

CU&V

AGENDA AND BACKUP

APRIL 26, 2018 MEETING



NASSAU COUNTY CONDITIONAL USE & VARIANCE BOARD

Regular Meeting
April 26, 2018

Location:

Commission Chambers, James S. Page Governmental Complex
96135 Nassau Place, Yulee, FL 32097
6:00PM – Public Hearing
Call to Order:

Agenda:

(TAB A) **Approval of Minutes – February 22, 2018**

(TAB B) **E18-001 – Joan Earrey** – The applicant is seeking a conditional use permit pursuant to Section 28.14(J) of the Nassau County Land Development Code to allow for a mother-in-law dwelling in the Open Rural (OR) zoning district.

(TAB C) **E18-002 – Ryan Kight** – The applicant is seeking a conditional use permit pursuant to Section 22.03(N) of the Nassau County Land Development Code to allow for an alligator and wild game processing facility in the Open Rural (OR) zoning district.

(TAB D) **E18-003 – Patricia Smith** – The applicant is seeking a conditional use permit pursuant to Section 28.14(J) to allow for a mother-in-law dwelling in the Open Rural (OR) zoning district.

(TAB E) **E18-004 – Pure Auto Centers LLC** – The applicant is seeking a conditional use permit pursuant to Section 16.03(B) to allow for an auto service station in the Commercial General (CG) zoning district.

(TAB F) **V18-001 – Amellio Davis Road** – The applicant is seeking relief from Sec. 29-32 of the Nassau County Subdivision Regulations requiring Davis Road to be paved and constructed from Musslewhite Road to approximately the eastern most boundary of Sandy Oaks Lane in accordance with the Nassau County Roadway and Drainage Standards. This request is being made

pursuant to Sec. 29-152 of the Nassau County Subdivision Regulations.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact (904) 548-4660 or the Florida Relay Service at (800) 955-8770(v) or (800) 955-8771 (TDD) at least seventy-two (72) hours in advance to request such accommodations.

V18-001 Amellio Davis Road, Staff Evidence

1. Staff Report – 10 pages
2. Memorandum to Taco Pope from Scott Herring dated 11-27-17, Exhibit A – 3 pages including:
 - a. Permitting requirements of the St. Johns River Water Management District Section 62-330.051 the Florida Administrative Code
3. Feasibility Report for Paving Davis Road dated January 16, 2018 prepared by Dow W. Peters of Peters Yaffee Transportation & Traffic Engineering, Exhibit B – 18 pages including:
 - a. Professional Engineer Certificate – 1 page
 - b. Table of Contents – 1 page
 - c. Feasibility Report for Paving Davis Road – 6 pages
 - d. Appendix A – Location Map – 2 pages
 - e. Appendix B – Nassau County LABINS Map – 2 pages
 - f. Appendix C – USGS Topo Map – 2 pages
 - g. Appendix D – Drainage Map – 2 pages
 - h. Appendix E – SJRWMD Permit Hawk's Landing/Cover letter – 1 page
4. Standard General Environmental Resource Permit Technical Staff Report, dated February 16, 2019, prepared by Asa Gillette – 5 pages
5. Site Drainage Evaluation, revision date of March 26, 2009 from Gillette & Associates, Inc., - 3 pages
6. Feasibility Report for Paving Davis Road Appendix F, Design Criteria Tables – 14 pages
7. Feasibility Report for Paving Davis Road, Appendix G – Proposed Typical Sections – 3 pages
8. Application for a Variance, received March 15, 2018 – 6 pages
9. Legal Description: Hawks Landing, SP07-003 or, 23 lots 63.10 acres located on David Road off Musslewhite Road, Callahan Area – 2 pages
10. Hawk's Landing Pre-Development Drainage Plan – 1 page
11. Site Geometry Plan – 1 page
12. Letter from Shari Graham to Scott Herring, dated 1-4-12 – 1 page
13. Geographic Information System (GIS) Map – 1 page
14. BOCC Agenda Item dated 4-18-12 under Growth Management – 1 page
15. BOCC Notes of Regular Session dated February 23, 2009 - 1 page
16. BOCC Agenda Item dated November 23, 2009, Department County Attorney – 1 page
17. Response to the criteria for granting a Variance , no date or signature – 2 pages
18. Letter from Cara Ackley Perron, St. Johns River Water Management District to Joseph Amellio, dated January 25, 2018 – 2 pages
19. BOCC Agenda Item dated April 18, 2012 Department Growth Management – 1 page
20. Plat Review Application and General Information, signed January 3, 2012 – 1 page
21. Duplicate of Letter from Shari Graham to Scott Herring, dated 1-4-12 – 1 page
22. Development Review – Plat Checklist; Name of Project: Willow Farms, last signed date of April 4, 2012 – 7 pages
23. Email from Anita Dobrosky to Brenda Linville, Connie Arthur and Peggy Snyder, dated November 3, 2011 – 1 page

