

*Deborah R. Carter*  
*Deborah R. Carter*

*Arthur W. Rhein*  
*Nora H. Rhein*

State of Florida

OFFICIAL RECORDS

BOOK 218 PAGE 165

County of NASSAU

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

ARTHUR W. RHEIN and NORA H. RHEIN, his wife,  
to me well known and known to me to be the individuals described in and who  
executed the foregoing deed, and they acknowledged before me that  
they executed the same freely and voluntarily for the purposes therein expressed.  
Witness my hand and official seal at the City of Fernandina Beach,  
County of Nassau, and State of Florida, this 24th  
day of May, A. D. 1976.

~~My Commission Expires~~

*Deborah R. Carter*  
Notary Public, State of Florida at Large;  
My Commission Expires: 4/10/1980.

**Abstract**

ARTHUR W. RHEIN &  
RHEIN, his wife,

TO

RICHARD STELLMACH  
N. STELLMACH, his

Date May 24th, 1976

ABSTRACT OF DEED  
Portion of Sec. 43-3N  
County, Florida. (Met  
description).

Return to: Mr. Richard

HERBERT WILLIAM F  
ATTORNEY AT LAW  
FERNANDINA BEACH, FLOR

Exhibit - 1

**EXHIBIT "1"****PARCEL 1:**

That certain piece, parcel or tract of land, situate, lying and being in the County of Nassau and State of Florida, known and described as: The Northwesterly **sixty-five (65) feet** of land as described in Deed Book 266, page 260, public records of Nassau County, Florida, and being particularly described by metes and bounds as follows:

All of that certain lot, piece or parcel of land situate, lying and being in Section Forty-three (43), Township Three (3) North, Range Twenty-eight (28) East, Nassau County, Florida, and being more particularly described by metes and bounds as follows: For a point of reference start at the Southwest corner of said Section Forty-three (43), thence go North twenty-four (24) degrees, twenty-five (25) minutes East for five thousand, three hundred seventeen and five tenths (5317.5) feet to the center of the right of way of State Road No. S-108, this point being the end of said State Road No. S-108, as shown in the State Road Department Plat Book in the public records of said Nassau County, Florida; thence go North Twelve (12) degrees, sixteen (16) minutes West along the continuation of the center of said State Road for Two hundred sixty-five and one tenth (265.1) feet; thence go North thirty-five (35) degrees, nine (09) minutes East along the center of a dirt road most of the way, for eight hundred ninety (890) feet to an iron pipe for a point of beginning; thence go North fifty (50) degrees, twenty-six (26) minutes West for one hundred fifty-four (154) feet to the center of a ditch and South end of a culvert over ditch; thence go North thirty-five (35) degrees, thirty-one (31) minutes East along the center of said ditch, for three hundred fourteen (314) feet to the South bank of Bells River, thence go Easterly along the South bank of said River for three hundred (300) feet, more or less, to the East bank of another ditch; thence go South thirty-two (32) degrees, four (04) minutes West for three hundred ninety (390) feet to an iron pipe thirty-seven (37) feet Easterly of said ditch; thence go North fifty (50) degrees, twenty-six (26) minutes West for one hundred fifty-two (152) feet to the iron pipe at the point of beginning.

Being the same lands described in OR Book 78, pages 416-417, public records of Nassau County, Florida.

**PARCEL 2:**

A portion of Section Forty-three (43), Township Three (3) North, Range Twenty-eight (28) East, Nassau County, Florida. Being the Easterly **Fifteen (15.0) feet** of the Westerly Eighty (80.0) feet of lands described in deed recorded in the public records of said county, in Deed Book 266, page 260. Said portion being more particularly described as follows:

Begin at the Southeasterly corner of lands described in deed recorded in said public records in Official Records Book 78, page 416, and run North Thirty-five (35) degrees, Thirteen (13) minutes East along the Easterly line of said lands a distance of Three

4  
X

Hundred Seventeen and Sixty-five Hundredths (317.65) feet to an iron pipe; continue North Thirty-five (35) degrees, Thirteen (13) minutes East along said lien a distance of Fifty (50.0) feet, more or less, to the approximate high water line of Bells River; run thence in a Southeasterly direction along said highwater line a distance of Fifteen (15) feet to an iron pin; run thence South Thirty-five (35) degrees, Thirteen (13) minutes West, a distance of Three Hundred Sixty-seven and Sixty-five Hundredths (367.65) feet to an iron pin; run thence North Fifty (50) degrees, Twenty-six (26) minutes West a distance of Fifteen (15.0) feet to the point of beginning.

SUBJECT TO AN EASEMENT in any portion lying in road crossing Southerly line of above described property as shown on Survey prepared by Vernon N. Drake, Registered Land Surveyor No. 1558, dated May 3, 1976. (This is not a public road)

Being the same lands described at OR Book 218, pages 164-166, public records of Nassau County, Florida.

EXHIBIT "A"

A portion of Section Forty-three (43), Township Three (3) North, Range Twenty-eight (28) East, Nassau County, Florida. Being the Easterly Fifteen (15.0) feet of the Westerly Eighty (80.0) feet of lands described in deed recorded in the public records of said County, in Deed Book 266, page 260. Said portion being more particularly described as follows:

Begin at the Southeasterly corner of lands described in deed recorded in said public records in Official Records Book 78, page 416 and run North Thirty-five (35) degrees, Thirteen (13) minutes East along the Easterly line of said lands a distance of Three Hundred Seventeen and Sixty-five Hundredths (317.65) feet to an iron pipe; continue North Thirty-five (35) degrees, Thirteen (13) minutes East along said line a distance of Fifty (50.0) feet, more or less, to the approximate high water line of Bells River; run thence in a Southeasterly direction along said highwater line a distance of Fifteen (15.0) feet to an iron pin; run thence South Thirty-five (35) degrees, Thirteen (13) minutes West, a distance of Three Hundred Sixty-seven and Sixty-five Hundredths (367.65) feet to an iron pin; run thence North Fifty (50) degrees, Twenty-six (26) minutes West a distance of Fifteen (15.0) feet to the point of beginning.

LESS any portion lying in road crossing Southerly line of above described property as shown on Survey prepared by Vernon N. Drake, Registered Land Surveyor No. 1558, dated May 3, 1976.

36757

1976- MAY 24 - 10:48

1976 MAY 27 10:48

Search By:

Owner Name

Enter Owner Name

Go!

