive list being North Hampton, Harbor Concourse, Timberlake, Amelia Walk, Amelia National, Sandy Bluff, etc.

- D. Literal interpretation of the provisions of this ordinance would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district and would place unnecessary and undue hardship on the applicant.

The literal interpretation of the LDC would limit the footprint of houses within the Subdivision, therein prohibit the Applicant from offering similar competitive housing that is being required by the demographic seeking to move into the County of Nassau. With a house that is deficient in rooms and room sizes, the applicant lack of a variance would be place an unnecessary and undue hardship on Applicant.

- E. The variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure.

The width of houses being driven by the consumer, with the majority seeking a single-story house with an office and 3 car garage is ranging from 57 to 65 feet, thus the request for a 5 foot side set back is the minimum needed to create a community with multiple floor plans and elevations so that the replication of houses does not occur adjacent to each other or directly across the street. Likewise, with 11 of the 14 home sizes, inclusive of garages and patios, ranging from 3,202 to 4,004 sq feet, the minimum coverage needed is 45% (4,004 / 8999).

- F. Granting of the variance will be in harmony with the general intent and purpose of this ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

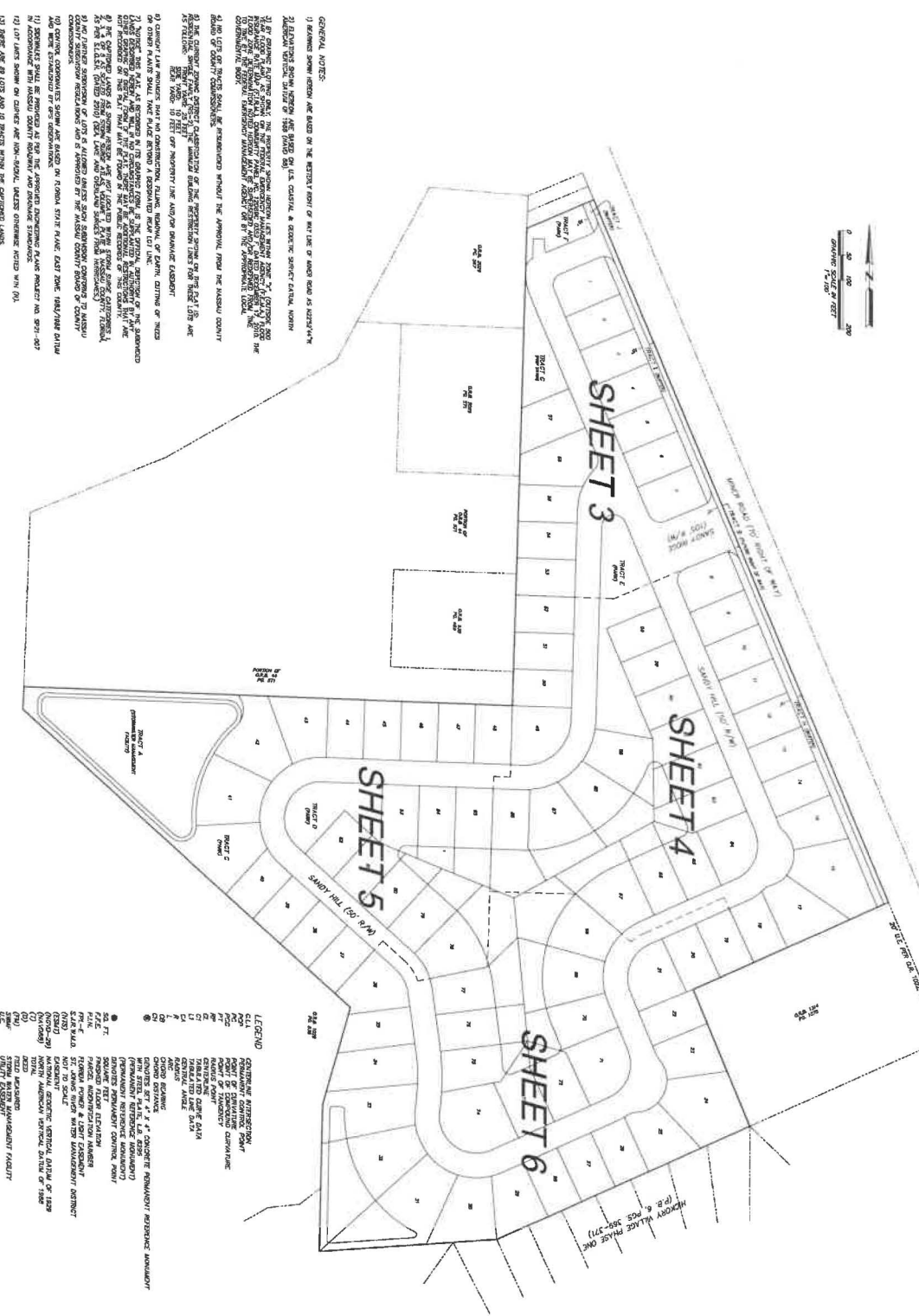
The variance will allow the Subdivision to accommodate the demands of the consumer, principally the need for a single-story house with an office and 3 car garage, with multiple floor plans and elevations so that the subdivision provides a range of housing options and opportunities, and limits the parking of cars in driveways. With the lot sizing of 8,999 sq. ft. exceeding the minimums for RS-2 and medium density housing, and numerous PUDS which have been granted similar set-backs and greater lot coverage, the Subdivision will remain in harmony with other developments and cannot be deemed to be injurious to the area or otherwise a detriment to the public welfare, therein maintaining the general intent of developing 21<sup>st</sup> century subdivisions that meet the needs of todays and the future residents.

# Exhibit A-2

## SANDY RIDGE

A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, MASSACHUSETTS COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 2 OF 6 SHEETS



GENERAL NOTES:  
1) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
2) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
3) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
4) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
5) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
6) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
7) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
8) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
9) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
10) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
11) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
12) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
13) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.

LEGEND  
ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
1) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
2) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
3) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
4) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
5) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
6) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
7) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
8) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
9) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
10) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
11) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
12) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.  
13) ALL LOTS AND EASEMENTS ARE BASED ON THE RECORDS OF THE COUNTY OF FLORIDA.

# SANDY RIDGE

A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, MISSOURI COUNTY, KANSAS.

OFFICIAL RECORDS BOOK PAGE

SHEET 3 OF 6 SHEETS



TRACT	ACRES	BEARING	DISTANCE	AREA
TRACT 1	10.00	N 89° 45' 15" E	10.00	10.00
TRACT 2	10.00	N 89° 45' 15" E	10.00	10.00
TRACT 3	10.00	N 89° 45' 15" E	10.00	10.00
TRACT 4	10.00	N 89° 45' 15" E	10.00	10.00
TRACT 5	10.00	N 89° 45' 15" E	10.00	10.00
TRACT 6	10.00	N 89° 45' 15" E	10.00	10.00
TRACT 7	10.00	N 89° 45' 15" E	10.00	10.00
TRACT 8	10.00	N 89° 45' 15" E	10.00	10.00
TRACT 9	10.00	N 89° 45' 15" E	10.00	10.00
TRACT 10	10.00	N 89° 45' 15" E	10.00	10.00



PREPARED BY: SANDY RIDGE AND MINING, INC.  
 1425 SOUTH MAIN STREET, SUITE 100  
 ST. LOUIS, MO 63104  
 PHONE: 314-437-1000 FAX: 314-437-1001



A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, MASSAU COUNTY, FLORIDA

RECORDS BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 4 OF 6 SHEETS



	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
--	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------

PREPARED BY:  
METEORAD SURVEYING AND MAPPING, INC.  
PROFESSIONAL LAND SURVEYORS  
71-137 CENTRAL PARKWAY, SUITE 107  
JACKSONVILLE, FLORIDA 32224  
TELEPHONE (904) 721-1229  
CERTIFICATE OF AUTHORIZATION NO. L.S. 0239

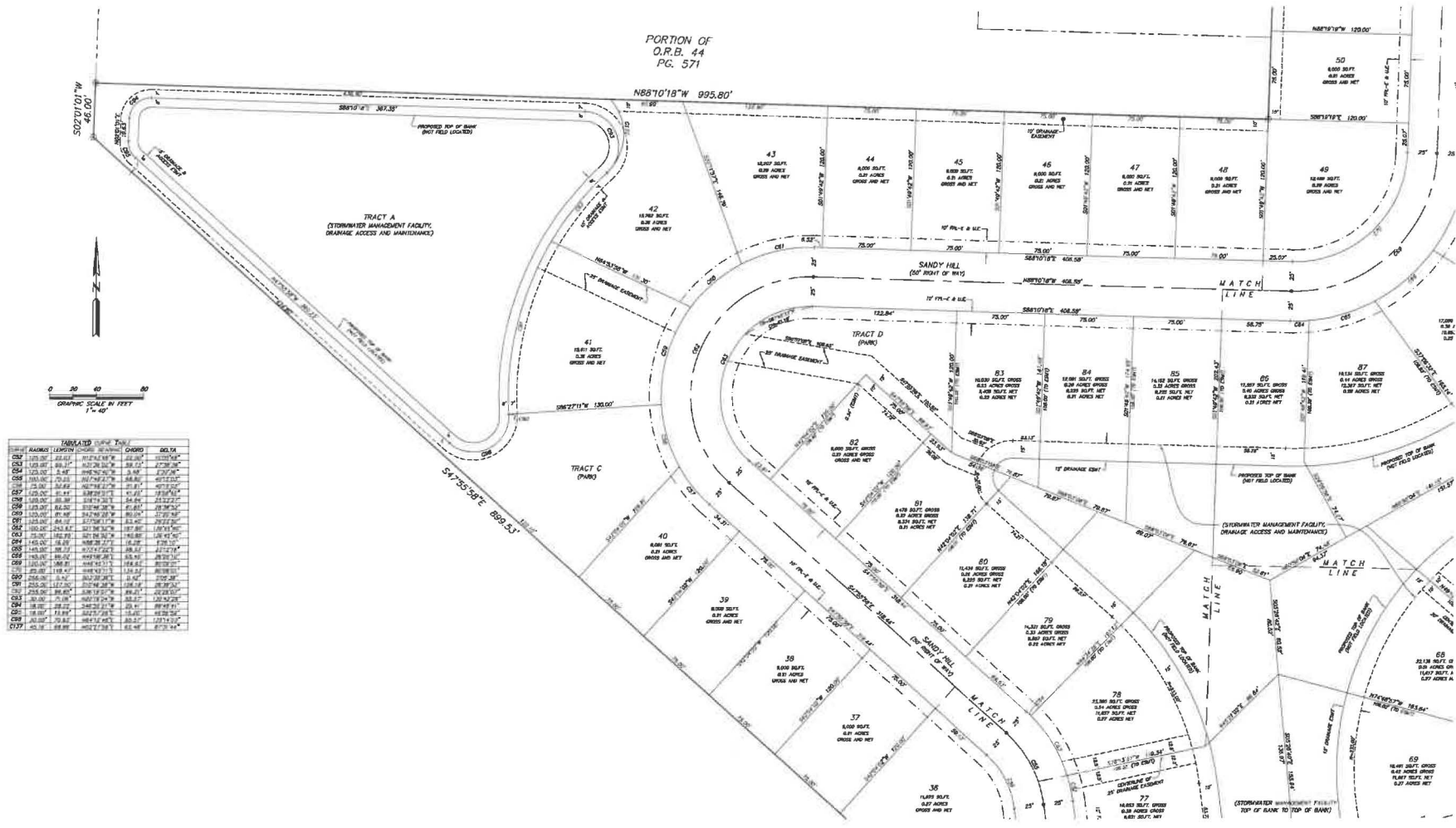


# SANDY RIDGE

A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 5 OF 6 SHEETS



TRACT	BEARING	LENGTH	AREA	PERCENT	CHORD	DELTA
1	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
2	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
3	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
4	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
5	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
6	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
7	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
8	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
9	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
10	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
11	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
12	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
13	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
14	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
15	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
16	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
17	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
18	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
19	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
20	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
21	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
22	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
23	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
24	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
25	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
26	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
27	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
28	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
29	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
30	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
31	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
32	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
33	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
34	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
35	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
36	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
37	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
38	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
39	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
40	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
41	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
42	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
43	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
44	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
45	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
46	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
47	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
48	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
49	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00
50	N 88° 10' 19" W	995.80'	10.00	10.00	10.00	10.00