24. Development Review Committee Meeting, dated November 8, 2011 Minutes – 9 pages including:
 - a. Preliminary Presentation – 2 pages
 - b. Development Review Committee Preliminary Discussion Sign In Sheet – 1 page
 - c. Pre-Application Conference Form for Development Review – 1 page
25. Email from Mollie Garrett to Mr. Amellio, dated October 28, 2009 – 1 page
26. Unexecuted Draft Agreement prepared by Nassau County Attorney's Office, no date or signature – 5 pages
27. Pre-Application Conference Form for Development Review, dated November 3, 2011 – 5 pages including:
 - a. GIS Map Willow Farms – 2 pages
 - b. Willow Farms Plat, no book or page or signature – 2 pages
28. Nassau County Development Review Committee, dated November 8, 2011 Agenda – 1 page
29. Nassau County Development Review Committee Status Report – 33 pages
30. Letter from Stephanie Kurtz to Joseph Amellio, dated March 19, 2018 – 3 pages
31. Memorandum dated November 27, 2017 from Scott Herring to Taco Pope – 1 page

Nassau County
Dept. of Planning and Economic
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BOARD MEMBERS
Nick Gillette
John C. VanDelinder
Kathleen Zetterower
Shep Brock
Clay Hartley
Orlando J. Avila

Nassau County
CONDITIONAL USE AND VARIANCE BOARD

Date of Hearing: April 26, 2018

Public Hearing Number: **V18-001**

A. General Information

Owner/Agent: William Murphy, Trustee/Owner;
Joseph Amellio, Agent

Request: Seeking relief from Sec. 29-32 of the Nassau County Code of Laws and Ordinances requiring Davis Road to be paved and constructed in accordance with the Nassau County Roadway and Drainage Standards from Musslewhite Road to approximately the eastern most boundary of Sandy Oaks Lane. The property is located in the Open Rural (OR) zoning district.

Applicable Regulations: Article 3, Section 3.05.B.2 of the Land Development Code and Sections 29-32 and 29-152 of Chapter 29 of the Nassau County Code of Laws and Ordinances.

B. Site Information

Lot Size: The portion of Davis Road under review is approximately 3,500lf in length.

Tax Parcel Number: No Parcel ID for the Davis Road ROW

Location: Davis Road

Directions: From the Intersection of US Highway 1 and SR 200/A1A, head north on US Highway 1. Turn east onto Musslewhite Road and continue east northeast. Davis Road is on the east side of Musslewhite Road prior to reaching Griffin Road.

C. Existing Land Uses

Subject Site: Existing Dirt Road

Surrounding: North: Single Family and Vacant
East: Timberland
South: Timberland
West: Timberland

D. Existing Zoning

Subject Site: Open Rural (OR)

Surrounding: North: Open Rural (OR)
South: Open Rural (OR)
East: Open Rural (OR)
West: Open Rural (OR)

E. FLUM Designation

Subject Site: Agricultural (AGR)

Surrounding: North: Agricultural (AGR)
South: Agricultural (AGR)
East: Agricultural (AGR)
West: Agricultural (AGR)

F. Summary of Finding

The requirement for Davis Road to be paved and constructed in accordance with the requirements set forth within the Nassau County Roadway and Drainage Standards, Ordinance 99-17, as part of a potential residential development project is defined in Section 29-32 of the Nassau County Code of Laws and Ordinances. The applicable section of code states;

All roads and driveways within the subdivision shall be paved and constructed in accordance with the requirements set forth herein and within the Nassau County Road and Drainage Standards, Ordinance 99-17. ... All subdivisions, including rural subdivisions, shall have direct paved access to the connection with a county maintained road or street dedicated to public use which has been accepted for maintenance by the county or Florida Department of Transportation. If the county maintained road or street is not paved the developer shall pave the county road or provide paved access from the subdivision, including rural subdivisions, to connect with a paved county road or street accepted by the county or the state. ... Said paving and driveway construction shall be in accordance with the requirements set forth herein and the Nassau County Road and Drainage Standards. [emphasis added]

Variations and exceptions from Section 29-32 of the Nassau County Code of Laws and Ordinances is governed by Section 29-152 of the Nassau County Code of Laws and Ordinances. The applicable section of code states;

- (a) *General. Whenever the tract to be subdivided or site to be developed is of such unusual size or shape or is surrounded by such development or unusual conditions that strict application of the requirements contained in these regulations would result in real difficulties, or substantial hardships or injustice, the conditional use and variance board, after review and recommendation by the development review committee, may vary or modify such requirements so that the subdivider or developer may develop the property in a reasonable manner, but so that, at the time, the public welfare and interest of the county and surrounding area are protected and the general intent and spirit of these regulations*

preserved. The conditional use and variance board may impose conditions for the development.

- (b) *Condition of waiver. An applicant seeking a variance will submit an application to the planning and economic opportunity office and include a written request stating the reasons and facts which support such a request and address the variance criteria. The application shall be on a form approved by the county manager. The application must be submitted at least thirty (30) days prior to a scheduled board meeting. The conditional use and variance board shall not approve a variance unless:*
 - (1) *The particular physical conditions, shape or topography of the property involved causes an undue hardship to the applicant if the strict letter of the ordinance is carried out. An undue hardship does not include a financial hardship.*
 - (2) *The conditions, upon which a request for waiver are based, are peculiar to the property for which the waiver is sought, are not generally applicable to other property and do not result from actions of the applicant.*
 - (3) *The variance is consistent with the criteria for granting a variance specified in section 3.05(B)(2)(a)—(g) of the zoning ordinance and the requirements of Nassau County Comprehensive Plan.*
- (c) *Administrative appeals. The planning and zoning board shall hear and decide appeals by the applicant where it is alleged there is an error in any order, requirement, decision or determination by an administrative official in the enforcement of this Nassau County Development Regulations Ordinance. Such appeal must be filed with the planning and zoning board within thirty (30) days of the date of the action which is the subject of the appeal. Administrative appeals shall not include variations and exceptions.*

An applicant has two distinct options for seeking relief from the provisions of Chapter 29 of the Nassau County Code of Laws and Ordinances pursuant to Sec. 29-152;

Option 1: An applicant may request a variance from the provisions of Chapter 29 of the Nassau County Code of Laws and Ordinances pursuant to Sections 29-152(a) and (b). Applications filed pursuant to Sec. 29-152 (a) and (b) are subject to the review criteria defined in Sec. 29-152(b)(1)-(3). Variance request are heard by the Conditional Use and Variance Board.

