





**USE THIS FORM TO**

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

**APPLICATION REQUIREMENTS**

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

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

**APPLICATION FEES**

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

**DEVELOPMENT REVIEW COMMITTEE (DRC) MEETINGS**

When: Every **Tuesday at 9am**

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

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

**KEY CONTACTS**

PEO will guide your application from start to finish, engaging other County departments as needed. The Department of Planning and Economic Opportunity can be reached at 96161 Nassau Place, Yulee, FL, 32097, [planninginfo@nassaucountyfl.com](mailto:planninginfo@nassaucountyfl.com), and (904)530-6300, Monday through Friday, 8:00am until 5:00pm.





<b>DRC PRE-APPLICATION FORM</b>	DATE REC'D: _____ BY: _____
	DRC DATE: _____

<b>Owner of Record</b>	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
Company (if applicable)	
Street Address	
City, State, Zip	
Telephone Number	
Email Address	

<b>Applicant or Agent</b>	
Applicant or Agent Name	
Company (if applicable)	
Mailing Address	
City, State, Zip	
Telephone Number	
Email Address	

Project Information					
<b>Project Name</b>				<b>Project Type</b>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial
<b>PIN:</b>	_____ - _____ - _____ - _____ - _____				
<b>Project Address</b>					
<b>Major Access Rd</b>	<b>Name:</b>	<input type="checkbox"/> County-Maintained <input type="checkbox"/> Unpaved Private Easement			
<b>Size of Property</b>			<b>Present Property Use</b>		
<b>Zoning District</b>		<b>Future Land Use</b>		<b>Overlay District</b>	
<b>Wetlands</b>		<b>Flood Zone</b>		<b>Water &amp; Sewer</b>	
<b># Existing Structures</b>		<b># Proposed Structures</b>		<b>Building Height</b>	
<b># Parking Spaces Proposed</b>			<b>Building Square Footage</b>		
<b>Project Description (use separate sheet if necessary):</b>					
<b>List any applications under review, approved, or denied which may assist in the review of this application:</b>					

<b>I HEREBY CERTIFY THAT ALL INFORMATION IS TRUE AND CORRECT</b>		
I understand that reasonable inspections of the project may be made as part of the application review process. I also understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.		
<i>Brian K Bush</i>		
PRINT	SIGNATURE	DATE

NATURAL AND RECREATION AREAS TABLE		
DESCRIPTION	ft <sup>2</sup>	Acres
PARENT PARCEL	2580382.2	59.24
WETLANDS 1	97003.8	2.23
WETLAND BUFFER WB1	54206.6	1.24
WETLANDS 2	16341.2	0.38
WETLANDS 3	449772.0	10.33
WETLAND BUFFER WB3	50428.3	1.16
PROPOSED PARK 1	15507.8	0.36
PROPOSED PARK 2	29840.9	0.69
PROPOSED PARK 3	61574.2	1.41
PROPOSED PARK 4	23105.5	0.53
TOTAL	797780.1	18.31
RATIO	30.92%	
GOAL	30.00%	
SURPLUS	23665.5	0.54

PARK REQUIREMENTS		
SIZE REQ (ac/RESIDENTS)	0.0040	
# OF LOTS	115	
RESIDENTS/HOUSEHOLD AVG	2.6	
DESCRIPTION	ft <sup>2</sup>	Acres
AREA REQUIRED	52097.8	1.20
PROPOSED PARK 1	15507.8	0.36
PROPOSED PARK 2	29840.9	0.69
PROPOSED PARK 3	61574.2	1.41
PROPOSED PARK 4	23105.5	0.53
TOTAL	130028.3	2.99
SURPLUS	77930.5	1.79