PREPARED BY:  
MELISSA SURVEYING AND MAPPING, INC.  
PROFESSIONAL LAND SURVEYORS  
11427 CENTRAL PARKWAY, SUITE 103  
JACKSONVILLE, FLORIDA 32224  
TELEPHONE (904) 721-1224  
CERTIFICATE OF AUTHORIZATION NO. L.S. 6295  
P.L.M. 42-2N-27-0000-0001-0320

A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

SHEET 6 OF 6 SHEETS



	AGE	SEX	WEIGHT	HEIGHT	HAIR	SKIN	OCULAR	ENT	HEENT	CV	RESP	GI	GU	MSK	NEURO	PSYCH	LABS	IMAGING	FINAL
1	18	M	180	70	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
2	19	F	160	55	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
3	20	M	170	60	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
4	21	F	150	50	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
5	22	M	185	75	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
6	23	F	165	58	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
7	24	M	175	62	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
8	25	F	155	52	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
9	26	M	180	70	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
10	27	F	160	55	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
11	28	M	170	60	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
12	29	F	150	50	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
13	30	M	185	75	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
14	31	F	165	58	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
15	32	M	175	62	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
16	33	F	155	52	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
17	34	M	180	70	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
18	35	F	160	55	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
19	36	M	170	60	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
20	37	F	150	50	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
21	38	M	185	75	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
22	39	F	165	58	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
23	40	M	175	62	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
24	41	F	155	52	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
25	42	M	180	70	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
26	43	F	160	55	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
27	44	M	170	60	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
28	45	F	150	50	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
29	46	M	185	75	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
30	47	F	165	58	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
31	48	M	175	62	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
32	49	F	155	52	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
33	50	M	180	70	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
34	51	F	160	55	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N
35	52	M	170	60	B	F	B	N	N	N	N	N	N	N	N	N	N	N	N

**EXHIBIT B**

**Description of Property**

A PORTION OF PARCEL #2, OFFICIAL RECORDS BOOK 2107, PAGE 758 AND A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 44, PAGE 571, OF THE PUBLIC RECORDS NASSAU COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

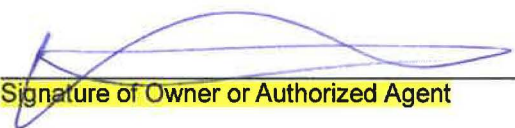
FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF TRACT "H" (ADDITION COUNTY RIGHT-OF-WAY MINER ROAD), "HICKORY VILLAGE PHASE ONE" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 369, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 22°52'44" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MINER ROAD (A 70 FOOT RIGHT-OF-WAY) A DISTANCE OF 300.32 FEET TO THE NORTHEAST CORNER, OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1314, PAGE 1075, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE POINT OF BEGINNING:

THENCE NORTH 22°52'44" WEST, ALONG SAID WESTERLY-RIGHT-OF-WAY LINE OF MINER ROAD, A DISTANCE OF 1543.26 FEET; THENCE SOUTH 66°54'35" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL #2, OFFICIAL RECORDS BOOK 2107, PAGE 758, A DISTANCE OF 147.46 FEET; THENCE SOUTH 01°41'57" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL #2, OFFICIAL RECORDS BOOK 2107, PAGE 758, A DISTANCE OF 503.52 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2029, PAGE 571, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 01°40'41" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL #2, OFFICIAL RECORDS BOOK 2107, PAGE 758, A DISTANCE OF 467.50 FEET; THENCE NORTH 88°10'18" WEST A DISTANCE OF 995.80 FEET TO INTERSECT THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 44, PAGE 571; THENCE ALONG THE PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 44, PAGE 571, THE FOLLOWING FOUR COURSES (1) THENCE SOUTH 02°01'01" WEST A DISTANCE OF 46.00 FEET; (2) THENCE SOUTH 47°55'58" EAST A DISTANCE OF 899.53 FEET; (3) THENCE SOUTH 15°55'22" WEST A DISTANCE OF 204.81 FEET; (4) THENCE SOUTH 01°23'49" WEST A DISTANCE OF 299.52 FEET; THENCE ALONG THE PERIMETER OF "HICKORY VILLAGE PHASE ONE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 369, OF THE PUBLIC RECORDS, OF NASSAU COUNTY, FLORIDA, THE FOLLOWING TWO COURSES: (1) NORTH 85°46'13" EAST A DISTANCE OF 361.97 FEET; (2) THENCE NORTH 65°27'19" EAST A DISTANCE OF 564.96 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1314, PAGE 1075, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LAST SAID LANDS THE FOLLOWING TWO COURSES: (1) THENCE NORTH 22°33'10" WEST A DISTANCE OF 300.08 FEET; (2) THENCE NORTH 65°27'19" EAST A DISTANCE OF 436.53 FEET TO THE POINT OF BEGINNING.

**CONSENT FOR INSPECTION**

I, Randy G. Martinuzzi, the owner or authorized agent for the owner of the premises located at 42-2N-27-0000-0020-0320 do hereby consent to the inspection of said premises and the posting of public notice by an employee of the Department of Planning & Economic Opportunity, Nassau County, Florida, in conjunction with application for a variance, without further notice.

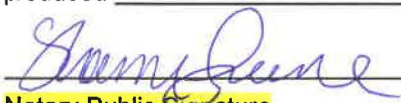
Dated this 15th day of October, 2021

  
Signature of Owner or Authorized Agent

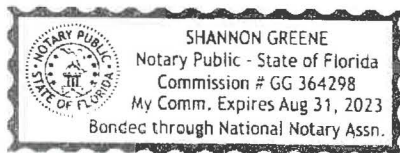
904-365-5538  
Telephone Number

STATE OF FLORIDA:  
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of October, 2021,  
by Randy G. Martinuzzi who is personally known to me or who has  
produced \_\_\_\_\_ as identification.

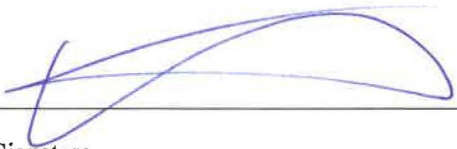
  
Notary Public Signature  
Shannon Greene  
Name (typed or printed)

(Seal)



Certificate

I Randy G. Martinuzzi, (signer's name), Land Development Project Manager (title) of Sandy Ridge Development, Inc. (company or LLC) an entity lawfully organized and existing under the laws of Florida (name of State) do hereby affirm or swear that I am empowered and authorized, on behalf of the entity, to execute this Agent Authorization form, and all documents required by Nassau County regarding this application, and further expressly warrants that Randy G. Martinuzzi has been given and has received and accepted authority to sign and execute the documents on behalf of Sandy Ridge Development, Inc.


  
Signature

Land Development P.M.  
Title

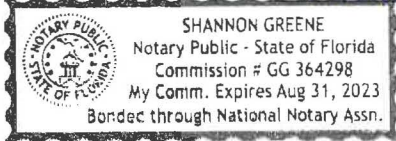
State of Florida  
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of October, 2021 by Randy G. Martinuzzi as Land Development P.M. for Sandy Ridge Development, Inc.

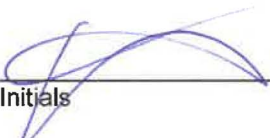
Personally Known X OR Produced \_\_\_\_\_ as identification.

  
Notary Signature

My Commission expires: 8/31/23



A copy of the by-laws are attached hereto.

  
Initials

\_\_\_\_\_  
Initials



BYLAWS OF  
SANDY RIDGE DEVELOPMENT, INC.

ARTICLE I – MEETINGS OF STOCKHOLDERS

Section 1. Annual Meetings. The annual meeting of the Stockholders of this Corporation shall be held immediately preceding the annual meeting of the Board of Directors each year commencing in 2021, or as designated by the Board of Directors of this Corporation.

Section 2. Special Meetings. Special meetings of the Stockholders shall be held when directed by the President or the Board of Directors, or when requested in writing by Stockholders who hold not less than ten percent (10%) of all the shares entitled to vote or any issue proposed to be considered at the proposed special meeting, such written request shall be delivered to the Corporation's Secretary describing the purpose of or purposes for which the special meeting is to be held.

Section 3. Place. Meetings of Stockholders may be held either within or without the State of Florida. If no place for any annual or special meeting is stated in the notice of the meeting, the meeting shall be held at the principal office of the Corporation.

Sections 4. Notice. Written notice stating the place, day and hour of the meeting and, in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered to each Stockholder of record entitled to vote at such meeting not less than ten (10) nor more than (60) days before the meeting, either personally or by first class mail, by or at the direction of the President, the Secretary or the officer of persons calling the meeting. If mailed, such notice shall need to be delivered when deposited in the United States mail, addressed to the Stockholder at his address, as it appears on the stock transfer books of the Corporation, with postage thereon prepaid.

Section 5. Closing of Transfer Books and Fixing Record Date. For the purpose of determining Stockholders entitled to notice of or to vote at any meeting of Stockholders or any adjournment thereof, or entitled to receive payment of any distribution, or in order to make a determination of Stockholders for any other purpose, the Board of Directors may provide that the stock transfer books shall be closed for a stated period, but not to exceed, in any case, seventy (70) days before the meeting or action requiring determination of Stockholders. If the stock transfers books shall be closed for the purpose of determining Stockholders entitled to notice of or to vote at a meeting of Stockholders, such books shall be closed for at least 10 (10) days immediately preceding such meeting.