Option 2: An applicant may request an administrative appeal pursuant to Sec. 29-152(c) where it is alleged there is an error in a decision or determination made by an administrative official in the enforcement of Chapter 29 of the Nassau County Code of Laws and Ordinances. Administrative appeals are heard by the Planning and Zoning Board.

Pursuant to the submittal made to the Nassau County Department of Planning and Economic Opportunity on March 22, 2018 by William F. Murphy and his agent Joseph Amellio, the applicant has chosen to seek relief from Section 29-32 utilizing option 1 described above, via a request for a variance as defined in 29-152(a) and (b). As such, the Conditional Use and Variance Board is charged with determining if application V18-001 is consistent with the standards of review for the issuance of a variance as defined in Section 29-152 (b)(1)-(3) of the Nassau County Code of Laws and Ordinances. [Section 3.04(B)(2)(a)-(g) of the Nassau County Land Development Code by reference.]

After analyzing the relevant documentation provided by the Applicant and the feasibility report for paving Davis Road dated 1/16/18 prepared by third party engineering firm Peters & Yaffee, Inc., a Jacksonville based transportation and engineering firm, Nassau County Planning and Economic Opportunity Staff have concluded application V18-001, a request seeking relief from Sec. 29-32 of the

Nassau County Code of Laws and Ordinances which requires Davis Road to be paved and constructed from Musslewhite Road to the entrance of a potential residential subdivision contemplated for development by the Applicant in accordance with the Nassau County Roadway and Drainage Standards, fails to demonstrate consistency with the applicable standards of review for issuing a variance.

More specifically, Application V18-001 fails to demonstrate consistency with the standards of review defined in Section 29-152 (b)(1)-(3) of the Nassau County Code of Laws and Ordinances. As such, staff finds no justification or grounds on which the requested variance may be granted and recommends the Conditional Use and Variance Board deny application V18-001. The supporting analysis is provided in the body of this report and the attached exhibits.

G. Engineer's Report:

One of the key elements of the applicant's justification for the issuance of the variance is the opinion of Douglas Seaman that "it is not possible to pave Davis Road due to engineering...". In or around February of 2009 Douglas Seamen, then Director of Nassau County's Engineering Services Department rendered an opinion that it was not practical to pave Davis Road and that it was impossible to design a stormwater management system to SJRWMD standards within the ROW.

The applicant has basically resubmitted information on a project that was originally submitted in 2009/2010. There was no approved final plat in 2010 or any time after and, therefore, no approved project. This is a new project proposal since, again, there was never an approved project. As appropriate, the project was analyzed based on the rules as they exist at this time. Ultimately, on 11/27/17 Scott Herring, Nassau County Public Works Director at the time, issued a memorandum finding, "there does not seem to be any major obstacles to paving of Davis Road". Attached to this report as part of Exhibit A. Mr. Herring's analysis was based on the new filing.

Given opposing opinions of two former County Engineers, Nassau County believed the most equitable and prudent approach to resolve the question of whether Davis Road is physically capable of being paved is to have a third-party engineering firm inspect Davis Road and provide a feasibility report to pave the roadway. Accordingly, Nassau County commissioned Peters & Yaffee (P&Y), a transportation and engineering firm based in Jacksonville, FL, to perform the study. P&Y was directed to analyze the roadway and provide Amellio, Murphy and Nassau County the findings directly.

The scope of work was finalized on 1/8/18 and the sealed feasibility report was delivered to the three referenced parties via email on 1/16/18. The report is attached to these comments as Exhibit B. Below is the conclusion of the Feasibility Report for Paving Davis Road as prepared by P&Y:

Our research indicates that it is feasible for Davis Road to be paved. The paving of Davis Road will promote the health, safety and quality of life for the traveling public. Davis Road can be paved based on the following reasons:

- 1. The proposed conditions for Typical Section 1 and 2 can be accommodated in the existing right of way.*
- 2. All of the minimum design criteria meets standards outlined in the Nassau County Roadway and Drainage Standards (Ordinance NO. 99-17 as amended in the Land Development Code and Chapter 29 – Subdivision and Development Review), Florida Greenbook and the MUTCD.*
- 3. Existing utility conflicts are minimal with the exception of the relocation of FPL power poles.*

4. Stormwater treatment and conveyance can be accommodated with road side swales. Additional treatment volume may be available in Pond 1 at the Hawk's Landing Development.
5. Wetland impacts can be minimized and potentially eliminated.
6. Asphalt pavement will offer a more stable roadway surface free of loose material and "washout" areas. In addition, visibility will be increased with the reduction of dust and debris. Also, signing and pavement markings can be added to the paving of Davis Road which will provide motorists an increase in safety during daytime and nighttime conditions.