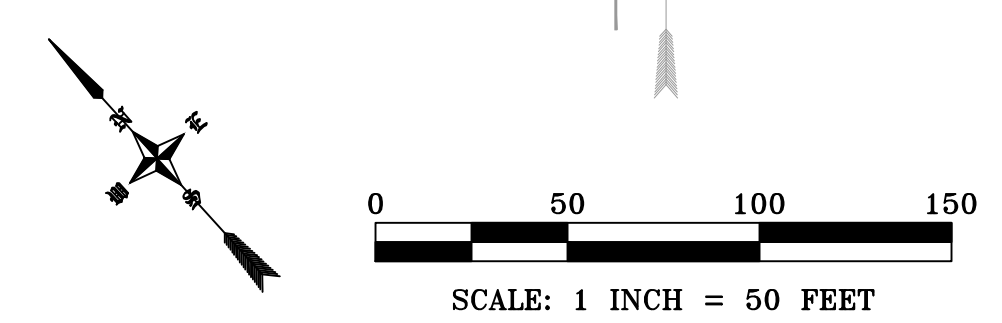
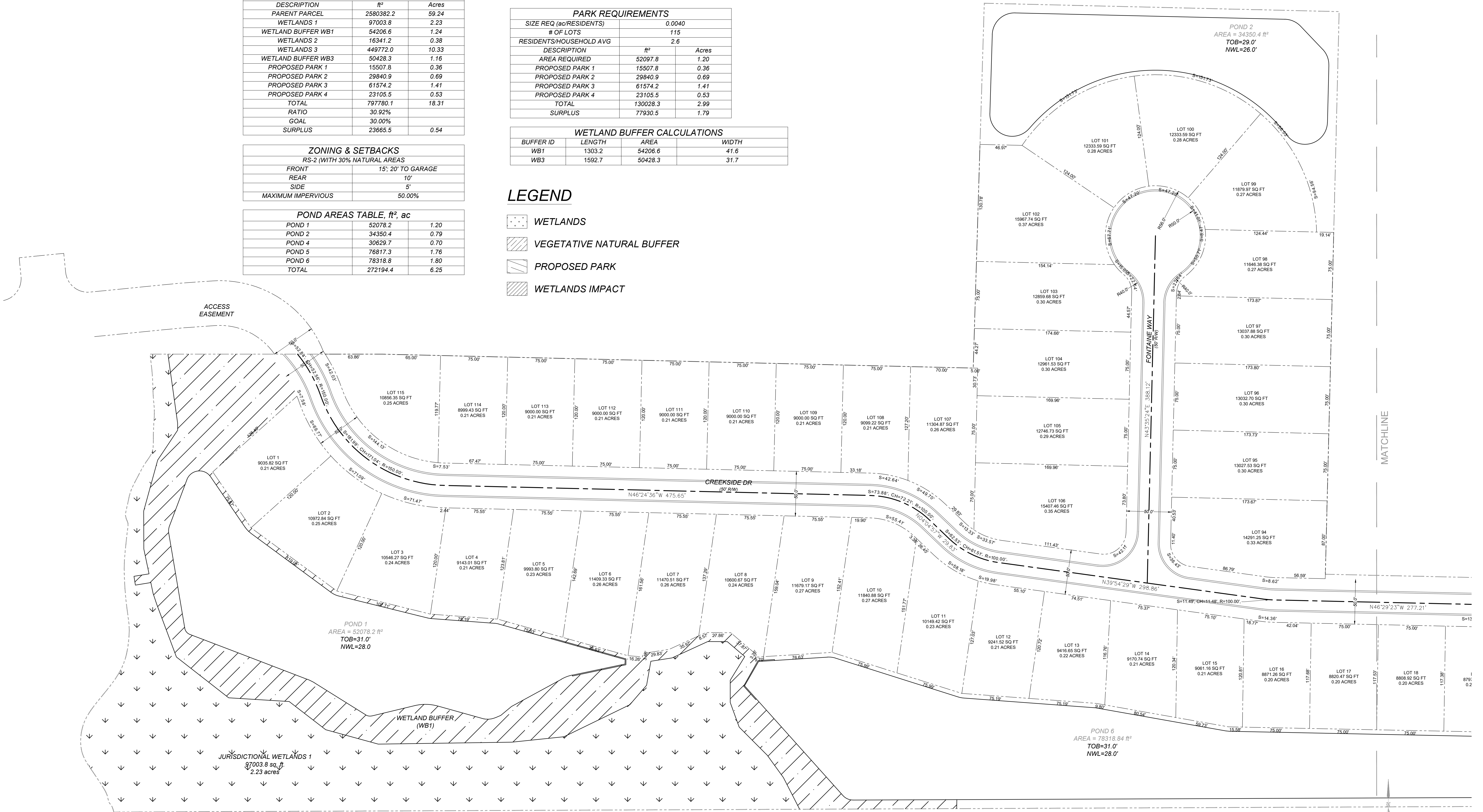
WETLAND BUFFER CALCULATIONS			
BUFFER ID	LENGTH	AREA	WIDTH
WB1	1303.2	54206.6	41.6
WB3	1592.7	50428.3	31.7