Section 6. Voting Record. After fixing a record date for any Stockholders' meeting, the Officers or agent having charge of the stock transfer books for shares of the Corporation shall make an alphabetical list of the names of all its Stockholders, arranged by voting group together with their addresses, and the number and class series, if any, of the shares held by each entitled to vote at such meeting. The list must be available for inspection by any Stockholder for a period of ten (10) days prior to the meeting, or such shorter time as exists

between the record date and the meeting and such list shall be kept on file at the registered office of the Corporation, at the principal place of business of the Corporation, or at the office of the transfer agent or registrar of the Corporation, or at the office of the transfer agent or registrar of the Corporation and any Stockholder or his agent or attorney shall be entitled to inspect the list at any time during usual business hours. The list shall also be produced and kept open at the time and place of the meeting and shall be subject to the inspection of any Stockholder at any time during the meeting.

If the requirements of this Section 6 have not been substantially complied with, the meeting, on demand of any Stockholder in person or by proxy, shall be adjourned until the requirements are complied with. If no such demand is made, failure to comply with the requirements of this Section shall not affect the validity of any action taken at such meeting.

Section 7. Stockholder Quorum and Voting. A majority of the shares entitled to vote, represented in person or by proxy, shall constitute a quorum at a meeting of Stockholders. When a specified item of business is required to be voted on by a class or series of stock, a majority of the shares of such class or series shall constitute a quorum for the transaction of such items of business by that class or series.

If a quorum is present, the affirmative vote of the majority of the shares represented at the meeting and entitled to vote on any action (other than the election of the Board of Directors) shall be the act of the Stockholders, unless otherwise provided by law. The Board of Directors are elected by a plurality of the votes cast by the shares entitled to vote in the election at a meeting at which a quorum is present.

After a quorum has been established at a Stockholders' meeting, the subsequent withdrawal of Stockholders, so as to reduce the number of Stockholders entitled to vote at the meeting below the number required for a quorum, shall not affect the validity of any action taken at the meeting or any adjournment thereof.

Section 8. Voting of Shares. Each outstanding share, regardless of class, shall be entitled to one vote on each matter submitted to a vote at a meeting of Stockholders.

A Stockholder may vote either in person or by proxy executed in writing by the Stockholder or his duly authorized attorneys-in-fact. A Stockholder, or any persons entitled to vote may also participate in any annual or special meeting of shareholders by means of remote communication subject to guidelines and procedures as adopted by the Board of Directors in conformity with the Florida Business Corporation Act.

At each election for Directors every Stockholder entitled to vote at such election shall have the right to vote, in person or by proxy, the number of shares owned by him for as many persons as there are Directors to be elected at that time and for whose election he has a right to vote, or to cumulate his votes by giving one candidate as many votes as the number of Directors to be elected at that time multiplied by the number of his shares, or by distributing such votes on the same principle among any number of such candidates. Cumulative voting, as provided herein, is permitted only if authorized by the Articles of Incorporation.

Shares standing in the name of any other corporation, domestic or foreign, may be voted by the officer, agent, or proxy designated by the bylaws of the corporate Stockholder; or, in the absence of any applicable bylaw, by such person as the Board of Directors of the corporate Stockholder may designate. Proof of such designation may be made by presentation of a certified copy of the bylaws or other instrument of the corporate Stockholder, the chairman of the board, president, any vice president, secretary and treasurer of the corporate Stockholder shall be presumed to possess, in that order, authority to vote such shares.

Shares held by an administrator, personal representative, guardian or conservator may be voted by him, either in person or by proxy, without a transfer of such shares into his name. Shares standing in the name of a trustee may be voted by him, either in person or by proxy, but, no trustee shall be entitled to vote shares held by him without a transfer of such shares into his name.

Shares held by or under the control of a receiver, an trustee in bankruptcy proceedings or an assignee for the benefit of creditors, may be voted by such person without the transfer of such shares into his name.

A Stockholder whose shares are pledged shall be entitled to vote such shares until the shares have been transferred into the name of the pledgee, and thereafter the pledgee or his nominee shall be entitled to vote the shares so transferred.

On and after the date on which written notice of redemption of redeemable shares has been mailed to the holders thereof and a sum sufficient to redeem such shares has been deposited with a bank or trust company with irrevocable instruction and authority to pay the redemption price to the holders thereof upon surrender of certificates therefore, such shares shall not be entitled to vote on any matter and shall not be deemed to be outstanding shares.

If a share or shares stand of record in the name of two or more persons, whether fiduciaries, members of a partnership, joint tenants, tenants in common, tenants by the entirety, or otherwise, or if two or more persons have the same fiduciary relationship respecting the same shares, unless the secretary of the Corporation is given notice to the contrary and is furnished with a copy of the instrument or order appointing them or creating the relationship wherein it is so provided, then acts with respect to voting have the following effect: (a) if only one votes, in a personal or by proxy, his act binds all; (b) if more than one vote in person or by proxy, the act of the majority so voting binds all; (c) if more than one faction is entitled to vote the shares or shares in question proportionally; (d) if the majority or a vote evenly split for the purpose of this subsection shall be a majority or vote evenly split in interest; (e) the principals of this subsection shall apply, insofar as possible, to execution of proxies, waivers, consents, or objections and for the purpose of ascertaining the presence of a quorum.

Section 9. Proxies. Every Stockholder (or a Stockholders duly authorized attorney-in-fact) entitled to vote at a meeting of Stockholders or to express consent or dissent without a meeting may authorize another person or persons to act for him by proxy in writing.



Every proxy must be signed by the Stockholder or his attorney-in-fact. No proxy shall be valid after the expiration of eleven (11) months from the date thereof unless otherwise provided in the proxy. Every proxy shall be revocable at the pleasure of the Stockholder executing it, unless the appointment from conspicuously states that it is irrevocable and the appointment is coupled with an interest.

The Authority to act by the holder of a proxy shall not be revoked by the incompetence or death of the Stockholder who executed the proxy unless, before the authority is exercised, written notice of an adjudication of such incompetency or of such death is received by the corporate officer responsible for tabulation votes.

If a proxy expressly provides, any proxy holder may appoint in writing a substitute to act on his place.

Section 10. Action by Stockholders without a meeting. Any action required by law, these Bylaws, or the Articles of Incorporation of this Corporation to be taken at any annual or special meeting of Stockholders of the Corporation, or any action which may be taken at any annual or special meeting of such Stockholders, may be taken without a meeting, without prior notice and without a vote, if consent in writing setting forth the action so taken shall be signed by the holders of outstanding stock having not less than the minimum number of votes that would be necessary to authorize or take such action at a meeting at which all shares entitled to vote thereon were present and voted.

If any class of shares is entitled to vote thereon as a class, such written consent shall be required of the holders of a majority of the shares of each class of shares entitled to vote as a class thereon and of the total shares entitled to vote thereon. In order to be effective, the action must be evidenced by one or more written consents describing the action taken, dated and signed by approving Stockholders having the requisite number of votes and delivered to the Corporation at its principal office or to the Secretary of the Corporation. No written consent shall be effective to take the corporate action referred to therein unless, within sixty (60) days of the date of the earliest dated consent, written consent signed by the number of holders required to take action is delivered to the Corporation as set forth above.

Within ten (10) days after obtaining such authorization by written consent, notice shall be given to those Stockholders who have not consented in writing or who are entitled to vote on the action. The notice shall fairly summarize the material features of the assets for which dissenters' rights are provided under Florida law, the notice shall contain a clear statement of the right of Stockholders dissenting therefrom to be paid the fair value of their shares upon compliance with further provisions of Florida law regarding the rights of dissenting Stockholders.

Whenever action is taken pursuant to this Section 10, the written consent of the Stockholders shall be filed with the minutes of proceedings of the Stockholders.

## ARTICLE II – DIRECTORS

Section 1. Function. The business of this Corporation shall be managed and its corporate powers exercised by The Board of Directors.

Section 2. Number. This Corporation shall have an initial Board of Directors consisting of one (1) member, the incorporator. The number of Directors of this Corporation may be increased or decreased from time to time by amendment to these Bylaws; provided, however, that the total number of directors serving at any one time shall not be less than one (1) nor more than seven (7).

Section 3. Qualification. All of the members of The Board of Directors must be natural persons of majority age. It shall not be necessary for Directors to be Stockholders of the Corporation or to be residents of the State of Florida.

Section 4. Election and Term. Each person named in the Articles of Incorporation as a member of the initial Board of Directors shall hold office until the first annual meeting of Stockholders, and until his successor shall have been elected and qualified or until his earlier resignation, removal from office or death.

At the first annual meeting of Stockholders and at each annual meeting thereafter the Stockholders shall elect Directors to hold office until the next succeeding annual meeting or special meeting of the shareholders. Each Director shall hold office for the term for which he is elected and until his successor shall have been elected and qualified or until his earlier resignation, removal from office or death.

Section 5. Vacancies. Any vacancy occurring in the Board of Directors, including any vacancy created by reason of an increase in the number of directors, may be filled by the affirmative vote of a majority of the remaining Directors, though less than a quorum of the Board of Directors or by the Stockholders. A director elected to fill a vacancy shall hold office only until the next election of Directors by the Stockholders.

Section 6. Quorum. The presence of a majority of the number of Directors prescribed by the Articles of Incorporation or these Bylaws shall be necessary at any meeting to constitute a quorum to transact business. The act of a majority of Directors present at a meeting where a quorum is present shall be the act of the Board of Directors.

Section 7. Place of meetings. Directors' meetings may be held within or without the State of Florida.

Section 8. Removal of Directors. At a meeting of Stockholders called expressly for that purpose, any Director or the entire Board of Directors may be removed, with or without cause, by a vote of the holders of a majority of the shares then entitled to vote at an election of Directors.

Section 9. Time, Notice and Call of meetings. Annual meetings of the Board of Directors shall be held without notice on the first Tuesday in May commencing in 2003.

Written notice of the time and place of special meetings of the Board of Directors shall be given to each Director by either personal delivery, telegram or cablegram at least two (2) days before the meeting, or by notice mailed to the Directors at least five (5) days before the meeting.

Notice of a meeting of The Board of Directors need not be given to any Director who signs a waiver of notice either before or after the meeting. Attendance of a Director at a meeting shall constitute a waiver of any and all notice as to the place of the meeting, the time of the meeting, or the manner in which it has been called or convened, except when a Director states, at the beginning of the meeting or promptly upon arrival at the meeting, any objection to the transaction of business because the meeting is not lawfully called or convened.

Neither the business to be transacted at, nor the purpose of, any annual or special meeting of the Board of Directors need be specified in the Notice or Waiver of Notice of such meeting.

A majority of the Directors present, whether or not a quorum exists, may adjourn any meeting of the Board of Directors to another time and place. Notice of any such adjourned meeting shall be given to the Directors who were not present at the time of the adjournment and, unless the time and place of the adjourned meeting are announce at the time of the adjournment, to the other Directors.

Meetings of the Board of Directors may be called by the Chairman of the Board or by the President of the Corporation.

Members of the Board of Directors may participate in a meeting of such Board by means of a conference telephone or similar communications equipment by means of which all persons participating in the meeting may simultaneously hear each other at the same time. Participation by such means shall constitute presence in person at a meeting.