97229

1 Results  
1.4 AC

GIS Report Address Details Find Adjoining Parcels Email Notice

Parcel ID: 42-3N-28-0000-0001-0010

<http://cloudapp.roktech.net/NassauSearch/ISRecentSales/NassauPropertyParcelNumber=42-3N-28-0000-0001-0010>

Calculated Acreage: 1.4 AC

Deed Acreage: 1.4 AC

Property Use: SINGLE FAM

Ownership Information: STELMACH RICHARD & STELMACH BARBARA (H&W) L/E

## Exhibit 4 – Staff Comments

Nassau County  
Growth Management  
Department  
96161 Nassau Place  
Yulee, FL 32097

(904) 491-7328  
(904) 491-3611 FAX  
tpope@nassaucountyfl.com



**BOARD MEMBERS**  
John C. VanDelinder(Chairman)  
Kathleen Zetterower  
Shep Brock  
Larry Williams  
Orlando J. Avila  
Joshua K. Martin  
Daniel Davis

Nassau County  
**CONDITIONAL USE AND VARIANCE BOARD**

Date of Hearing: February 27, 2014

Public Hearing Number: V14-001

**A. General Information**

Agent: Mollie Garrett/Mollie Garrett Attorney at Law

Owner: Malcolm and Sharon Adams

Request: Seeking a relief from Sections 28.03 and 9.04(A) of the Land Development Code to reduce the minimum lot width from 90' to 73.44'. The property is located in the Residential Single Family 1 (RS-1) zoning district.

Applicable Regulations: Article 3, Section 3.05.B.3, Section 9.05, and Article 32 of the Land Development Code.

**B. Site Information**

Lot Size: 0.54ac

Tax Parcel Number(2013): 42-3n-28-0000-0001-0000

Location: Bellville Lane (at the end of Chester Road).

Directions: From the Intersection of SR 200/A1A and Chester Road travel north on Chester Road to its terminus at Bellville Lane(a 90 degree turn west). The entry to the property is within the curve radius on the north side(river side) of Bellville Lane.

### Functionality and a Pragmatic Approach

Being pragmatic, whether the Conditional Use and Variance Board issues the variance or the heirs of the Adams family estate transfer land amongst themselves to make Parcel C 90 feet wide the result will be the same; the construction of one single family home on Parcel C. The point of access will not change and the number of dwelling units located on Parcel C will not change.

In looking solely at the functional size of Parcel C as a building site and removing all other issues, Parcel C appears to contain adequate land area and be of a composition to construct a single family home. Parcel C does not have access to public water and waste water and thus will require service from private well and an onsite sewage disposal system. No information related to ability to permit a private well and onsite sewage disposal system was provided as part of this application.

In the simplest terms, there appears to be enough suitable land area associated with Parcel C to construct one single family home provided the future owner can meet the requirements of the State of Florida for the installation of a private well and onsite sewage disposal system. The parcel measures approximately 75'x 300' with roughly 75' of frontage on Bells River.

According to Staff research, the subject property, Parcel C, is listed as "Sale Pending" on Century 21's website; MLS# 526230. The purchase price listed on the website is \$139,900. <http://www.century21.com/property/97277-bellville-in-yulee-fl-32097-ERA21453689?g=0>

#### 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 parent parcel measured 1.7 acres when purchased in 1993. The parent parcel was divided into three individual building sites (Parcels A, B, and C) in 2001 with no review by Nassau County and without consultation of the established governing standard. When the individual building sites were created Parcel C did not meet the minimum lot width requirements of the zoning district and thus the division of the 1.7 acre parcel was in direct conflict with Section 29.07 LDC. As a result, Parcel C is a nonconforming parcel of land pursuant to the Nassau County Land Development Code.

The failure to abide by the rules established by Nassau County in relation to the creation of building sites is not a special condition or circumstance that is peculiar to the subject property. Based upon the survey provided with application V14-001, the parent parcel was of a size capable of establishing Parcel C in conformance with the lot width requirements of the RS-1 zoning district. Unfortunately, the requirements of Nassau County were not consulted.

The Conditional Use and Variance Board is being asked to issue an after-the-fact variance to resolve an issue amongst a family related to the division of their parent's estate. The after-the-fact variance is a request to allow the development of a building site that was created in violation of the minimum standards of Nassau County. The estate is still owned in its entirety by the heirs of the Adams family albeit not as a single parcel of land. Staff finds no special condition or circumstance that is unique to this property as it relates to the width of the Parcel C.

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

(904) 530-6300  
tpope@nassaucountyfl.com



BOARD MEMBERS  
John C. VanDelinder  
Kathleen Zetterower  
Shep Brock  
Clay Hartley  
Orlando J. Avila  
Nick Gillette

**Nassau County  
CONDITIONAL USE AND VARIANCE BOARD**

**Date of Hearing:** **July 28, 2016**

**Public Hearing Number:** **V16-002**

**A. General Information**

**Owner/Agent:** Blue Potato Properties, LLC/John Dukes

**Request:** Seeking a relief from Sections 28.03 and 9.04(A) of the Land Development Code to reduce the minimum lot width from 90' to 73.44'. The property is located in the Residential Single Family 1 (RS-1) zoning district.

**Applicable Regulations:** Article 3, Section 3.05.B.3, Section 9.05, and Article 32 of the Land Development Code.

**B. Site Information**

**Lot Size:** 0.54ac

**Tax Parcel Number(2013):** 42-3n-28-0000-0001-0000

**Location:** Bellville Lane (at the end of Chester Road).

**Directions:** From the Intersection of SR 200/A1A and Chester Road travel north on Chester Road to its terminus at Bellville Lane(a 90 degree turn west). The entry to the property is within the curve radius on the north side(river side) of Bellville Lane.

It is important to note that based upon the relationship between the subject property (Parcel C) and Bellville Lane; even if Parcel C had been created at a width of 90 feet the access point and frontage on Bellville Lane would not have been affected. Parcels A and B have a separate access point only because Michael Adams (owner of Parcels A & B) acquired additional lands allowing the creation of a separate access point on Chester Road. If additional lands had not been acquired, access to Parcels A and B would have been through the original access point on Bellville Lane which is now intended to serve only Parcel C.

#### Functionality and a Pragmatic Approach

In looking solely at the functional size of Parcel C as a building site and removing all other issues, Parcel C appears to contain adequate land area and be of a composition to construct a single family home. Parcel C does not have access to public water and waste water and thus will require service from private well and an onsite sewage disposal system. As part of application V15-001, the applicant provided a letter from a professional engineer stating that the parcel appears to be of ample size to allow for the construction of a single family home served by private well and septic system. As part of the latest application packet, V16-002, the applicant presented new evidence that during an inspection of the property a septic tank was found. In other words, the property already contains a septic tank.