The findings of P&Y indicate that Davis Road is capable of being paved. The applicant has the option to move forward with the potential residential development project in accordance with current regulations which require Davis Road to be paved.

H. Standards of Review/Analysis

Sec. 29-152(b)(1)-(3) Subdivision Regulations:

- (1) *The particular physical conditions, shape or topography of the property involved causes an undue hardship to the applicant if the strict letter of the ordinance is carried out. An undue hardship does not include a financial hardship.*

The Applicant has cited as a primary justification for the issuance of the variance is that in or around February of 2009 the former County Engineering Services Director, Douglas Seamen, opined that it was not practical to pave Davis Road. Douglas Seamen did not provide any data and analysis in a signed and sealed Engineer's Report to support his opinion. Pursuant to the January 16, 2018 Feasibility Report for Paving Davis Road prepared by Peters & Yaffee Inc., a Jacksonville based transportation and engineering firm, Davis Road is in fact capable of being paved and if paved would have a positive impact. The referenced Engineer's Report is attached as Exhibit B to this report.

As cited above, the applicant could proceed with the potential residential development by paving Davis Road. It was expressed to the Applicant that the potential residential development could proceed if Davis Road was paved in accordance with rules governing land development in Nassau County, FL. The option to pave Davis Road and move forward with the project was not accepted by the Applicant.

Given the applicant's lack of desire to move forward with the project by paving Davis Road even after receiving the Engineer's Report prepared by Peters & Yaffee coupled with language contained in application V18-001 as submitted to Nassau County, it appears that the financial implications of paving Davis Road is the driving reason the variance is being requested. Below are two excerpts from application V18-001,

"... an undue hardship would also be placed on the developer because he would be forced to attempt to acquire existing residential properties from unwilling sellers for storm water drainage and at costs that would prohibit the development to start with, especially at today's real estate values. If the variance and continued paving waiver approval is not recertified the land would become almost worthless to the owner and prohibit development and therefore place undue hardship upon him. ..."

"In essence do to financial constraints the developer would again endure the property would for all intents and purposes be condemned and forced to sell the property at a huge loss."

Based on the information available at this time, the applicant has failed to demonstrate consistency with the review criterion defined in Sec. 29-152(b)(1) of the Nassau County Subdivision Regulations. More specifically, staff finds there is

no particular physical conditions, shape or topography associated with the property that causes an undue hardship to the applicant if the strict letter of the ordinance is carried out.

- (2) *The conditions, upon which a request for waiver are based, are peculiar to the property for which the waiver is sought, are not generally applicable to other property and do not result from actions of the applicant.*

The alleged need for a variance from Sec. 29-32 of the Nassau County Code of Laws and Ordinances is predicated on the Applicant's sole decision to develop land in a rural area of Nassau County that is not served by a paved roadway. Nassau County contains 176 miles of County maintained dirt roads. Development in the rural areas of the County is becoming more prevalent and demand is expected to increase as job centers continue to move into northern and western Duval County, southwest Nassau County and along the I-95 corridor in eastern Nassau County. Furthermore, as cited in the 1/16/18 Peters & Yaffee, Inc. report titled, Feasibility Report to Pave Davis Road, Davis Road is capable of being paved and would improve existing conditions.

The regulations governing land development in Nassau County are applied uniformly and equitably. No evidence has been provided that would justify a variation from the adopted rules of Nassau County in the context of this review criterion. Based on the information available at this time, the applicant has failed to demonstrate consistency with the review criterion defined in Sec. 29-152(b)(2) of the Nassau County Code of Laws and Ordinances. More specifically, the conditions upon which this request for waiver is based are not peculiar to Davis Road or the parcel of land being contemplated for a residential development by the applicant. The conditions related to this application are generally applicable to other properties in Nassau County. The alleged need for the variance is solely due to the applicant's desire to develop land in a rural area of Nassau County.

- (3) *The variance is consistent with the criteria for granting a variance specified in section 3.04(B)(2)(a)—(g) of the zoning ordinance and the requirements of Nassau County Comprehensive Plan.*

Sec. 3.04(B)(2)(a)—(g) of the zoning ordinance (Land Development Code) addressed below:

- 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.*

Based on the submitted documentation packet, the Applicant is relying upon the opinion of an engineer previously employed with Nassau County (Douglas Seaman 11/6/06 – 3/6/09) that it is not possible to pave Davis Road. However, there is no signed and sealed Engineer's Report to substantiate this opinion. To the contrary, as cited above in this report, the opinion of Seaman has been proven unsubstantiated as detailed in the 1/16/18 Peters & Yaffee, Inc. report titled, Feasibility Report to Pave Davis Road. Davis Road is capable of being paved and would improve existing conditions.

In addition to the above, there is nothing unique or peculiar about this tract of land or the circumstances and conditions surrounding the parcel. The alleged need for the variance is predicated on the Applicant's sole decision to develop land in a rural area of Nassau County that is not served by a paved roadway. Nassau County contains 176 miles of County maintained dirt roads. Development in the rural areas of the County is becoming more prevalent and demand is expected to increase as job centers continue to move into northern and western Duval County, southwest Nassau County and along the I-95 corridor in eastern Nassau County. The regulations

governing land development in Nassau County are applied uniformly and equitably. No evidence has been provided that would justify a variation from the adopted rules of Nassau County in the context of this review criterion.

