



Nassau County Development Services
96161 Nassau Place
Yulee, FL 32097

DRC PRE-APPLICATION FORM

USE THIS FORM TO

Schedule a free 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 the following applications: Preliminary Binding Site Plan (PBSP), Site Engineering Plan (SEP) Final Development Plan (FDP) or Subdivision Plat.

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

DEVELOPMENT REVIEW COMMITTEE (DRC) MEETINGS

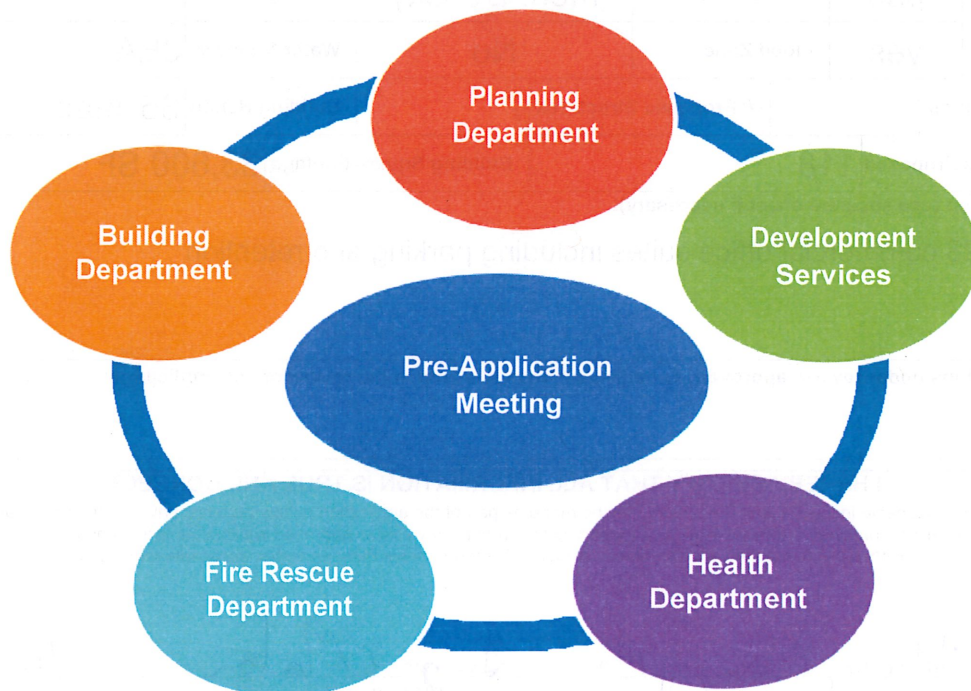
When: Every **Tuesday at 9am**

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 Nassau County Development Services Department no later than Tuesday, noon (12:00 pm) two weeks prior to the meeting you wish to attend. You will receive an agenda via email by close of business the Friday before the meeting. **Days for deadlines and receipt of an agenda are subject to change due to holidays. Call (904) 530-6225 for details.*

KEY CONTACT

The Development Services Department will guide your application from start to finish, engaging other County departments as needed. The Development Services Department is located at 96161 Nassau Place, Yulee, FL, 32097, and can be reached at DevelopmentReview@nassaucountyfl.com or by phone at (904) 530-6225, Monday through Friday from 8:00 am to 5:00 pm.



DRC PRE-APPLICATION FORM	DATE REC'D: _____ BY: _____
	DRC DATE: _____

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name Greg Matovina	
Company (if applicable) Heron Isles Joint Venture	
Street Address 12443 San Jose Blvd	
City, State, Zip Jacksonville, FL 32233	
Telephone Number (904) 292-0778	
Email Address gmatovina@matovina.com	

Applicant or Agent	If an agent will be representing the owner, an Owner's Authorization for Agent form must be included
Applicant or Agent Name James M. Lucas	
Company (if applicable) J. Lucas & Associates, Inc.	
Mailing Address 1305 Cedar Street	
City, State, Zip Jacksonville, FL, 32207	
Telephone Number 9043963060	
Email Address lucascad@bellsouth.net	

Project Information					
Project Name	Heron Isles Office Suites			Project Type	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial
PIN: 37-3N-28-0000-0001-0030, 44-3N-28-0000-0001-0500					
Project Address	Chester Road				
Major Access Rd	Name: Chester Road		<input checked="" type="checkbox"/> County-Maintained <input type="checkbox"/> Unpaved Private Easement		
Size of Property	11.27 ac	Present Property Use	vacant		
Zoning District	pud	Future Land Use	med. Density	Overlay District	
Wetlands	yes	Flood Zone	No	Water & Sewer	JEA
# Existing Structures		# Proposed Structures	7	Building Height	35' max
# Parking Spaces Proposed	118	Building Square Footage	33,600 SF		
Project Description (use separate sheet if necessary): 7 building - 28 commercial office suites including parking and retention					
List any applications under review, approved, or denied which may assist in the review of this application: none					

I HEREBY CERTIFY THAT ALL INFORMATION IS TRUE AND CORRECT		
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.		
Gregory K. Matovina, Managing Partner	James M. Lucas	1/10/23
PRINT	SIGNATURE	DATE