Given the evidence provided, there appears to be enough suitable land area associated with Parcel C to construct one single family home provided the owner can meet the customary requirements for permitting a new home – building setbacks, septic tank and well separation, etc.. The parcel measures approximately 75' x 300' with roughly 75' of frontage on Bells River.

#### 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 parent parcel measured 1.7 acres when purchased in 1993. The parent parcel was divided into three individual building sites (Parcels A, B, and C) in 2001 with no review by Nassau County and without consultation of the established governing standard. When the individual building sites were created Parcel C did not meet the minimum lot width requirements of the zoning district and thus the division of the 1.7 acre parcel was in direct conflict with Section 29.07 LDC. As a result, Parcel C is a nonconforming parcel of land pursuant to the Nassau County Land Development Code.

The failure to abide by the rules established by Nassau County in relation to the creation of a building sites is not a special condition or circumstance that is peculiar to the subject property. Unfortunately, the requirements of Nassau County were not consulted.

The Conditional Use and Variance Board is being asked to issue an after-the-fact variance. The after-the-fact variance is a request to allow the development of a building site that was created in violation of the minimum standards of Nassau County. Staff finds no special condition or circumstance that is unique to this property as it relates to the creation of Parcel C.



Gillette & Associates, Inc.

Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

May 18, 2015

Mr. Buddy Jacobs  
Jacobs & Associates, P.A.  
961687 Gateway Blvd., Suite 201-I  
Fernandina Beach, Florida 32034

Re: 97277 Belleville Lane, Yulee  
42-3N-28-0000-0001-0000

Dear Mr. Jacobs:

After review of the subject property and the adjoining properties, it appears that the necessary setbacks exist to construct a single family house that is served by a well and septic system. This considers a 75-foot setback between onsite well and septic systems as well as the necessary setbacks between offsite well and septic systems. A 75-foot setback also is able to be accommodated between the Bells River and the onsite septic system.

Although the property does not meet the minimum lot width for the RS-1 zoning District, there is sufficient width and depth to construct a traditional home even considering the RS-1 building setbacks. The house could be approximately 50 feet in width and could be over 100 feet in depth based on the large overall depth of the lot.

Please contact us with any questions or comments, or if any additional information is required.

Sincerely,

Nick Gillette, P.E.  
Principal/Engineer  
Gillette & Associates, Inc.

6/25/15  
OK  
#1

1 Over here.

2 MR. DESILET: Uh-hum.

3 MR. JACOBS: All right, sir.

4 You want to swear him in then, I guess?

5 THE CLERK: Please raise your right hand.

6 (Mr. Desilet complies.)

7 THE CLERK: Do you swear or affirm the testimony

8 you are about to give tonight is the truth, the whole

9 truth, so help you God?

10 MR. DESILET: Yes, I do.

11 THE CLERK: Thank you.

12 MR. JACOBS: All right. Would --

13 CHAIRMAN AVILA: Could you state your name for

14 the record.

15 MR. JACOBS: Yeah, I was going to --

16 THE WITNESS: My name is Andrea Desilet with

17 Gillete and Associates.

18 CHAIRMAN AVILA: Thank you.

19 EXAMINATION

20 BY MR. JACOBS:

21 Q All right.

22 Would you please give the committee -- the  
23 commission your background and what profession you're in.

24 A All right. I have a degree in civil engineering  
25 from the University of Florida.

1 I have permitted commercial and residential  
2 developments as well as commercial and private septic  
3 systems in the Nassau County area for the last fifteen  
4 years.

5 Q All right, sir. I show you what appears to be a  
6 letter from your company.

7 Do you recognize the letter?

8 A Yes, I do.

9 Q All right, sir. And would you, if you would,  
10 please publish the letter to the commission.

11 A "Dear Mr. Jacobs.

12 "After review of the subject property and the  
13 adjoining properties, it appears that the necessary  
14 setbacks exist to construct a single family house  
15 that is served by a well and septic system.

16 "This considers a seventy-five foot setback  
17 between onsite well and septic systems as well as the  
18 the necessary setbacks between offsite wells and  
19 septic systems.

20 "The seventy-five foot setback is also able to  
21 be accommodated between the Bells River and the  
22 onsite septic system.

23 "Although the property does not meet the minimum  
24 lot widths for the RS-1 zoning district, there is  
25 sufficient width and depth to construct a traditional

1 home even considering the RS-1 building setbacks.

2 "The house could be approximately fifty feet in

3 width and could be over one hundred feet in depth

4 based on the large overall depth of the lot."

5 Q All right, sir. And this letter is signed by

6 Nick Gillette.

7 A (Nods head affirmatively.)

8 Q And what is his relationship to you in this

9 company?

10 A He's a partner in the firm.

11 Q All right. Do you recognize that as his

12 signature?

13 A I do.

14 Q All right, sir. Have you been -- Have you

15 visited the site?

16 A I have.

17 Q Have you studied the same things that Mr.

18 Gillette studied as well?

19 A Yes, I have.

20 Q Is your conclusion the same that he has placed

21 in this letter?

22 A Yes, I agree with him.

23 Q All right.

24 MR. JACOBS: Mr. Chairman, I would like to offer

25 the letter into evidence, and I also have copies for

5,000/7







**Mission:**

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



**Rick Scott**  
Governor

**Celeste Philip, MD, MPH**  
State Surgeon General and Secretary

**Vision:** To be the Healthiest State in the Nation

July 26, 2016

5152 Rivoli Drive  
Macon, GA 31210

**RE: Modification to a Single Family Residence - No Bedroom Addition**

Application Document Number: AP1249664  
Centrax Permit Number: 45-SF-1697538  
97277 Belleville Lane  
Yulee, FL 32097

Dear Applicant,

This will acknowledge receipt of a floor plan and site plan on 07/26/2016 for the use of the existing onsite sewage treatment and disposal system located on the above referenced property. Adding a 1,600 square foot 2 bedroom home.

This office has reviewed and verified the floor plan and site plan you submitted, for the proposed remodeling addition or modification to your single-family home. Based on the information you provided, the Health Department concludes that the proposed remodeling addition or modification is not adding a bedroom and that it does not appear to cover any part of the existing system or encroach on the required setback or unobstructed area. No existing system inspection or evaluation and assessment, or modification, replacement, or upgrade authorization is required.