ZONING & SETBACKS	
RS-2 (WITH 30% NATURAL AREAS)	
FRONT	15' 20' TO GARAGE
REAR	10'
SIDE	5'
MAXIMUM IMPERVIOUS	50.00%

POND AREAS TABLE, ft <sup>2</sup> , ac		
POND 1	52078.2	1.20
POND 2	34350.4	0.79
POND 4	30629.7	0.70
POND 5	76817.3	1.76
POND 6	78318.8	1.80
TOTAL	272194.4	6.25

**LEGEND**

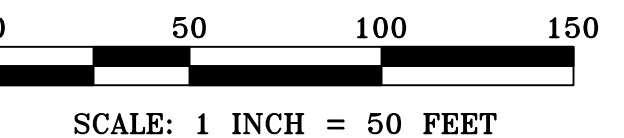
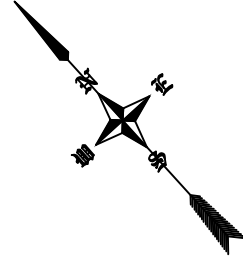
- WETLANDS
- VEGETATIVE NATURAL BUFFER
- PROPOSED PARK
- WETLANDS IMPACT



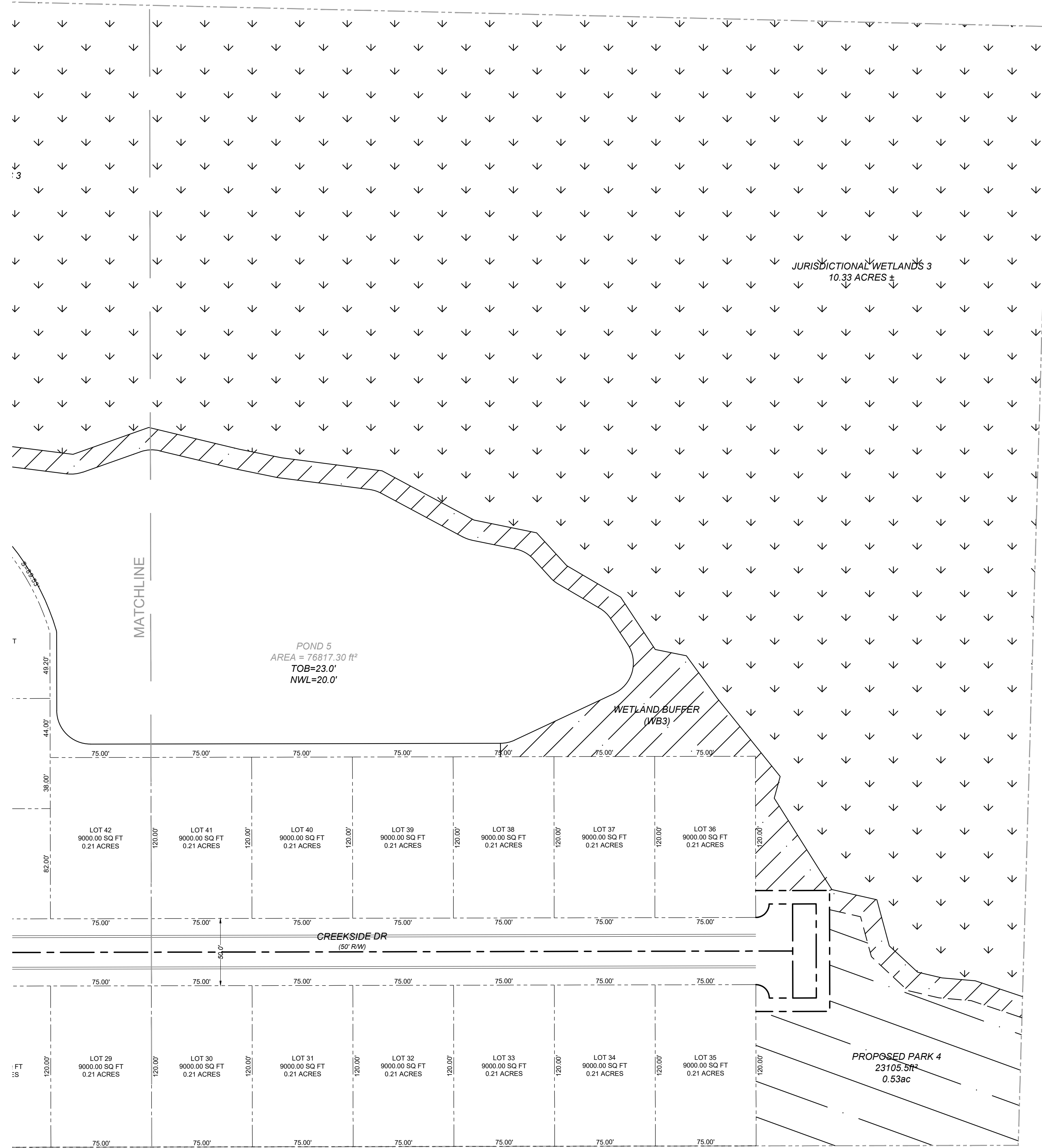


**LEGEND**

- WETLANDS
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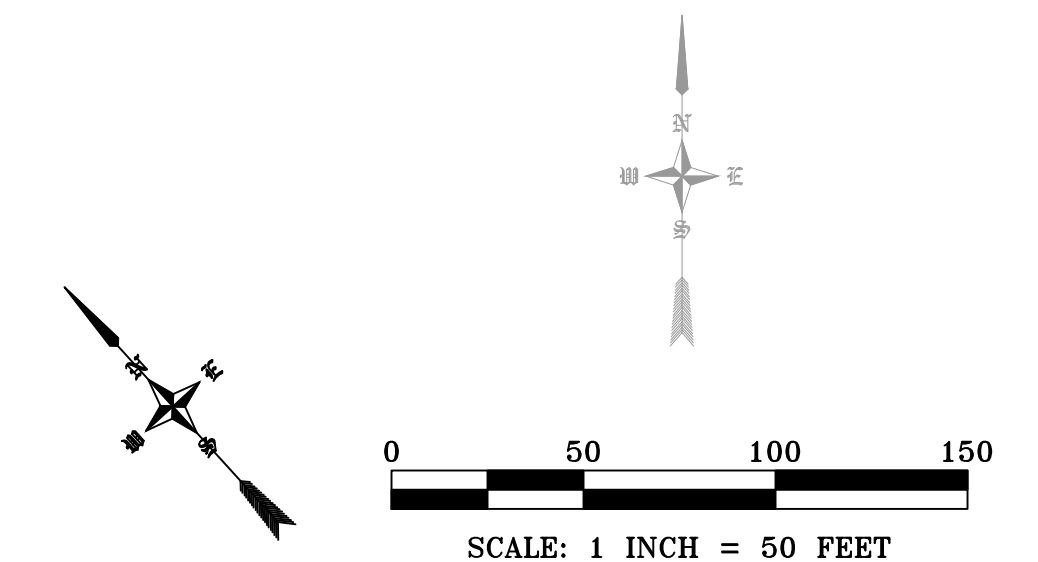


DRAWING NO.	2/3
DESIGNER	CONCEPT PLAN 4.4
DESIGN ENGINEER	CREEKSIDE RESERVE
DRAWN BY	NASSAU COUNTY, FLORIDA
DATE	6/13/2022
CHECKED BY	CERTIFICATE OF AUTHORIZATION
DATE	---
DESIGNER	IME CIVIL & SURVEYING, LLC
DRAWN BY	BRANDON SHUGART, P.E.
DATE	6/13/2022
CHECKED BY	FLORIDA PE #86700
DATE	---
REVISION NOTES	
NO.	BY
DATE	SYMBOL



**LEGEND**

- WETLANDS
- VEGETATIVE NATURAL BUFFER
- PROPOSED PARK
- WETLANDS IMPACT



NO.	BY	DATE	SYMBOL	REVISION NOTES	DESIGNER: MR BRANDON SHUGART, P.E. DRAWN BY: MR BRANDON SHUGART, P.E. DATE: 6/13/2022 FLORIDA PE #86700 CHECKED BY: KB CERTIFICATE OF AUTHORIZATION DATE: ----	CREEKSIDE RESERVE NASSAU COUNTY, FLORIDA	DRAWING NO. 3/3
					<b>IME CIVIL &amp; SURVEYING, LLC</b>	<b>CONCEPT PLAN 4.4</b>	