The Applicant has failed to demonstrate consistency with the review criterion defined in Sec. 3.04(B)(2)(a) of the Nassau County Land Development Code and thus failed to demonstrate consistency with the review criterion defined in Sec. 29-152(b)(3) of the Nassau County Code of Laws and Ordinances.

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

The Applicant has failed to provide evidence there exists a unique condition or circumstance related to this parcel of land that is not applicable to other lands in the same zoning district. Furthermore, the applicant is seeking to develop land in a rural area of Nassau County. The potential development of a sixty-three (63) acre property as a residential subdivision consisting of 23 individual Lots is solely the result of actions/decisions taken by the applicant. The alleged need for the variance is the direct result of the applicant's desire to develop a parcel of land in a rural area that is not served by a paved roadway and, as such, is subject to the applicable development regulations requiring the pavement of Davis Road.

The rules governing land development in Nassau County are administered uniformly. The rules requiring the paving of Davis Road existed when Mr. Amellio purchased the property in 2005 and when Mr. Murphy as Trustee of the Nassau Dev Trust purchased 50% interest in 2010. The same rules exist today. The standards of review for the issuance of a variance to provide relief from the paving requirement are applicable to all proposals.

As cited above, the applicant may proceed with the potential residential development project provided that Davis Road is paved in accordance with current regulations. This has been expressed to the applicant on numerous occasion. However, the applicant is not accepting of this direction and has chosen to pursue a variance.

The Applicant has failed to demonstrate consistency with the review criterion defined in Sec. 3.04(B)(2)(b) of the Nassau County Land Development Code and thus failed to demonstrate consistency with the review criterion defined in Sec. 29-152(b)(3) of the Nassau County Code of Laws and Ordinances.

- 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 issuance of the prosed variance will grant the applicant special privileges denied others in the same district. The rules governing the development of land are uniformly applied. Other land owner's desiring to develop land that does not have direct access to paved road will undergo the same scrutiny and be required to provide paved access. Waiving the requirement to pave Davis Road will give the Applicant a competitive advantage and privileges denied others in the same district.

The Applicant has failed to demonstrate consistency with the review criterion defined in Sec. 3.04(B)(2)(c) of the Nassau County Land Development Code and thus failed to demonstrate consistency with the review criterion defined in Sec. 29-152(b)(3) of the Nassau County Code of Laws and Ordinances.

- 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 rules governing land development in Nassau County are administered uniformly. The rules requiring the paving of Davis Road existed when Mr. Amellio purchased the property in 2005 and when Mr. Murphy as Trustee of the Nassau Dev Trust purchased 50% interest in 2010. The same rules exist today. The standards of review for the issuance of a variance to provide relief from the paving requirement are applicable to all proposals. As defined, in Sec. 29-152(b)(1)-(3) of the Nassau County Code of Laws and Ordinances, "*An undue hardship does not include a financial hardship*". As stated above, the potential residential development to be served by Davis Road can continue forward provided that Davis Road is paved as part of the project in conformance with current standards.

As cited above, the County contains 176 miles of County maintained dirt roads. The literal interpretation of the applicable regulations requiring the paving of Davis Road will not deprive the applicant of rights enjoyed by other properties. The regulations governing the development of land in Nassau County as they exist today are applied equitably and uniformly.

The Applicant has failed to demonstrate consistency with the review criterion defined in Sec. 3.04(B)(2)(d) of the Nassau County Land Development Code and thus failed to demonstrate consistency with the review criterion defined in Sec. 29-152(b)(3) of the Nassau County Code of Laws and Ordinances.

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

The property is located in the Open Rural (OR) zoning district and has a Future Land Use Map designation of Agriculture (AGR). The property can be used for a number of uses permissible in the Open Rural (OR) zoning district including but not limited to active agriculture. The property was purchased as Open Rural lands accessed by a County maintained dirt road and nothing has changed since that time.

The Applicant has failed to demonstrate consistency with the review criterion defined in Sec. 3.04(B)(2)(e) of the Nassau County Land Development Code and thus failed to demonstrate consistency with the review criterion defined in Sec. 29-152(b)(3) of the Nassau County Code of Laws and Ordinances.

- 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 definition of a variance as found in Article 32 of the Nassau County Land Development Code is as follows,

According to the Land Development Code, a Variance is:

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. A variance shall be authorized only for height, lot area, size of structure or yards, and open spaces. Establishment or expansion of a use otherwise prohibited shall not be allowed by the variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or in adjoining district. All variances must be approved by the board of adjustment.

Nothing provided by the applicant has indicated the variance request meets the intent of the variance tool. As cited in the 1/16/18 Peters & Yaffee, Inc. report titled, *Feasibility Report to Pave Davis Road*, Davis Road is capable of being paved and would improve existing conditions. The

applicant has the ability to move forward with the potential residential development project served by Davis Road subject to paving Davis Road in conformance with current regulations.

The Applicant has failed to demonstrate consistency with the review criterion defined in Sec. 3.04(B)(2)(f) of the Nassau County Land Development Code and thus failed to demonstrate consistency with the review criterion defined in Sec. 29-152(b)(3) of the Nassau County Code of Laws and Ordinances.