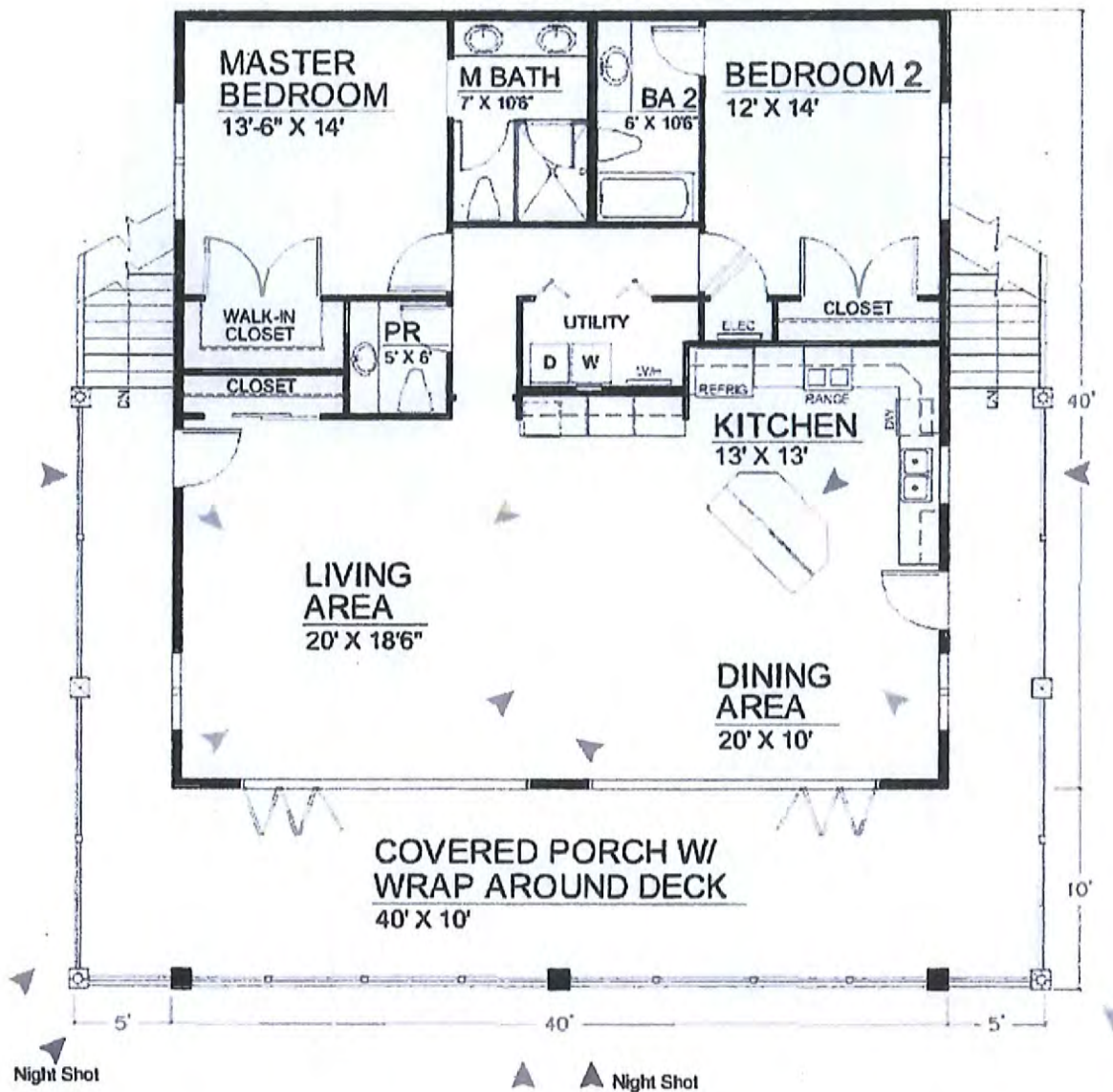
Because an inspection or evaluation of the existing septic system was not conducted, the Department cannot attest to the existing system's current condition, size, or adequacy to serve the proposed use. You may request a voluntary inspection and assessment of your system from a licensed septic tank contractor or plumber, or a person certified under section 381.0101, Florida Statutes.

If you have any questions, please call our office at (904) 530-6825.

Sincerely,

Patrick Higgins  
Environmental Specialist II  
Department of Health in Nassau County