Section 10. Executive and Other Committees. The Board of Directors, by Resolution adopted by a majority of the full Board of Directors, may designate from among its members an Executive Committee and one or more committees, each of which, to the extent provided in such Resolution, shall have any may exercise all the authority of the Board of Directors, except that no committee shall have the authority of the Board of Directors, except that no committee shall have the authority to:

- (a) approve or recommend to Stockholders actions or proposals required by law to be approved by Stockholders;
- (b) fill vacancies on the Board of Directors or any committee thereof;
- (c) adopt, amend or repeal the Bylaws;
- (d) authorize or approve the reacquisition of shares, unless pursuant to a general formula or method specified by The Board of Directors; or
- (e) Authorize or approve the issuance or sale of, or any contract to issue or sell, shares or designate the terms of a series or a class of shares, except that the Board of Directors having acted regarding general authorization for the issuance or

sale of shares or any contract therefore, and, in the case of a series, the designation thereof, may, pursuant to a general formula or method specified by The Board of Directors by Resolution or by adoption of a stock option or other plan, authorize a committee to fix the terms of any contract for the sale of the shares and to fix the terms upon which such shares may be issued or sold, including without limitation, the price, rate or manner of payment of dividends, provisions for redemption, sinking fund, conversion, voting or preferential rights, and provisions for other features of a class of shares, or a series of a class of shares, with full power in such committee to adopt any final Resolution setting forth all terms thereof and to authorize the statement of the terms of a series for filing with the Department of State.

Each committee must have two or more members who serve at the pleasure of the Board of Directors. The Board of Directors, by Resolution adopted in accordance with this Section, may designate one or more Directors as alternative members of any such committee, who may act at any meeting of such committee.

Section 11. Action by Directors without a Meeting. Any action required by law, these Bylaws, or the Articles of Incorporation of this Corporation to be taken at any annual or special meeting of the Directors of this Corporation, or any action to be taken at a meeting of The Directors or committee thereof, may be taken without a meeting, without prior notice and without a vote, if a consent in writing setting forth the action so to be taken by all of the Directors or all the members of the committee. Such consent shall have the same effect as a unanimous vote. Action taken under this Section 11 is effective when the last Director signs the consent, unless the consent specifies a different effective date.

### ARTICLE III – OFFICERS

Section 1. Officers. The Officers of this Corporation may consist of a President and a Secretary each of whom shall be elected by The Board of Directors. In addition, the Corporation may elect one or more Vice-Presidents, a treasurer and such other officers and Assistant Officers and agents as may be deemed necessary from time to time by the Board of Directors. Any two (2) or more Offices may be held by the same person. The failure to elect a President, Secretary or other officer shall not affect the existence of this Corporation.

Section 2. President. The President shall be the chief executive officer of the Corporation, shall have general and active management of the business and affairs of the Corporation, subject to the directions of the Board of Directors, and shall preside at all meetings of the Stockholders and Board of Directors.

Section 3. Vice President. The Vice President shall be an agent of The Corporation and during the death, absence or inability of the President to act, the Vice-President shall have the same powers and shall be subject to the same responsibilities hereby given to or imposed upon the President.

Section 4. Secretary. The Secretary shall have custody of and shall maintain all of the corporate records, except the financial records; shall record the minutes of all meetings of the Stockholders and Board of Directors, send out all notices of meetings, and perform such other duties as may be prescribed by The Board of Directors or President.

Section 5. Treasurer. The Treasurer shall have custody of all corporate funds and financial records, shall keep full and accurate accounts of records and disbursements and render accountings thereof at the annual meetings of Stockholders and whenever else required by the Board of Directors or President, and shall perform such other duties as may be prescribed by the Board of Directors.

#### ARTICLE IV – STOCK CERTIFICATES

Section 1. Issuance. Every holder of shares in this Corporation shall be entitled to have a certificate representing all shares of which he is the owner. No certificate shall be issued for any share until such share is fully paid.

Section 2. Form. Certificates representing shares in this Corporation shall be signed by the President or Vice President and the Secretary or an Assistant Secretary. In addition, may be sealed with the seal of this Corporation or facsimile thereof. The signatures of the President or Vice President and the Secretary or an Assistant Secretary may be facsimiles if the certificate is manually signed on behalf of the President or Vice President and Secretary or Assistant Secretary by a transfer agent or a registrar, other than the Corporation itself or an employee of the Corporation. In case any Officer who signed or whose facsimile signature has been placed upon such certificate shall have ceased to be such Officer before such certificate is issued, it may be issued by the Corporation with the same effect as if he were such Officer at the date of its issuance.

Every certificate representing shares issued by this Corporation shall set forth or fairly summarize upon the face or back of the certificate, or shall state that the Corporation will furnish to any Stockholder upon request and without charge a full statement of, the designations, preferences, limitations and relative rights of the shares of each class or series authorized to be issued, and the variations in the relative rights and preferences between the shares of each series so far as the same have been fixed and determined, and the authority of the Board of Directors to fix and determine the relative rights and preferences of subsequent series.

Every certificate representing shares which are restricted as to the sale, disposition or other transfer of such shares shall state upon the face or back of the certificate that such shares are restricted as to transfer and shall set forth or fairly summarize upon the certificate, or shall state that the Corporation will furnish to any Stockholder upon request and without charge a full statement of such restrictions.

Each certificate representing shares shall state upon the face thereof the name of the Corporation; that the Corporation is organized under the laws of the State of Florida; the



name of the person or persons to whom issued; and the number and class of shares and the designation of the series, if any, which such certificate represents.

Section 3. Lost, Stolen, or Destroyed Certificates. The Corporation shall issue a new stock certificate in the place of any certificate previously issued if the holder of record of the certificate:

- (a) makes proof in Affidavit form that it has been lost, destroyed or wrongfully taken;
- (b) requests the issuance of a new certificate before the Corporation has notice that the certificate has been acquired by a purchaser for value in good faith and without notice of any adverse claim;
- (c) gives bond in such form as the Corporation may direct to indemnify the Corporation, the transfer agent, and registrar against any claim that may be made on account of the alleged loss, destruction, or theft of a certificate; or
- (d) satisfies any other reasonable requirements imposed by the Corporation.

## ARTICLE V – BOOKS AND RECORDS

Section 1. Books and Records. This Corporation shall maintain accurate accounting records and shall keep as permanent records minutes and records of all meetings and proceedings of its Stockholders, Board of Directors and committees of Directors' meetings.

This Corporation shall keep at its registered office or principal place of business, or at the office of its transfer agent or registrar, a record of its Stockholders, giving the names, in alphabetical order, and addresses of all Stockholders and the number, class and series, if any, of the shares held by each.

Any books, records and minutes may be in written form or in any other form capable of being converted into written form within a reasonable time.

Section 2. Stockholders' Inspection Rights. A Stockholder of this Corporation shall be entitled to inspect and copy, during regular business hours at the Corporation's principal office, any of the following records of the Corporation upon written demand to the Corporation at least five (5) business days prior to the date on which the Stockholder desires to inspect and copy the records: (a) the Articles of incorporation and amendments thereto; (b) the Bylaws and all amendments thereto; (c) resolutions adopted by the Board of Directors creating one or more classes or series of shares and fixing their relative rights, preferences, and limitations, if shares issued pursuant to those resolutions are outstanding; (d) the minutes of all Stockholder's meetings and records of all actions taken by Stockholders without a meeting for the past three (3) years; (e) written communications to all Stockholders generally, or all Stockholders of a class or series within the past three (3) years, including the financial statements furnished for the past three (3) years; (f) a list of the names and business street addresses of its current Directors and Officers; and (g) the most recent corporate annual report delivered to the Department of State.

A Stockholder of the Corporation shall also be entitled to inspect and copy, during regular business hours at a reasonable location specified by the Corporation, any of the following records of the Corporation provided that the Stockholder makes a written demand upon the Corporation in good faith stating a proper purpose and such notice describes with reasonable particularity the purpose of the Stockholder's request and the records the Stockholder desires to inspect and provided that the records are directly connected with the stated purpose. Such written notice must be delivered to the Corporation at least five (5) business days before the date on which the Stockholder desires to inspect and copy the records: (a) excerpts from minutes of any meeting of the Board of Directors, records of any action of a committee of the Board of Directors while acting in the place of the Board of Directors on behalf of the Corporation, minutes of any meeting of the Stockholders and records of action taken by the Stockholder or Board of Directors without a meeting; (b) accounting records of the Corporation; (c) the record of shareholders; and (d) any other books and records.

## ARTICLE VI – DISTRIBUTIONS TO STOCKHOLDERS

Section 1. Distributions. The Board of Directors of this Corporation may from time to time authorize and the Corporation may make distributions in respect of any of its shares to the Stockholders of this Corporation except that no distribution may be made if, after giving it effect: (a) the Corporation would not be able to pay its debts as they become due in the usual course of business; or (b) the Corporation's total assets would be less than the amount that would be needed, if the Corporation were to be dissolved at the time of the distribution, to satisfy the preferential rights upon dissolution of Stockholders whose preferential rights are superior to those receiving the distribution.

For these purposes, the term "distribution" shall mean a direct or indirect transfer of money or other property (except for shares of the Corporation) or incurrence of indebtedness by the Corporation to or for the benefit of its Stockholders in respect of any of its shares. A distribution may be in the form of a declaration or payment of a dividend; a purchase, redemption, or other acquisition of its shares; a distribution of indebtedness; or otherwise.

Section 2. Share Dividends. The Board of Directors of this Corporation may from time to time declare and the Corporation may issue shares pro rata and without consideration to the Corporation's Stockholders or to the Stockholders of one or more classes or series; provided, however, that shares of one class or series may not be issued as a share dividend in respect of shares of another class or series unless: (a) the Articles of Incorporation so authorize; (b) majority of the votes entitled to be cast by the class or series to be issued approves the issue; or (c) there are no outstanding shares of the class or series to be issued.

## ARTICLE VII – CORPORATION'S ACQUISITION OF ITS OWN SHARES

Section 1. Acquisition of Shares. A Corporation may, upon the affirmative vote of the Board of Directors of the Corporation, acquire its own shares and in such event, the shares so acquired shall constitute authorized but unissued shares of the same class, but undesignated as to series.

## ARTICLE VIII – INDEMNIFICATION

Section 1. Right To Indemnification. Any person who was or is a party to any proceeding (other than an action by, or in the right of, the corporation), by reason of the fact that he or she is or was a director, officer, employee, or agent of the corporation or is or was serving at the request of the corporation as a director, officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise against liability incurred in connection with such proceeding, including any appeal thereof, if he or she acted in good faith and in a manner he or she reasonably believed to be in, or not opposed to, the best interests of the corporation and, with respect to any criminal action or proceeding, had no reasonable cause to believe his or her conduct was unlawful may be indemnified by the Corporation, and shall be otherwise indemnified by the Corporation as provided by the Florida Business Corporation Act. The termination of any proceeding by judgment, order, settlement, or conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he or she reasonably believed to be in, or not opposed to, the best interests of the corporation or, with respect to any criminal action or proceeding, had reasonable cause to believe that his or her conduct was unlawful.