- g) *The granting of the variance will not exceed the density or intensity of land use as designated on the Future Land Use Map 2030 or the underlying land use.*

The granting of the requested variance will not cause the lands/project to exceed the density or intensity of land use designated on the Future Land Use Map 2030.

I. Staff Findings

The Applicant has failed to demonstrate consistency with the established standards for review for the issuance of a variance as defined in Section 29-152 (b)(1)-(3) of the Nassau County Code of Laws and Ordinances. Specifically, application V18-001 fails to demonstrate consistency with the following:

1. Sec. 29-152(b)(1) of the Nassau County Subdivision Regulations:

The applicant failed to demonstrate the particular physical conditions, shape or topography of the property involved causes an undue hardship to the applicant if the strict letter of the ordinance is carried out. Furthermore, based on the available data, it appears the primary driver for the variance is related to the financial implications of paving Davis Road. As stated in Sec. 29-152(b)(1) of the Nassau County Code of Laws and Ordinances, an undue hardship does not include a financial hardship. See the body of this report for supporting information.

2. Sec. 29-152(b)(2) of the Nassau County Subdivision Regulations:

The applicant failed to demonstrate that the conditions upon which a request for waiver are based are peculiar to the property for which the waiver is sought, are not generally applicable to other property, and do not result from actions of the applicant. See the body of this report for supporting information.

3. Sec. 29-152(b)(3) of the Nassau County Subdivision Regulations:

The applicant has failed to demonstrate that the variance is consistent with the criteria for granting a variance specified in section 3.04(B)(2)(a)—(g) of the zoning ordinance. More specifically:

- i. 3.04(B)(2)(a) – The applicant failed demonstrate 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. See the body of this report for supporting information.
- ii. 3.04(B)(2)(b) - The applicant failed to demonstrate that special conditions and circumstances do not result from actions of the applicant. See the body of this report for supporting information.

- iii. 3.04(B)(2)(c) – The granting of the requested variance will confer on the applicant special privileges that are denied by this ordinance to other lands, buildings, or structures in the same zoning district. See the body of this report for supporting information.
- iv. 3.04(B)(2)(d) – The applicant has failed to demonstrate that the 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. See the body of this report for supporting information.
- v. 3.04(B)(2)(e) The applicant has failed to demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure. See the body of this report for supporting information.

J. Staff Recommendation

Based upon the findings and supporting information cited in this report, staff finds no justification or grounds on which the requested variance may be issued as the applicant has failed to demonstrate consistency with standards of review for the issuance of a variance as defined in Section 29-152 (b)(1)-(3) of the Nassau County Code of Laws and Ordinances. Staff recommends the Conditional Use and Variance Board deny variance application V18-001.

Exhibit A



Nassau County Public Works
96161 Nassau Place
Yulee, FL 32097

J. Scott Herring, P.E.
Public Works Director

MEMORANDUM

Date : November 27, 2017
To : Taco Pope
Planning and Economic Opportunity Director
From : J. Scott Herring, P.E. *JS*
Director of Public Works
Subject : Davis Road Paving

As requested, the Engineering Department has reviewed Davis Road as to potential paving. After a preliminary review, there does not seem to be any major obstacles to paving of Davis Road. The Right of Way will need to be verified, and if necessary a maintenance map will need to be filed for any missing right of way. Any objects in the right of way may need to be relocated. If this road does narrow as Davis Road approaches Musselwhite Road, this should not be a major impediment. The road can be narrowed and there are not any sight distance issues at the location that would cause concerns due to the narrowness of the roadway due to the low volume of traffic using Davis Road.

As to permitting requirements, the paving of Davis Road would be exempt from permitting requirements of the St. Johns River Water Management District as per Section 62-330.051 of the Florida Administrative Code (copy attached).

Should you have any further questions please contact the Nassau County Engineering Department.

cc: Becky Bray, Road and Bridge Director
Josephine Craver, Engineer II
Mike Mullin, County Attorney
Shanea Jones, County Manager

YULEE
(904) 530-6225

FAX
(904) 491-3611

62-330.051 Exempt Activities.

The activities meeting the limitations and restrictions below are exempt from permitting. However, if located in, on, or over state-owned submerged lands, they are subject to a separate authorization under Chapters 253 and 258, F.S., and Chapters 18-18, 18-20, and 18-21, F.A.C., as applicable.

(1) Activities conducted in conformance with the District-specific exemptions in section 1.3 of Volume II applicable to the location of the activity.

(2) Activities conducted in conformance with the exemptions in Section 373.406, 373.4145(3), or 403.813(1), F.S.

(3) Aquatic Plant and Organic Detrital Control and Removal –

(a) Disking and tilling of exposed lake bottoms in accordance with a permit issued by the Florida Fish and Wildlife Conservation Commission or an exemption under Chapter 369, F.S.

(b) Organic detrital material removal in accordance with Section 403.813(1)(r) or (u), F.S.

(c) Aquatic plant control where the activity qualifies for an exemption authorized under Section 369.20, F.S., or in a permit from the Florida Fish and Wildlife Conservation Commission under Section 369.20 or 369.22, F.S.; and the harvested plant material is not disposed of in wetlands or other surface waters, or in a manner that adversely affects water quality or flood control.

(4) Bridges, Driveways, and Roadways –

(a) The replacement and repair of existing open-trestle foot bridges and vehicular bridges in accordance with Section 403.813(1)(l), F.S.