click arrows to view camera angles



Square Feet (on piers) 1600

Bedrooms 2

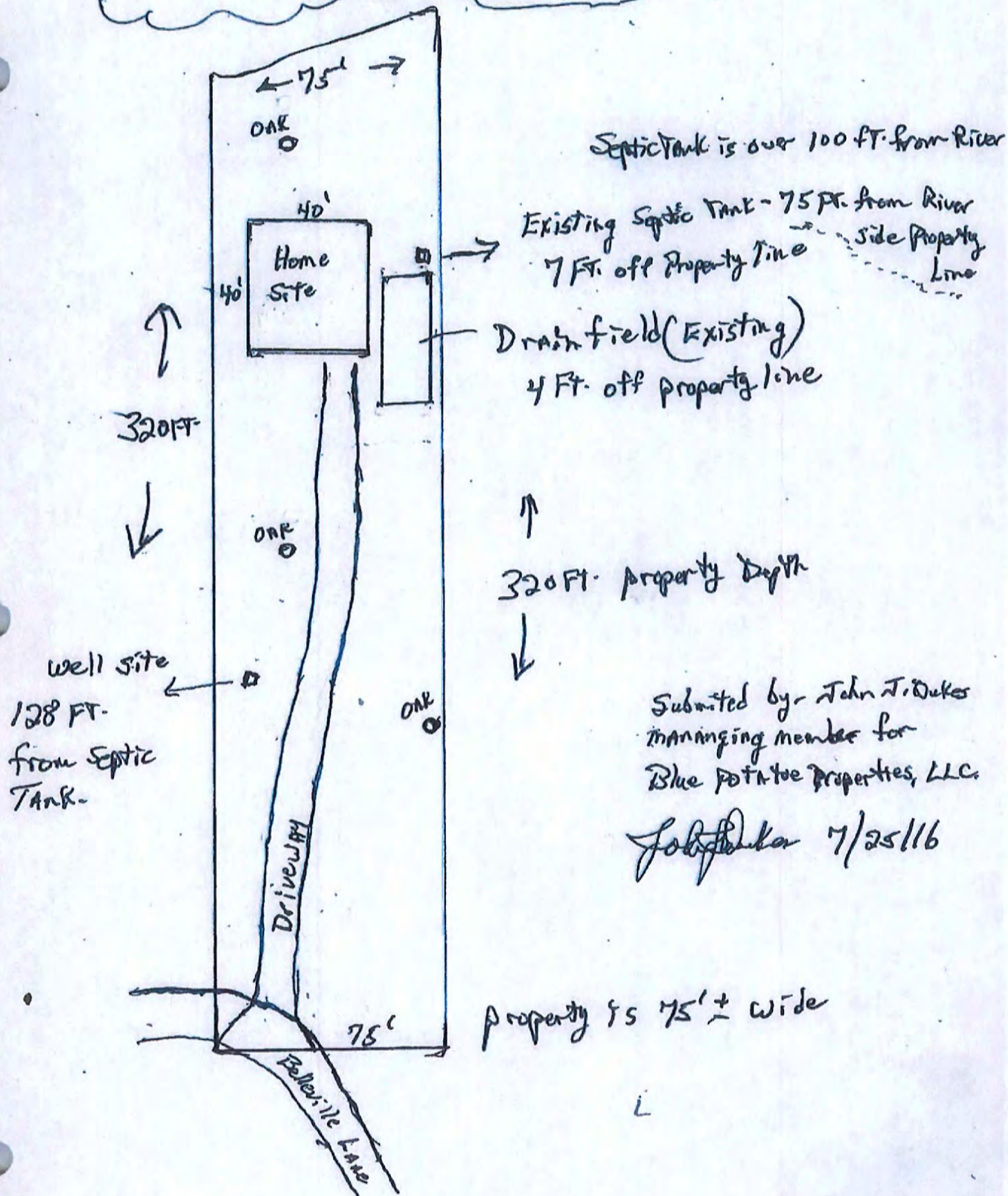
Baths 2.5

Garage Stalls 0

Width 40

Depth 40

River





1 we aren't going to do anything detrimental or build  
2 anything detrimental to the nature of it... of the  
3 neighborhood.

4 MR. JACOBS: All right. On this document, which  
5 would be exhibit number 8, I see a delineation of  
6 fifty-five feet and ninety feet.

7 What -- Did you draw that in there, sir?

8 MR. DUKES: I did.

9 And in reality that may be fifty-four feet, but  
10 it is certainly in excess of fifty feet, and it is --  
11 it supposedly represents the ten foot side line  
12 setback for each adjacent property owner.

13 MR. JACOBS: So you could build a house that  
14 size?

15 MR. DUKES: Absolutely. Yes, sir.

16 MR. JACOBS: I would like to offer this into  
17 evidence as our exhibit number 8, please, Mr.  
18 Chairman.

19 CHAIRMAN AVILA: So noted.

20 MR. JACOBS: All right, sir.

21 Now we certainly would like to address any  
22 questions you may have.

23 CHAIRMAN AVILA: I guess one of the questions I  
24 have personally, because obviously it was brought up  
25 during the public input, but the -- I'll go ahead and

1 put in, as far as dropping a well and putting in a  
2 septic tank, you know, it seems like it -- a drain  
3 field in there would really crowd this lot.

4 And so where -- Taking into account this drawing  
5 that you presented as number 8, where would the well  
6 go -- obviously the wells, you know, take up a little  
7 bit of space, but the septic tank and the drain field  
8 would take up a significant amount of room.

9 MR. DUKES: Yes, sir. But we're three hundred  
10 and twenty feet deep right though here.

11 CHAIRMAN AVILA: Right. But you have the dirt  
12 drive, you have the easement --

13 MR. DUKES: But the dirt drive is pretty much  
14 irrelevant, I guess, it's sort of in a -- proximity  
15 that's moveable, I would guess.

16 CHAIRMAN AVILA: Sir, I understand, but I mean  
17 there is -- there's factors plus all of the, what I  
18 guess you would consider heritage oaks, that you're  
19 trying to preserve.

20 There is a lot of open-ended and unanswered  
21 questions that I think need to be addressed for us to  
22 fully consider.

23 MR. DUKES: I would mention, Mr. Chairman, the  
24 adjacent lot owner has an eighty foot frontage lot.  
25 He has wells and septic on his lot, on his property.

1 CHAIRMAN AVILA: I understand that. That is  
2 not -- That is not my question.

3 And in this drawing, number 8, where you  
4 high-lighted the easement in yellow, you highlighted  
5 the setbacks at ten foot on either side, and then a  
6 fifty-five by ninety foot area basically for building  
7 which, you know, rough math, that's a good chunk of  
8 change in square footage.

9 Would your -- Where in relation to that -- in  
10 that box --

11 MR. DUKES: I understand.

12 CHAIRMAN AVILA: -- fifty-five by ninety, you  
13 know, where is your house going to be, where is the  
14 well going to be, where is the septic tank going to  
15 be, where is the drain field going to be... all those  
16 questions that, you know, need to be, in my opinion,  
17 answered.

18 MR. DUKES: Yes, sir. Well, I would like to  
19 ask -- Okay.

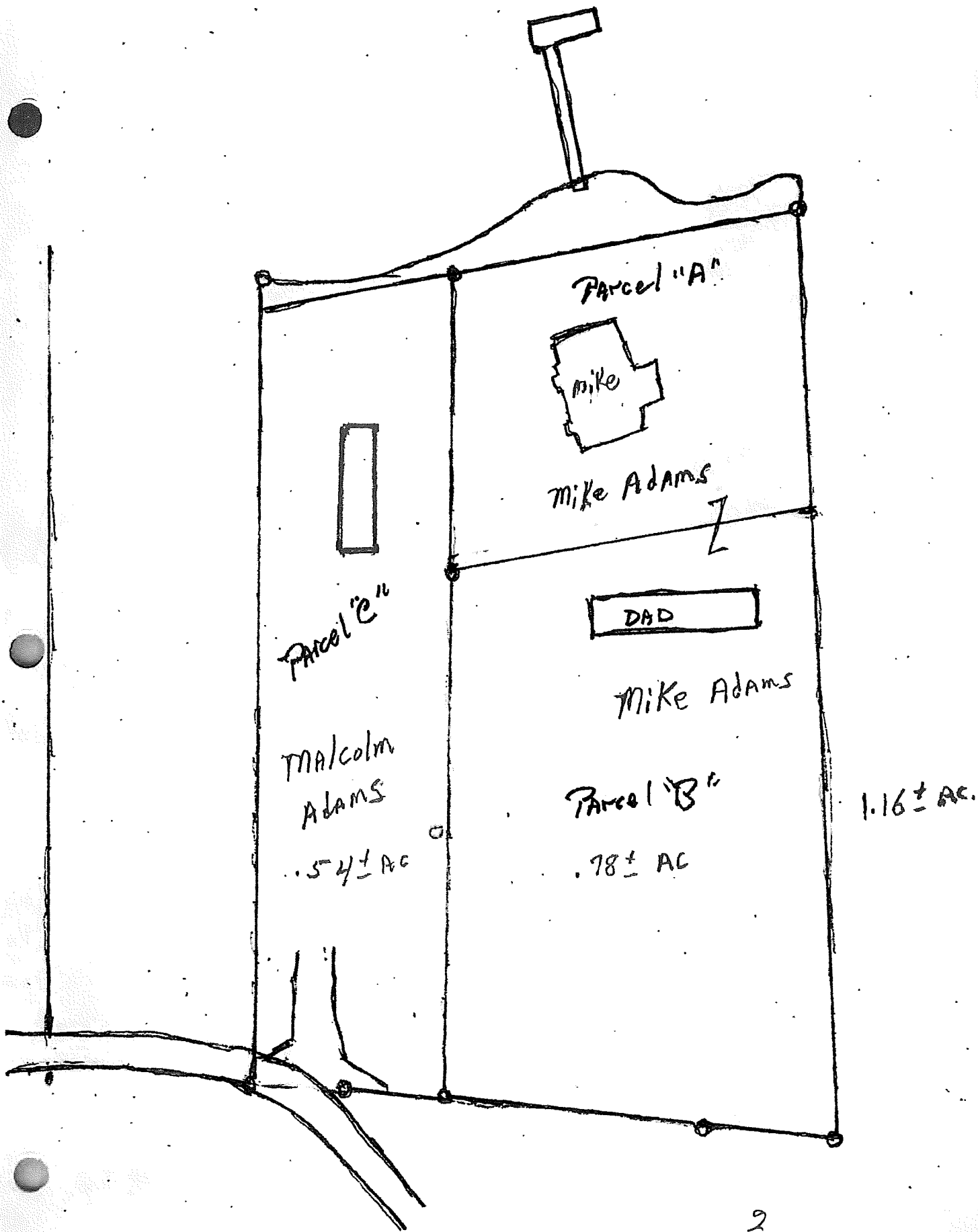
20 MR. JACOBS: Mr. Chairman, Mr. Desilet is coming  
21 forward. He will try to address your question.