## ARTICLE IX – SEAL

Section 1. Form. The Corporation's seal shall have the name of the Corporation and the words "Incorporated" (or other appropriate word indicating a corporation) and "Florida", together with the year of the incorporation inscribed thereon, and may be a facsimile, engraved, printed or an impression seal.

## ARTICLE X – AMENDMENT

Section 1. Amendments. These Bylaws may be repealed or amended, and new Bylaws may be adopted by either the Board of Directors or the Stockholders, but the Board of Directors may not amend or repeal any Bylaws adopted by the Stockholders if the Stockholders specifically provide such Bylaw not be subject to amendment or repeal by the Directors.

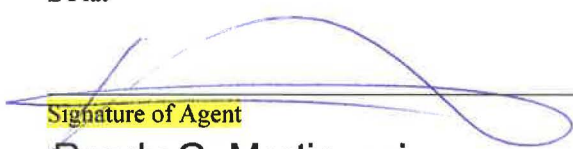
AGENT AUTHORIZATION (FOR COMPANY OR LLC)

Randy G. Martinuzzi is hereby authorized as the Agent TO ACT ON BEHALF OF  
Sandy Ridge Development, Inc., the owner(s) of those lands described within the attached  
application, and as described in the attached deed or other such proof of ownership as may be required, in applying to  
Nassau County, Florida, for an application pursuant to a:

- ☐ Rezoning/Modification  
☒ Variance  
☐ Plat

- ☐ Conditional Use  
☐ Preliminary Binding Site Plan

BY:

  
Signature of Agent

Randy G. Martinuzzi

Print Name of Agent

2021 Corporate Square Blvd, Suite 3, Jacksonville, FL 32216

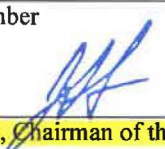
Agent Address

rmartinuzzi@sedaconstruction.com

Agent Email

904-365-5538

Agent Telephone Number

  
Signature of President, Chairman of the Board or managing partner of Sandy Ridge Development, Inc.  
(Circle one)

John A. Semanik

Print Name

2021 Corporate Square Blvd, Suite 3, Jacksonville, FL 32216

Address

904-724-7800

Telephone Number

sandy@sedaconstruction.com

Email

I, Randy G. Martinuzzi, hereby affirm or swear that I have the authority on behalf of  
(name of agent)

Sandy Ridge Development, Inc., to file the variance application

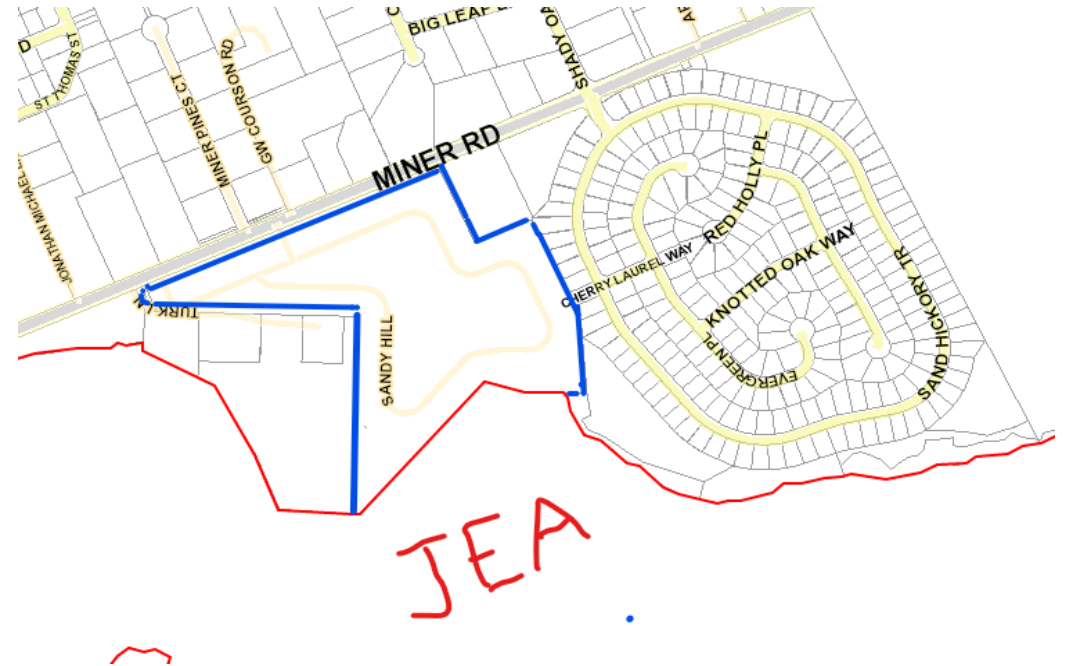
with Nassau County.

  
Initials

\_\_\_\_\_  
Initials

## Variance Request for Sandy Ridge

- Through this presentation, the uncontroverted evidence will show that this Parcel:
  - Has a special condition and circumstances wherein it is:
    - Irregularly shaped,
    - Has 1,540 feet of frontage on Miner Road – resulting in the loss of development area 25 feet wide for the Vegetation buffer and the taking of our land for Miner Road expansion.
  - The parcel configuration is NOT the result of any actions by Sandy Ridge, and moreover, it results in part from having JEA owning 422 acres to the East:



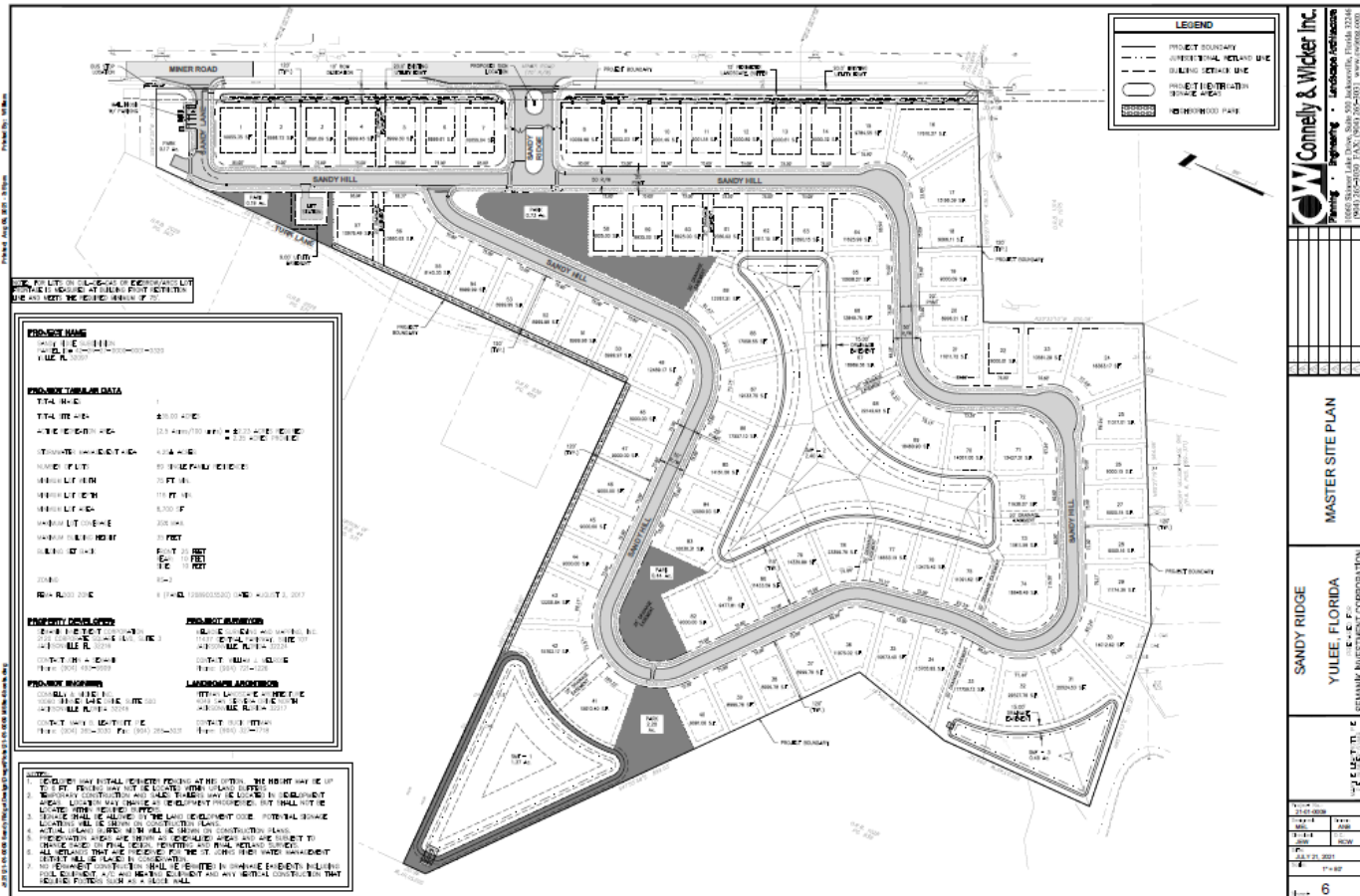


- The Variance will only help to mitigate the effects of the hardship faced at Sandy Ridge, not providing any special treatment to it, noting that it exceeds the RS-2 zoning requires with lots at 75 feet wide, it well exceeds the modern PUDS in the area which have lots ranging from 40, 50 and 60 feet wide, including Hideaway, which is on the other side of the JEA property with 60 foot lots and 5 foot setbacks.
- Without the Variance the 89 lots with a 35% coverage area, the literal enforcement of the LDC deprives Sandy Ridge of the actual coverage that is common for a 35 acre parcel which should yield 110 lots.
- We will also show that the variance requested is the minimum needed to make reasonable use of the land and buildings in this subdivision.
- A PUD with smaller lots and 50% to 60% coverage is not the answer for Nassau County, this minor variance which does not even approach the small lot size and coverage areas of PUDS is positive for the public welfare, not detrimental.
- The LDC, Section 3.05 confers this Board with the responsibility to review and make approvals on variances as the quasi-judicial arm of the BOCC, with the BOCC appointing each of you.

# Irregular Star Shaped Parcel – with 1,540 frontage on Miner Rd.



# Site Plan Designed With All Elements of LDC – Resulting in 89 Lots



- Zoned: RS-2, FLUM: Medium Density
  - Minimum Lot Size: 8,700 Sq. Ft or .20 Acres.
  - Minimum Lot Width: 75 Feet
  - Setbacks:
    - Front: 25 feet
    - Side: 10 Feet
    - Rear: 10 Feet
  - Parks: 2.5 acres per 100 Lots
  - 15 Feet Average vegetation buffer parallel to Minor Rd.
  - Stormwater Management
  - Mailboxes and Bus Stop
- LDC is 276 pages
- Roadway and drainage Standards are 57 pages

# Additionally, per Ordinance 2020-07 – County is taking property for Miner Road Expansion

Pursuant to Ordinance 2020-07, adopted by the BOCC on January 27, 2020, the County made it mandatory that new developments along Miner Road must dedicate ROW. The County engineer determined that 10 feet are required, resulting in the loss of 15,400 Square Feet, which results in the loss of over 1/3 of an acre. In this regard, the Preliminary Plat states:

“TRACT B (FUTURE RIGHT OF WAY) IS HEREBY IRREVOCABLY DEDICATED TO NASSAU COUNTY”

## APPENDIX D: ROADWAY AND DRAINAGE STANDARDS - *ARTICLE 9. ACCESS MANAGEMENT*

9.8.3. Protection of right-of-way: Any property being developed or redeveloped shall be reviewed by the engineering services director to determine if right-of-way shall be required for future widening of adjacent roadways or if right-of-way is required to bring roadway to current standards. Where the requirement exists that right-of-way be protected, the submitted plans for development or redevelopment shall be modified to provide for the required right-of-way.