(b) Construction, alteration, or maintenance, and operation, of culverted driveway or roadway crossings and bridges of wholly artificial, non-navigable drainage conveyances, provided:

1. The construction project area does not exceed one acre and is for a discrete project that is not part of a larger plan of development that requires permitting under this chapter. However, these limitations shall not preclude use of this exemption to provide access to activities that qualify for the general permit in Section 403.814(12), F.S.,

2. The culvert or bridge shall be sized and installed to pass normal high water stages without causing adverse impacts to upstream or downstream property,

3. Culverts shall not be larger than one, 24-inch diameter pipe, or its hydraulic equivalent, and must not reduce the upstream hydraulic discharge capacity.

4. The crossing shall not:

a. Be longer than 30 feet from top-of-bank to top-of-bank;

b. Have a top width of more than 20 feet or a toe-to-toe width of more than 40 feet; and,

c. Have side slopes steeper than 3 feet horizontal to 1 foot vertical;

5. There are no more than two crossings on any total land area, with a minimum distance of 500 feet between crossings,

6. If dewatering is performed, all temporary work and discharges must not cause flooding or impoundment, downstream siltation, erosion, or turbid discharges that violate state water quality standards,

7. Any temporary work shall be completely removed and all upstream and downstream areas that were disturbed shall be restored to pre-work grades, elevations and conditions; and,

8. All work shall comply with subsection 62-330.050(9), F.A.C.

(c) Minor roadway safety construction, alteration, or maintenance, and operation, provided:

1. There is no work in wetlands other than those in drainage ditches constructed in uplands,

2. There is no alteration to a project previously permitted under Part IV of Chapter 373, F.S.; and,

3. All work is conducted in compliance with subsection 62-330.050(9), F.A.C.; and,

4. The work is limited to:

a. Sidewalks having a width of six feet or less;

b. Turn lanes less than 0.25 mile in length, and other safety-related intersection improvements; and,

c. Road widening and shoulder paving that does not create additional traffic lanes and is necessary to meet current, generally accepted roadway design and safety standards.

(d) Resurfacing of existing paved roads, and grading of existing unpaved roads, provided.

1. Travel lanes are not paved that are not already paved,

2. No substantive changes occur to existing road surface elevations, grades, or profiles; and,

3. All work is conducted in compliance with subsection 62-330.050(9), F.A.C.

(e) Repair, stabilization, or paving of existing unpaved roads, and the repair or replacement of vehicular bridges that are part of the unpaved road, where:

1. They were in existence on or before January 1, 2002, and have:

a. Been publicly-used and under county or municipal ownership and maintenance thereafter, including when they have been presumed to be dedicated in accordance with Section 95.361, F.S.;

b. Subsequently become county or municipally-owned and maintained; or

c. Subsequently become perpetually maintained by the county or municipality through such means as being accepted by the county or municipality as part of a Municipal Service Taxing Unit or Municipal Service Benefit Unit; and,

2. The work does not realign the road or expand the number of traffic lanes of the existing road, but may include safety shoulders, clearing vegetation, and other work reasonably necessary to repair, stabilize, pave, or repave the road, provided that the work is constructed using generally accepted roadway design standards,

3. Existing bridges are not widened more than is reasonably necessary to properly connect the bridge with the road to match the width of the roadway travel lanes and safely accommodate the traffic expected,

4. No debris from the original bridge shall be allowed to remain in wetlands or other surface waters,

5. Roadside swales or other effective means of stormwater treatment are incorporated as part of the work,

6. No more dredging or filling of wetlands or water of the state is performed than is reasonably necessary to perform the work in accordance with generally accepted roadway design standards; and,

7. Notice of intent to use this exemption is provided to the Agency 30 days before performing any work,

8. All work is conducted in compliance with subsection 62-330.050(9), F.A.C.

(5) Dock, Pier, Boat Ramp and Other Boating-related Work --

(a) Installation or repair of pilings and dolphins associated with private docking facilities or piers that are exempt under Section 403.813(1)(b), F.S.;

(b) Installation of private docks, piers, and recreational docking facilities, and installation of local governmental piers and recreational docking facilities, in accordance with Section 403.813(1)(b), F.S. This includes associated structures such as boat shelters, boat lifts, and roofs, provided:

1. The cumulative square footage of all structures located over wetlands and other surface waters does not exceed the limitations in Section 403.813(1)(b), F.S.,

2. No structure is enclosed on more than three sides with walls and doors,

3. Structures are not used for residential habitation or commercial purposes, or storage of materials other than those associated with water dependent recreational use; and,

4. Any dock and associated structure shall be the sole dock as measured along the shoreline for a minimum distance of 65 feet, unless the parcel of land or individual lot as platted is less than 65 feet in length along the shoreline, in which case there may be one exempt dock allowed per parcel or lot.

(c) Construction of private docks of 1,000 square feet or less of over-water surface area in artificial waters and residential canal systems in accordance with Section 403.813(1)(i), F.S.

(d) Replacement or repair of existing docks and piers, including mooring piles, in accordance with Section 403.813(1)(d), F.S., provided the existing structure is still functional or has been rendered non-functional within the last year by a discrete event, such as a storm, flood, accident, or fire.