22 CHAIRMAN AVILA: Okay.

23 MR. JACOBS: And again, this could be one of the  
24 things that we to have do as part of this variance is  
25 we have to get the septic tank and the drain field

## Exhibit 5 – Why is there Neighborhood Opposition

# **Why Is There Neighborhood Opposition ?**



BLUE POTATO PROPERTIES LLC  
97277 BELLEVILLE LN

JLEE FL 32097

HURSEY MICHAEL F  
97155 HURSEY DR

YULEE FL 32097

ADAMS MICHAEL R  
97275 BELLEVILLE LANE

YULEE FL 32097

JONES IRIS M  
97055 IRIS LANE

YULEE FL 32097

BARBER VERNON L L/E  
97205 BELLEVILLE LANE

YULEE FL 32097

HARRIS LEONARD I JR EST  
97304 WATER OAK RD

YULEE FL 32097

HAGEN ARTHUR R & CHARLOTE  
2304 SOUTH FLETCHER AVE

FERNANDINA BEACH FL 32034

SKIPPER STACEY LYNN  
96828 CHESTER ROAD

YULEE FL 32097

JONES FREDERICK J EST  
731 S 6TH ST

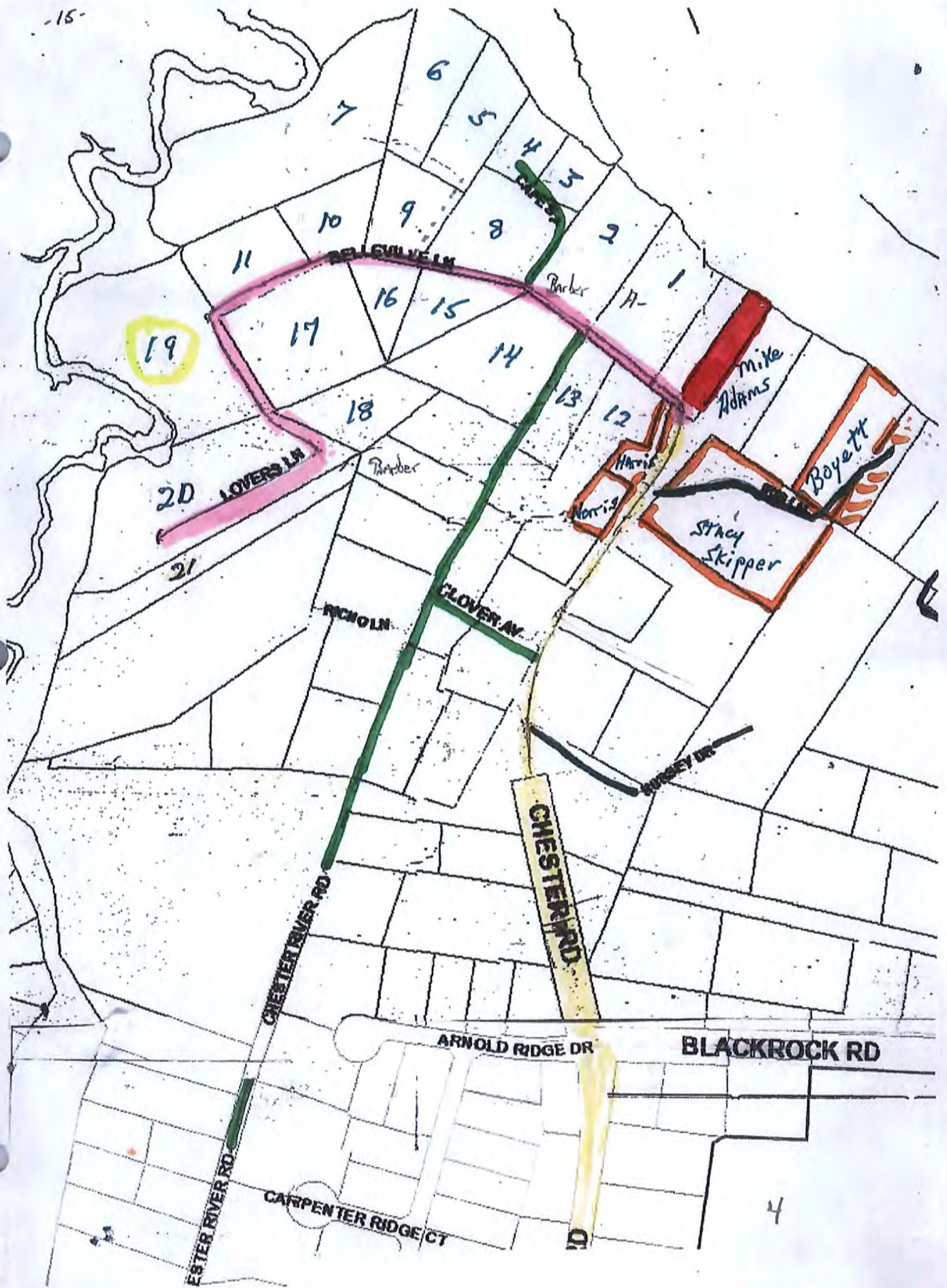
FERNANDINA BEACH FL 32034

STELLMACH RICHARD &  
STELLMACH BARBARA (H&W) L/E  
WAYNE R STELLMACH  
97285 BELLEVILLE LN  
YULEE FL 32097

NORRIS ROMA  
96851 CHESTER RD

YULEE FL 32097

10-letters -  
only 3 - showed up  
Adams - Harris - Norris



1 (Mr. Harris complies.)