Additional right-of-way shall be required of all properties being developed or redeveloped along the following Major and Minor Collector Roads:

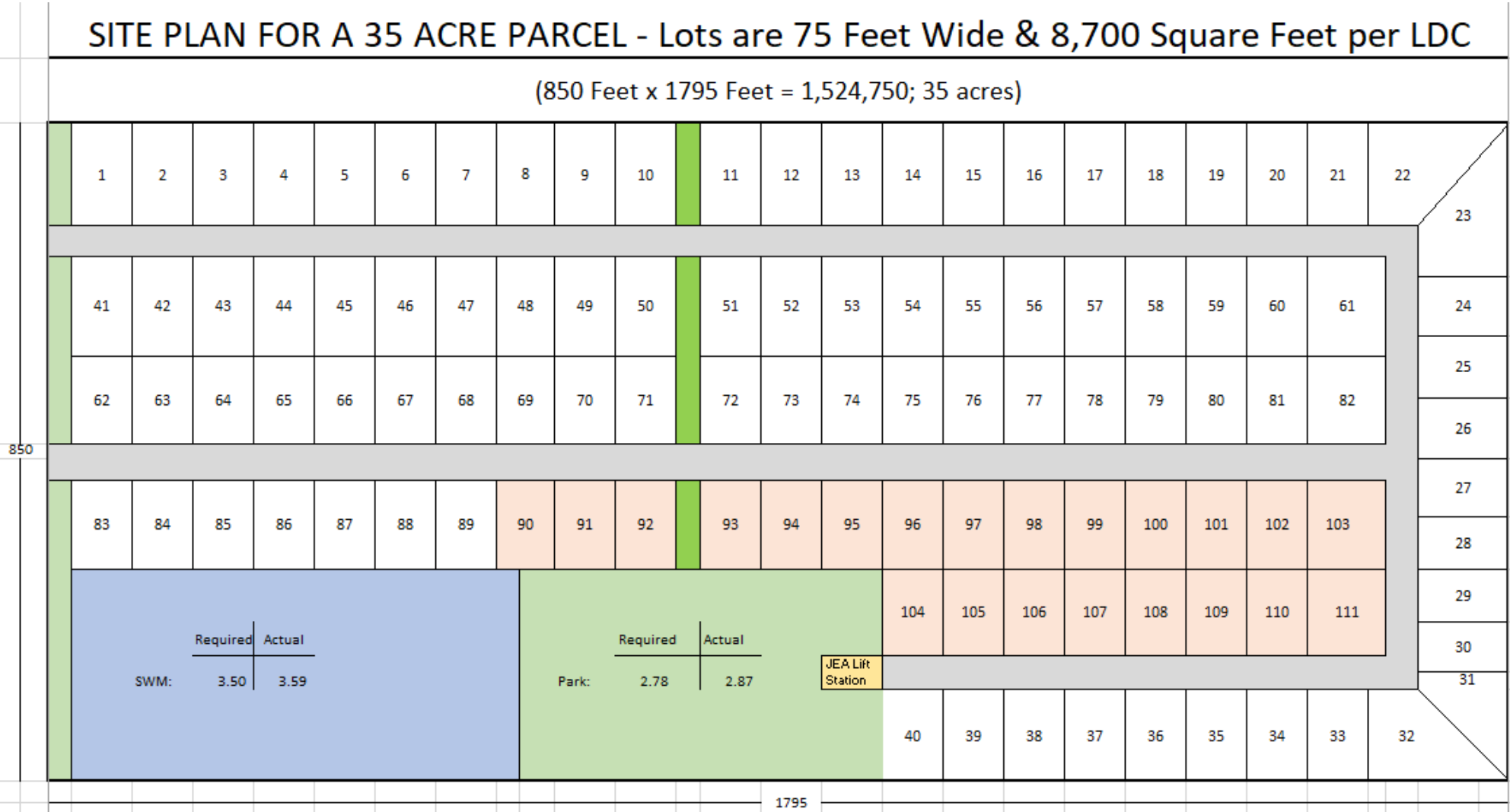
Amelia Island Parkway	Edwards Road	Old Dixie Highway (CR 115)
Andrews Road	Ford Road	Old Nassauville Road (CR 107)
Bay Road (CR 115)	Griffin Road	Pages Dairy Road (CR 200A)
Blackrock Road (CR 107)	Kings Ferry (CR 115A)	River Road/Brandies Avenue
Chester Road	Lessie Road	William Burgess Boulevard
CR 108	Middle Road (CR 121A)	
CR 119	Miner Road	
CR 121	Musselwhite Road	
Crawford Road		

On a 35.1 acre parcel, the Lot yield is typically 110 to 112.  
 \*\*\*Sandy Ridge only yields 89 Lots, or a 23.5% loss of lots.\*\*

	Acres	Acres
Total Acres Of A Parcel		35.10
Less Requirements of LDC:		<u>13.15</u>
Landscape Buffer (1,540 LF)	0.53	
JEA Lift Station (40*40)	0.04	
Parks 2.5 acres per 100 houses	2.75	
SMF 1 - 1.37 acres	1.37	
SMF 2 - 2.4 acres	2.40	
SMF 3 - .49 acres	0.49	
Roadway (4,851 LF with 50 foot ROW)	<u>5.57</u>	
Development Area		21.95
Lot Acreage Required in acres (8,700 sq feet)		<u>0.20</u>
Gross Area per Lot		110
Number Of Lots In Sub		<u>89</u>
Number of Lots Lost		21



# Example of Rectangle Parcel yields 111 Lots.



# Requested Relief:

Lot Coverage from 35% to 45%.

(Compromise, response to its only 10 feet on Miner Rd)

Lot Side Setback from 10 feet to 5 feet.

(Compromise at 5 feet but no 2 houses shall be closer than 15 feet total).

35% Coverage – 7 of 29 floor plans fit on lots.

Sandy Ridge Lot Coverage																																			
(Last row only CAD)			3329	3513	2974	3263	3517	2646	2866	2398	2798	2874	3242	3690	3512	3985	3409	3203	3795	3746	3424	3565	4232	4004	3850	4092	2795	3432	3217	4060	3723				
Lot:	Area:	35%	Albatera	Almaris	Austin	Carrollbrook	Cherryfield II	Monterey	Palazzo	Rockdale	Walkham	Wyndmere	Chastewood	Albatera II	Bridgecreek II	Ancilis	Yanics	Ashby	Belair	Bearington	Bearington II	Bridgecreek	Cresshaw	Fitzgerald II	Hampton	Madison	Magnolia	Morningside	Paddington	Rosewood	Stafford				
1	10.055	3519	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Na	Na	Na				
2	8.999	3150	Na	Na	Filt	Filt	Na	Na	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Na	Na	Na				
3	8.991	3147	Na	Na	Filt	Filt	Na	Na	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Na	Na	Na				
4	8.999	3150	Filt	Filt	Filt	Filt	Na	Na	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Na	Na	Na				
5	8.999	3150	Na	Na	Filt	Filt	Na	Na	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Na	Na	Na				
6	8.999	3150	Na	Na	Filt	Filt	Na	Na	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Na	Na	Na				
7	10.059	3521	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Na	Filt	Na	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Filt	Na	Na				
8	10.059	3521	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Na	Filt	Na	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Filt	Na	Na				
9	9.002	3151	Na	Na	Filt	Na	Na	Na	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Na	Na	Na				
10	9.001	3150	Na	Na	Filt	Na	Na	Na	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Na	Na	Na				
11	9.001	3150	Na	Na	Filt	Na	Na	Na	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Na	Na	Na				
12	9.000	3150	Na	Na	Filt	Na	Na	Na	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Na	Na	Na				
13	9.000	3150	Na	Na	Filt	Na	Na	Na	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Na	Na	Na				
14	9.000	3150	Na	Na	Filt	Na	Na	Na	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Na	Na	Na				
15	9.134	3424	Filt	Na	Filt	Filt	Na	Na	Filt	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Filt	Na	Filt	Na	Na				
16	17.610	4184	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Na	Filt	Na	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt				
17	13.164	4663	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Na	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt				
18	9.044	3173	Na	Na	Filt	Na	Na	Na	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Na	Na	Na				
19	9.000	3150	Na	Na	Filt	Na	Na	Na	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Na	Na	Na				
20	8.994	3148	Filt	Filt	Filt	Filt	Na	Na	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Na	Na	Na				
21	10.011	3354	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Na	Filt	Na	Na	Filt	Filt	Filt	Filt	Filt	Filt	Na	Na	Na	Filt	Na	Filt	Filt	Na	Filt				
22	9.000	3150	Na	Na	Filt	Na	Na	Na	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Na	Na	Na				
23	10.951	3696	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Na	Filt	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Filt	Filt	Filt	Na	Filt				
24	10.263	4427	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Filt	Filt	Filt	Na	Filt				
25	11.317	3941	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Na	Filt	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Filt	Filt	Filt	Na	Filt				
26	9.000	3150	Na	Na	Filt	Na	Na	Na	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Na	Na	Na				
27	9.000	3150	Na	Na	Filt	Na	Na	Na	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Na	Na	Na				
28	9.000	3150	Na	Na	Filt	Na	Na	Na	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Filt	Na	Na	Na	Na				
29	11.174	3911	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Na	Filt	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Filt	Na	Filt	Filt	Na	Filt				
30	14.012	4904	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Na	Filt				
31	25.524	8333	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt				
32	29.837	10324	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt				
33	17.759	6216	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt				
34	12.705	4797	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt				
35	10.672	3736	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Na	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Filt	Filt	Filt	Filt	Na	Filt			
36	11.975	4191	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt				
37	8.999	3150	Na	Na	Filt	Na	Na	Na	Filt	Na	Na	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na				
38	8.999	3150	Na	Na	Filt	Na	Na	Na	Filt	Na	Na	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na			
39	8.999	3150	Na	Na	Filt	Na	Na	Na	Filt	Na	Na	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na			
40	8.999	3150	Na	Na	Filt	Na	Na	Na	Filt	Na	Na	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na			
41	9.091	3192	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na				
42	15.762	5917	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt				
43	12.206	4272	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt	Filt				
44	9.000	3150	Na	Na	Filt	Na	Na	Na	Filt	Na	Na	Filt	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na	Na						

38% Coverage - – 12 of 29 floor plans fit on lots.