2 THE CLERK: Do you swear or affirm the testimony  
3 you are about to give in this matter is true so help  
4 you God?

5 MR. HARRIS: Yes, ma'am, I do.

6 Safety is my biggest concern. As you can see on  
7 lot C, you can see where the ninety degree curve is.  
8 His lot's, what, seventy-three, seventy-five foot  
9 wide. From here to here, how wide is this?

10 Thirty-four foot, he said.

11 CHAIRMAN AVILA: Something like -- approximately  
12 thirty-five feet.

13 MR. HARRIS: What's a normal driveway, twelve  
14 foot wide?

15 VICE CHAIRMAN VAN DELINDER: Ten or twelve feet.

16 CHAIRMAN AVILA: Yeah, ten or twelve.

17 MR. HARRIS: What's that going to leave you on  
18 both sides of thirty foot? Nothing.

19 Just like Ms. Boyette and Mr. Adams said, safety  
20 concerns. We have six, eight wrecks, bad wrecks,  
21 deaths, on this road.

22 What a lot of people don't understand is, this  
23 was our family's land. And when our elders give it  
24 to our siblings and all, their young'uns... let's  
25 just say, "Papa, give me an acre of land." Well,

**DO NOT WRITE IN THIS SPACE**

Time & Location	DATE OF CRASH <b>09-15-07</b>		TIME OF CRASH <b>3:41</b>		TIME OFFICER NOTIFIED <b>3:46</b>		TIME OFFICER ARRIVED <b>5:59</b>		INVEST AGENT REPORT NUMBER <b>200706398</b>		POST CRASH REPORT NUMBER <b>09-15-07</b>	
	MONTH OF CRASH <b>09</b>		DAY OF CRASH <b>15</b>		HOUR OF CRASH <b>03</b>		MINUTE OF CRASH <b>41</b>		CITY/TOWN <b>FERDINAND BEACH</b>		COUNTY <b>NASSAU</b>	
	STATE OF CRASH <b>FL</b>		ZIP CODE <b>32111</b>		ROAD NAME <b>STATE ROAD 1</b>		MILEAGE <b>2</b>		DIRECTION OF TRAVEL <b>WEST</b>		DIRECTION OF TRAVEL <b>WEST</b>	
	TYPE OF CRASH <b>1</b>		TYPE OF CRASH <b>1</b>		TYPE OF CRASH <b>1</b>		TYPE OF CRASH <b>1</b>		TYPE OF CRASH <b>1</b>		TYPE OF CRASH <b>1</b>	
Vehicle Information	VEHICLE MAKE <b>07 DODG</b>		VEHICLE MODEL <b>CAR</b>		VEHICLE COLOR <b>087 HAV FL</b>		VEHICLE VIN <b>2B3LA43G8TH666833</b>		VEHICLE YEAR <b>2007</b>		VEHICLE MAKE <b>087 HAV FL</b>	
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Personnel Information	VEHICLE MAKE <b>07 DODG</b>		VEHICLE MODEL <b>CAR</b>		VEHICLE COLOR <b>087 HAV FL</b>		VEHICLE VIN <b>2B3LA43G8TH666833</b>		VEHICLE YEAR <b>2007</b>		VEHICLE MAKE <b>087 HAV FL</b>	
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Mary L. Mercer  
Records Management  
Director /  
Public Records



NASSAU COUNTY  
SHERIFF'S OFFICE

**BILL LEEPER**  
Sheriff

Office: 904-548-4069  
Fax: 904-548-4169  
blesper@nassauso.com

76001 Bobby Moore Circle  
Yulee, Florida 32097

Vehicle <input type="checkbox"/> Pedestrian <input type="checkbox"/>		R: Rear L: Front R/Side L/Side Rear R/Front L/Back		EST. VEHICLE DAMAGE		1. If Owner's Request, One	
INSURANCE COMPANY (LIABILITY OR PIP)				POLICY NUMBER			
NAME OF VEHICLE OWNER (Check Box if Same As Driver) <input type="checkbox"/>		CURRENT ADDRESS (Number and Street)		CITY AND STATE		ZIP CODE	
NAME OF DRIVER (Take From Driver License) / PEDESTRIAN		CURRENT ADDRESS (Number and Street)		CITY AND STATE		ZIP CODE	
DRIVER LICENSE NUMBER		STATE	DL TYPE	DRIVER / PEDESTRIAN HOME PHONE (Area Code)	DRIVER / PEDESTRIAN BUSINESS PHONE (Area Code)	RACE	SEX
DATE OF BIRTH		DATE OF SEIZURE		DATE OF SEIZURE		DATE OF SEIZURE	
NUMBER OF PASSENGERS		NAME OF PASSENGER		CURRENT ADDRESS (Number and Street)		CITY AND STATE	
ZIP CODE		ZIP CODE		ZIP CODE		ZIP CODE	
SECTION #		NAME OF VIOLATOR		FL STATUTE NUMBER		CHARGE	
SECTION #		NAME OF VIOLATOR		FL STATUTE NUMBER		CHARGE	
SECTION #		NAME OF VIOLATOR		FL STATUTE NUMBER		CHARGE	
SECTION #		NAME OF VIOLATOR		FL STATUTE NUMBER		CHARGE	
SECTION #		NAME OF VIOLATOR		FL STATUTE NUMBER		CHARGE	
PROPERTY DAMAGED - OTHER THAN VEHICLES		EST. AMOUNT		OWNER'S NAME		ADDRESS	
CITY		STATE		ZIP		ZIP	
WITNESS NAME (1)		CURRENT ADDRESS		CITY & STATE		ZIP CODE	
WITNESS NAME (2)		CURRENT ADDRESS		CITY & STATE		ZIP CODE	
INVESTIGATOR - NAME & SIGNATURE		LICENSE NUMBER		DEPARTMENT		RFP SO PD OTHER	
DEP. [Signature]		6015		Nassau County		[X] [ ] [ ] [ ]	

HSMV-90006 REC 0400

☐ YOU MUST READ AND COMPLY WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM.  
☒ NO FURTHER ACTION REQUIRED BY YOU. REPORT COMPLETED BY LAW ENFORCEMENT AGENCY.