[illegible]

40% Coverage - – 17 of 29 floor plans fit on lots.

[illegible]



42% Coverage - – 21 of 29 floor plans fit on lots.

Sandy Ridge Lot Coverage		(Letterbox C&D)																														
Lot:	Area:	4222	Albatera	Almaria	Asavia	Carrollville	Cherryfield II	Monterey	Palazzo	Rockdale	Waltham	Wyndmere	Chickenswood	Albatera II	Bridgecreek II	Amelia	Yanice	Ashby	Balmor	Bearington	Bearington II	Bridgecreek	Cresshaw	Fitzgerald II	Hampton	Madison	Magnolia	Morningside	Paddington	Rosewood	Stafford	
1	10.055	4222	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
2	8.999	3780	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
3	8.999	2776	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
4	8.999	3780	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
5	8.999	3780	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
6	8.999	3780	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
7	10.055	4228	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
8	10.055	4228	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
9	9.002	2761	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
10	9.001	2780	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
11	9.001	2780	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
12	9.000	3780	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
13	9.000	3780	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
14	9.000	2780	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
15	9.744	4109	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
16	17.610	3396	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
17	13.164	5830	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
18	9.004	3103	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
19	9.000	3780	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
20	9.994	2778	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
21	10.011	4625	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
22	9.000	3780	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
23	10.561	4436	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
24	10.363	1712	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
25	10.137	4782	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
26	9.000	3780	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
27	9.000	3780	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
28	9.000	3780	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU
29	10.174	4637	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU	FNU														

45% Coverage - – 26 of 29 floor plans fit on lots.

[illegible]

10 Feet Side Setback – 14 of 29 floor plans fit on lots.

[illegible]

7.5 Feet Side Setback – 17 of 29 floor plans fit on lots (practically 20).

[illegible]

5 Feet Side Setback – 20 of 29 floor plans fit on lots (practically 28).

Sandy Ridge Side Set Back		45	50	50	50	50	53	50	50	50	50	54	50	68	63	64	61	63	57	57	64	58	65	60	60	51	57	52	63	62	
(Leads With por CAD)		75	75		74	74							75																		
Lat	Width Area	5	Albakers	Almores	Aucio	Carrollville	Cherryhill	Monterey	Palouse	Rackdale	Waltham	Windrose	Sherrardwood	Albakers II	Bridgescreek II	Amelia	Tenise	Ashby	Belair	Bessington	Bessington II	Bridgescreek	Sherrard	Fitzgerald II	Hampton	Madison	Masculine	Marionville	Peddieville	Reynolds	Stafford
1	85 10095	69	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Na	Na	Na	Na	Ftu	Ftu	Na	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Na
2	75 8999	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
3	75 8991	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
4	75 8999	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
5	75 8999	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
6	75 8999	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
7	85 10059	69	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Na	Na	Na	Na	Na	Ftu	Ftu	Na	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Na	Na
8	85 10059	69	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Na	Na	Na	Na	Na	Ftu	Ftu	Na	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Na	Na
9	75 9002	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
10	75 9001	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
11	75 9001	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
12	75 9000	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
13	75 9000	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
14	75 9000	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
15	75 13164	69	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
16	75 17610	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
17	75 13166	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
18	75 9066	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
19	75 9000	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
20	75 8994	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
21	81 11011	71	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
22	75 9000	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
23	77 10551	67	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
24	87 10353	77	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
25	75 11517	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
26	75 9000	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
27	75 9000	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
28	75 9000	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
29	75 11174	69	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
30	82 14012	72	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
31	74 13524	67	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
32	77 29527	67	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
33	84 17759	74	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
34	74 13305	70	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
35	75 10473	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
36	90 11075	80	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
37	75 8999	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
38	75 8999	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
39	75 8999	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
40	75 9091	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
41	90 15410	90	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
42	75 12052	69	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
43	80 12206	70	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
44	75 9000	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
45	75 9000	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
46	75 9000	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
47	75 9000	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
48	75 9000	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
49	85 12459	64	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
50	75 8999	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
51	75 8999	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
52	75 8999	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
53	75 8999	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
54	75 8999	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
55	75 9140	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
56	83 13640	72	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
57	84 13636	70	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu
58	75 8925	65	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Ftu	Na	Ftu	Ftu	Ftu</													





APPLICATION FOR VARIANCE FROM THE LAND DEVELOPMENT CODE

APPLICATION

OWNER/APPLICANT:	Mariesha Stevenson				
AGENT:	N/A				
REQUESTED ACTION:	Request for a variance to reduce the required front yard setback from 30' to 15' and the side yard setback from 10' to 6' for a detached accessory structure.				
LOCATION:	851030 Avant Rd, Yulee				
LAND USE:	Agricultural (AGR)				
ZONING:	Residential Single-Family 1				
EXISTING USES ON SITE:	Single-Family Dwelling				
PROPERTY SIZE + PARCEL ID:	0.7 Acre / 43-2N-27-4640-0054-0000				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Single-Family Dwelling	1996	RS-1	AGR
	South	Undeveloped/River	N/A	Water	Water
	East	Undeveloped/Marshland	N/A	OR	Conservation II
	West	Single Family Dwelling	1976	RS-1	AGR
COMMISSION DISTRICT:	3				

\*\*\* All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office. \*\*\*

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

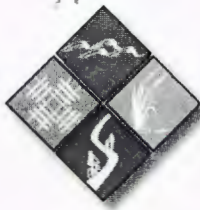
The owner is seeking relief from Section 9.05(A) & 9.05(B) of the Nassau County Land Development Code to reduce a portion of the minimum front yard requirement from 30' to 15' and the minimum side yard requirement from 10' to 6' to accommodate a future accessory structure. This requirement is being made pursuant to section 5.05 of the Nassau County Land Development Code.

The subject property is in unincorporated Nassau County, one and a half miles southeast of the intersection of Harts Road and Haddock Road.

The request for a reduction in front and side setbacks are being made due to the topography of the parcel and the presence of AE8 Flood zones, in addition to the adjacency of marshland and water.







**SUMMARY OF REQUEST AND BACKGROUND INFORMATION (Continued)**

The applicant is requesting a setback reduction to allow for a new detached accessory structure on the northwest corner of the parcel. There is currently an accessory structure that will be removed in the southeast corner of the property that will be removed that is more prone to flooding than other portions of the property. The proposed location of the new accessory structure will be 5' above sea level vs the current location of 3' above sea level.

**Exhibit A**



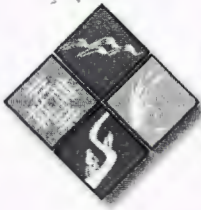


Exhibit B









Exhibit C



**CONSISTENCY WITH LDC SECTION 3.05(B)(2):**

In order to authorize any variance from the terms of this ordinance, the Conditional Use and Variance Board must find evidence of the following:

- (a) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the same zoning district.**

The parcel contains AE8 flood zones. AE8 flood zones are determined to be an area inundated by 1% annual chance flooding, for which base flood elevation levels have been determined. This variance request is not applicable to most other lands, structures, or buildings in the same zoning district. The parcel is unique due to the presence of flood zones and the fact that the parcel fronts on both creek and marshland.

- (b) The special conditions and circumstances do not result from actions of the applicant.**





The existing structure is in a flood prone area on the parcel and it was constructed by a previous owner of the property in the early 1960's which predates current building codes.

- (c) **Granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.**

Granting this variance will not confer on the applicant any special privilege that is denied by this ordinance to most other lands, buildings, or structures in the same zoning district. There are a limited number of lots that are similarly constrained by flood zones.

- (d) **Literal interpretations of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would place unnecessary and undue hardship on the applicant.**

The literal interpretation of the ordinance does not deprive the applicant of rights commonly enjoyed by other residents in the same zoning districts to build within code regulations on areas outside the setback areas. Staff believes that the applicant could place the accessory structure in front of the house without any undue hardship.

- (e) **The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

The applicant has not made the case that the accessory structure could not go in front of the house. There appears to be ample space to allow for an accessory structure beyond the 30' front setback.

- (f) **The granting of the variance will be in harmony with the general intent and purpose of this ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and**

It is up to the discretion of the Conditional Use and Variance Board to determine if the requested variance would serve the public interest and if "the public welfare and interest of the county and surrounding area are protected, and the general intent and spirit of these regulations preserved."

Staff does not believe the variance would be injurious to neighboring properties in the vicinity.

Granting of the variance allows a portion of the accessory structure to encroach into the setback and complies with the general intent and purpose of the referenced ordinance.

- (g) **The granting of the variance will not exceed the density or intensity of land use as designated on the Future Land Use Map or the underlying land use.**

Granting of the variance will not exceed the density or intensity of land use as designated by the Future Land Use Map. No additional structure is included in this variance request.

## **CONCLUSION**

Staff finds the requested action to be consistent with Section 3.05(B)(2) of the Land Development Code as follows:

Variance Criteria	Determination of Consistency
LDC 3.05(B)(2)(a)	V



NASSAU COUNTY  
DEPARTMENT OF PLANNING  
AND ECONOMIC OPPORTUNITY  
FLORIDA

STAFF REPORT  
Conditional Use + Variance Board  
V 2020-08  
12/17/20

LDC 3.05(B)(2)(b)	✓
LDC 3.05(B)(2)(c)	✓
LDC 3.05(B)(2)(d)	x
LDC 3.05(B)(2)(e)	✓
LDC 3.05(B)(2)(f)	✓
LDC 3.05(B)(2)(g)	✓

Staff recommends approval based on meeting 5 of the 7 variance criteria for the preponderance of the evidence.





APPLICATION FOR VARIANCE FROM THE LAND DEVELOPMENT CODE

APPLICATION

OWNER/APPLICANT	Dale Braddock			
AGENT:	Ken Hunter			
REQUESTED ACTION:	Variance to reduce front, side, and rear yard setbacks.			
LOCATION:	45055 Bismark Rd, Callahan			
LAND USE:	Medium Density Residential (MDR)			
ZONING:	Open Rural (OR)			
EXISTING USES ON SITE:	Undeveloped			
PROPERTY SIZE + PARCEL ID:	0.3 Acre / 28-2N-25-3060-0019-0010			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Undeveloped	OR	LDR
	South	Single-Family Dwelling	OR	MDR
	East	Mobile Home	OR	MDR
	West	Mobile Home	OR	LDR
COMMISSION DISTRICT:	5			

\*\*\* All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office. \*\*\*

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The owner is seeking relief from Section 22.05(A),(B), and (C) of the Nassau County Land Development Code (LDC) to reduce a portion of the minimum front yard setback from 35' to 19', the minimum rear yard setback from 25' to 20', and the minimum side yard setback from 15' to 10' for the construction of a single-family dwelling. This request is being made pursuant to section 5.05 – Variance of the LDC which regulates the application, hearing, and public notice requirements.

The subject property is located approximately 1000' east of the intersection of Hodges Rd and Bismark Rd.