DIAGRAM

INDICATE NORTH WITH ARROW

# NO DIAGRAM NEEDED #

V-1 WAS MAKING A LEFT TURN IN THE DRIVEWAY, LOCATED AT 97001 BELLEVUE LANE IN ATTEMPT TO TURN V-1 AROUND TO EXIT THE DRIVEWAY. DRIVER OF V-1 STATED SHE PUSHED THE GAS PEDAL IN THE VEHICLE HARD, DUE TO THE VEHICLE NOT MOVING, V-1 CONTINUED FORWARD STRIKING A TREE IN THE YARD HEAD ON. V-1 HAS MINOR DAMAGE TO FRONT BUMPER AREA. NO INJURIES REPORTED AT THE SCENE. NO CITATIONS ISSUED TO DRIVER. REPORT WRITTEN PER REQUEST OF OWNER (V-1).

CONTRIBUTING CAUSES - DRIVER / PEDESTRIAN				VEHICLE DEFECT				VEHICLE MOVEMENT				VEHICLE SPECIAL FUNCTIONS			
01 No Improper Driving / Action	1	2	3	01 No Defects	1	2	3	01 Slight Ahead	1	2	3	1 None	1	2	3
02 Careless Driving (Explain in Narrative)	02			02 Def Brakes	01			02 Stopping / Stopped / Stalled	05			2 Farm	01		
03 Failed to Yield Right-of-Way				03 Worn / Smooth Tires				03 Making Left Turn				3 Police Pursuit	01		
04 Improper Backing				04 Defective / Improper Lights				04 Backing				4 Recreational			
05 Improper Lane Change				05 Puncture / Blowout				05 Making Right Turn				5 Emergency Operation			
06 Improper Turn				06 Steering Mech				06 Changing Lanes				6 Construction / Maintenance			
07 Alcohol - Under Influence				07 Windshield Wipers				07 Entering / Leaving / Parking Space				77 All Other (Explain in Narrative)			
08 Drugs - Under Influence				08 Equipment / Vehicle Defect				08 Property Parked				8 Construction / Maintenance			
09 Alcohol & Drugs - Under Influence				77 All Other (Explain in Narrative)				09 Improperly Parked				9 Construction / Maintenance			
10 Followed Too Closely								10 Making U-Turn				11 Passing			
11 Obeyed Traffic Signal												12 Obstructed or Runaway Vehicle			
12 Exceeded Safe Speed Limit												77 All Other (Explain in Narrative)			
13 Obeyed Stop Sign												11 Passing			
14 Failed to Maintain Equip. / Vehicle												12 Obstructed or Runaway Vehicle			
15 Improper Passing												77 All Other (Explain in Narrative)			
16 Drove Left of Center												11 Passing			
17 Exceeded Stated Speed Limit												12 Obstructed or Runaway Vehicle			
18 Obstructing Traffic												77 All Other (Explain in Narrative)			
												11 Passing			
												12 Obstructed or Runaway Vehicle			
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												12 Obstructed or Runaway Vehicle			
												77 All Other (Explain in Narrative)			

1 father's. We got two wells on the property. He had  
2 power there.

3 Like I said, there was a trailer there at one  
4 time. And when me and my father found out that they  
5 were pumping raw sewage in the ground, or in the  
6 river -- which I make my living shrimping in the  
7 river, so I don't care about somebody polluting the  
8 waterway.

9 CHAIRMAN AVILA: Thank you, Mr. Adams.  
10 Anything else, Mr. Martin?

11 BOARD MEMBER MARTIN: I don't think so.

12 MR. ADAMS: Thank you.

13 CHAIRMAN AVILA: Thank you, sir.

14 Anyone else to speak against this particular...

15 MS. BOYETTE: I am Katherine Boyette. And I  
16 live at 97081 Iris Lane, Yulee.

17 THE CLERK: Raise your right hand.

18 (Ms. Boyette complies.)

19 THE CLERK: Do you swear or affirm the testimony  
20 you are about to give tonight is the truth, the whole  
21 truth, so help you God?

22 MS. BOYETTE: Yes, I do.

23 THE CLERK: Thank you.

24 MS. BOYETTE: My concern with this is the  
25 location of this property right on the ninety degree

1 turn into Belleville.

2 If you have never been to Chester, you are not  
3 familiar with how the small our roadways are.

4 Our emergency fire trucks can't get in and  
5 around since the county closed the Chester River Road  
6 access out onto Roses Bluff Road.

7 So they have to try to manipulate around, and  
8 when you come into that ninety degree turn, if you  
9 develop and open a driveway there, there is just no  
10 way that they can get in and out.

11 It is such a dangerous curve and we have had  
12 lots of vehicle problems there because, as Mike said,  
13 you have to pull over and allow someone to pass. And  
14 just the size of the road is not large enough, as you  
15 would imagine, having two lanes.

16 It is probably, maybe twelve, fifteen feet at  
17 the most to come out of that driveway. There is no  
18 way a fire truck can pull out of there and turn. So  
19 I see it is a big hazard in our neighborhood.

20 Thank you.

21 CHAIRMAN AVILA: Thank you, ma'am.

22 Any others to speak against?

23 MR. HARRIS: Gentlemen, ladies.

24 Leonard Ivey Harris. 96759 Chester Road.

25 THE CLERK: Please raise your right hand.

9

1 we have discussed this. He knows that. He knew it  
2 then.

3 He came down here. He's been in the business.  
4 He knows what to do and how to go about it.

5 I am opposed to him doing this because we are  
6 setting a precedent here for the entire county.

7 So I'm against it, and that's how if I feel  
8 about it.

9 CHAIRMAN EDWARDS: Thank you you, sir.

10 MS. BOYETTE: My name is Katherine Boyette. I  
11 live at 97081 Iris Lane.

12 I am opposed to this lot approval, because if  
13 you will go and look at the lot it sits right on the  
14 corner of a ninety degree turn.

15 This gentleman, they keep calling his lot  
16 seventy-three foot, it has maybe forty foot on this  
17 in road that he can pull in and out of his driveway.  
18 There is no way a fire truck could get out of that  
19 driveway if it had to. ?

20 The road, Belleville Lane, that it approaches is  
21 maybe ten foot wide. You can't get a UPS truck in  
22 and out of there. ?

23 This causes us more of a hazard that we put up  
24 with daily because of our small roads. That's fine.  
25 We all live with it. We understand it.