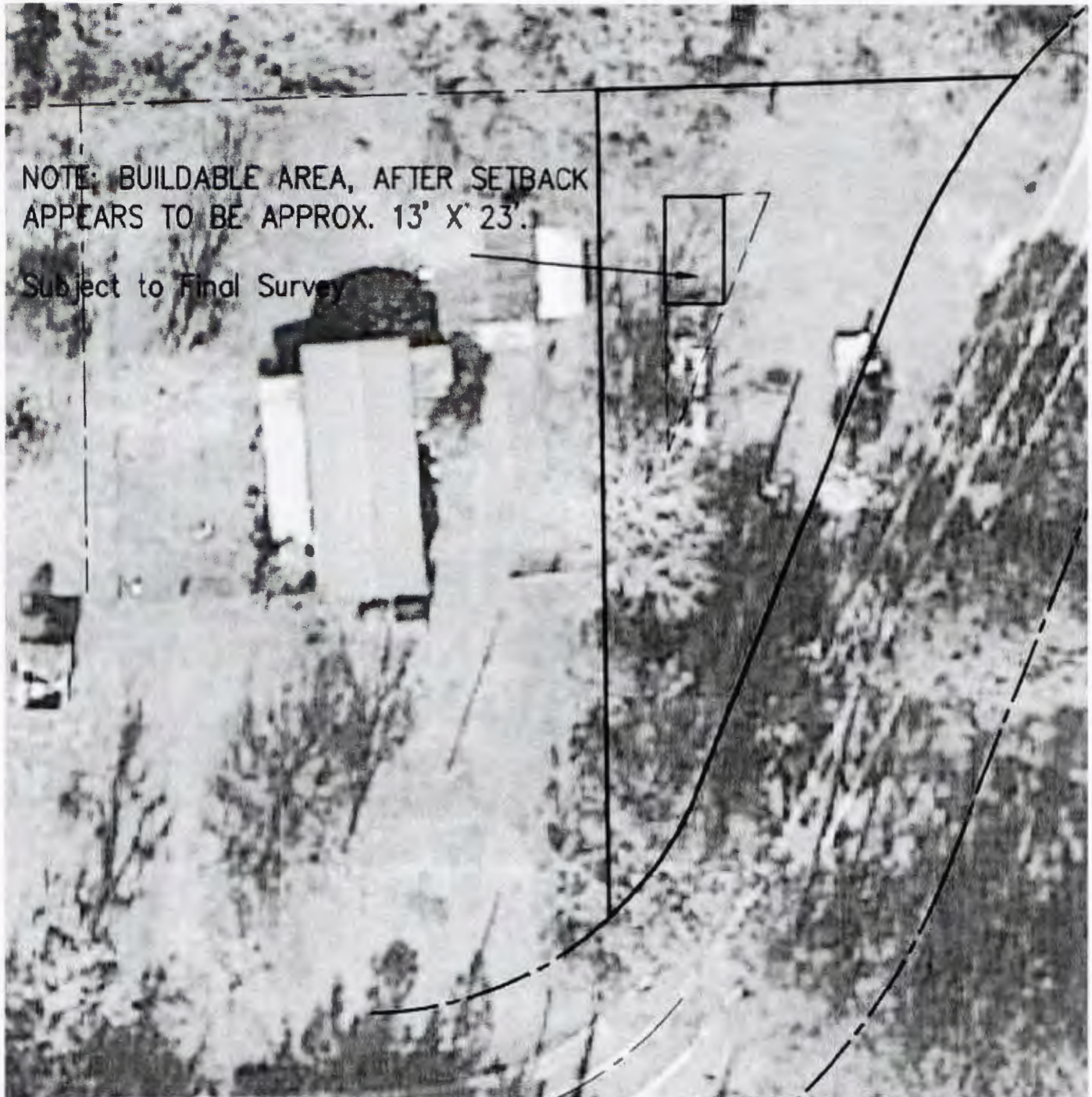


The justification for the reduction pertains to the reduced size of the property after the County acquired additional portions of land adjacent to Bismark Rd to pave the right-of-way sometime in the early 1990's.





**Exhibit A**



**Approximate Current Buildable Area with Current Setbacks**  
**Approximately 300 sq. ft.**



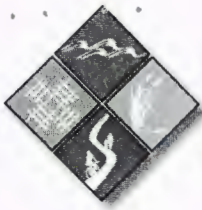


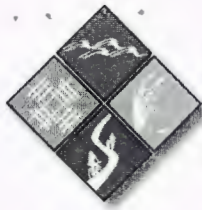
Exhibit B



Approximate Buildable Area with Variance

Approximately +/-1300 sq. ft.





**FUTURE LAND USE MAP**



**ZONING MAP**





### **CONSISTENCY WITH LDC SECTION 3.05(B)(2):**

---

In order to authorize any variance from the terms of this ordinance, the Conditional Use and Variance Board must find evidence of the following:

- (a) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the same zoning district.**
- (b) The special conditions and circumstances do not result from actions of the applicant.**  
The shape and overall size of the parcel due to the right-of-way acquisition is unique and did not result from actions of the applicant.
- (c) Granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.**  
Granting this variance will not confer on the applicant any special privilege that is denied by this ordinance to most other lands, buildings, or structures in the same zoning district. This lot differs from others in terms of its shape and size.
- (d) Literal interpretations of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would place unnecessary and undue hardship on the applicant.**  
The literal interpretation of the ordinance deprives the applicant of rights commonly enjoyed by other residents in the same zoning districts. Setback requirements of the zoning district make construction of a single-family dwelling difficult to achieve. Utilizing the Open Rural zoning district setbacks, the buildable area is less than 500 square feet.
- (e) The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**  
The setback reductions requested by the applicant would be the minimum needed to construct a small (+/- 1300 sq. ft) single-family dwelling
- (f) The granting of the variance will be in harmony with the general intent and purpose of this ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and**  
The construction of a single-family dwelling would be consistent with the development of neighboring properties in the vicinity. Granting of the variance complies with the general intent and purpose of the referenced ordinance.
- (g) The granting of the variance will not exceed the density or intensity of land use as designated on the Future Land Use Map or the underlying land use.**  
Granting of the variance will not exceed the density or intensity of land use as designated by the Future Land Use Map.



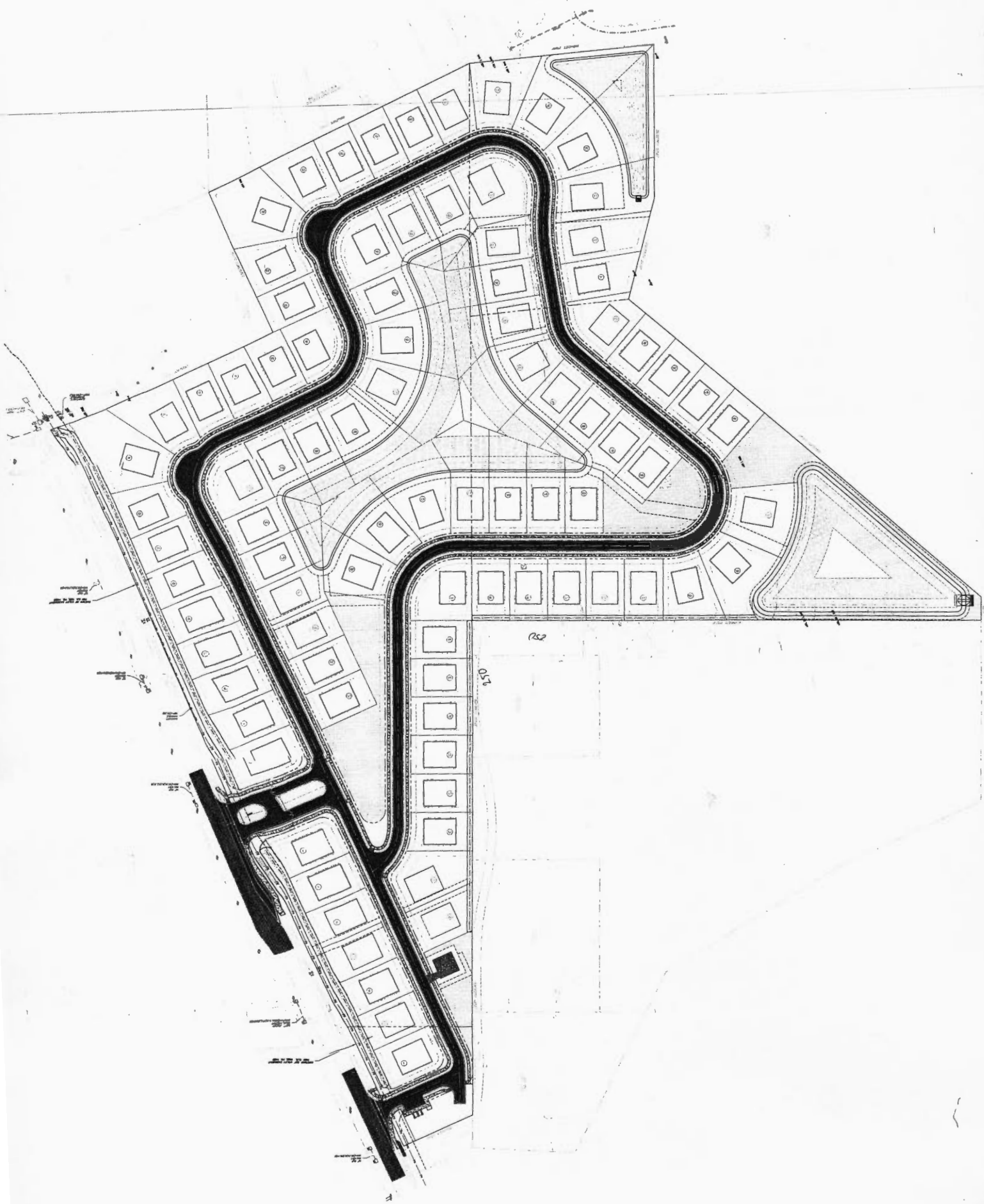
### **CONCLUSION**

Staff finds the requested action to be consistent with Section 3.05(B)(2) of the Land Development Code as follows:

Variance Criteria	Determination of Consistency
LDC 3.05(B)(2)(a)	✓
LDC 3.05(B)(2)(b)	✓
LDC 3.05(B)(2)(c)	✓
LDC 3.05(B)(2)(d)	✓
LDC 3.05(B)(2)(e)	✓
LDC 3.05(B)(2)(f)	✓
LDC 3.05(B)(2)(g)	✓

Staff recommends approval based on meeting 7 of the 7 variance criteria for the preponderance of the evidence.





**MOTIONS**  
**TAB F – MINER ROAD - SEDA**  
**V2022-001**

1. Based on the record and testimony received and Section 3.05(B)(2) of the Nassau County Land Development Code, I find there is competent substantial evidence that meets the criteria to approve a Variance for Application **V2022-001**; therefore, my motion is to approve a Variance for Application **V2022-001**.
  
2. Based on the record and testimony received and Section 3.05(B)(2) of the Nassau County Land Development Code, I find there is not competent substantial evidence that meets the criteria to approve a Variance for Application **V2022-001**; therefore, my motion is to deny a Variance for Application **V2022-001**.