(e) The construction and maintenance to design specifications of boat ramps in accordance with Section 403.813(1)(c), F.S., where navigational access to the proposed ramp currently exists:

1. In artificial waters and residential canal systems, or

2. In any wetland or other surface waters when the ramps are open to the public; and,

3. The installation of docks associated with and adjoining boat ramps constructed as part of the above ramps is limited to an area of 500 square feet or less over wetlands and other surface waters.

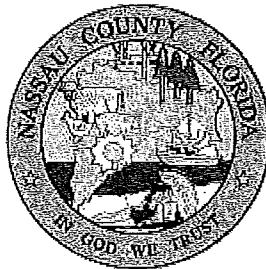
(f) The construction, installation, operation, or maintenance of floating vessel platforms or floating boat lifts in accordance with Section 403.813(1)(s), F.S.

(g) The removal of derelict vessels, as defined in Section 823.11(1), F.S., by federal, state, and local agencies, provided:

1. The derelict vessel case has been completed as specified in Section 705.103, F.S., and has been entered into the Statewide Derelict Vessel Database maintained by the Florida Fish and Wildlife Conservation Commission,

Exhibit B

**Feasibility Report for Paving
Davis Road
Nassau County, Florida**



**Nassau County
Board of County Commissioners
Nassau County, Florida**

January 16, 2018

Prepared By: Dow W. Peters III, PE

peters yaffee
TRANSPORTATION & TRAFFIC ENGINEERING

9822 Tapestry Park Circle, Suite 205, Jacksonville, Florida 32246

PROFESSIONAL ENGINEER CERTIFICATE

I, Dow W. Peters III, PE #65565, certify that I currently hold an active license in the State of Florida and am competent through education or experience to provide engineering services in the civil discipline contained in this plan, print, specification or report.

PROJECT: Feasibility Report for Paving Davis Road

LOCATION: Nassau County, Florida

CLIENT: Nassau County

I further certify that this plan, print, specification or report was prepared by me or under my responsible charge as defined in Chapter 61G15-18.001 F.A.C. Moreover, if offered by a corporation, partnership or through a fictitious name, I certify that the company offering engineering services, Peters and Yaffee, Inc., 9822 Tapestry Park Circle, Suite 205, Jacksonville, Florida 32246, holds an active certificate of authorization # 28258 to provide the engineering service.

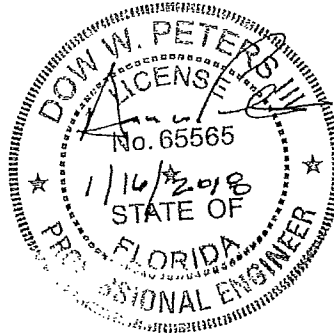


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- Appendix F – Design Criteria Tables
- Appendix G – Proposed Typical Sections

**Feasibility Report for Paving
Davis Road
Nassau County, Florida**

1. PROJECT DESCRIPTION

1A. Roadway Corridor

The intent of this report is to render an opinion on the feasibility of paving Davis Road located in Nassau County, Florida. Davis Road is an existing two-lane rural dirt roadway northeast of Callahan, Florida that is aligned in an east-west direction. The project limits are from east of Musslewhite Road along Davis Road for approximately 0.63 miles. The existing roadway sections do not contain a uniform cross slope, but generally drain toward the outside edge of travel way into irregular shaped roadside swales. County maintenance crews routinely regrade and stabilize the roadway surface to provide a drivable surface. (See Appendix A - Location Map)

1B. Right of Way

The existing right of way for the majority of the roadway is 60 feet wide. Near Musslewhite Road the right of way is limited to approximately 32 feet wide. This narrower right of way is at the frontage of the second property along the north side of the roadway which starts approximately 250 feet east of Musslewhite Road and continues for approximately 378 feet. (See Appendix B – Nassau County LABINS Map)

1C. Drainage

The existing terrain along Davis Road is fairly flat, consisting primarily of grassed lots and agricultural land surfaces with the exception of rooftops and some asphalt driveways. There is a low point near the middle of the roadway segment and a couple of high points east and west of the low point. Wetland areas exist adjacent to the low point. Roadside swales exist on both sides of Davis Road for the majority of the project length. Along the segment of Davis Road with limited right of way, a swale only exists on the south side of the road. The road appears to be sloping entirely from north to south at this location. (See Appendix C – USGS Topo Map)

While a portion of the stormwater runoff from Davis Road appears to be conveyed to the ditch system along Musslewhite Road, the majority of runoff is collected in the swales that parallel Davis Road and eventually percolates into the ground. At the low point, a double pipe cross drain collects runoff from the swales and wetland area along the south side of Davis Road and discharges to the north side of the road with eventual discharge to the north. A single-barrel cross drain exists at the east end of the limited right of way segment. This cross

drain conveys stormwater runoff from the north swale to the south swale with eventual discharge to the Musslewhite Road ditch system. Approximately 1000' east of the limited right of way segment, another single-barrel cross drain serves as an equalizer between the swales along both sides of Davis Road.

During a storm event, rutting occurs on the road surface and the shoulders "washout" into the adjacent swales. These "washout" occurrences cause the swales to fill with soil material which decreases the capacity of the swales and can cause Davis Road to flood. (See Appendix D – Drainage Map)

1D.Environmental

Based on a review of the plans for the Hawk's Landing Subdivision that were prepared and submitted to the St. Johns River Water Management District (SJRWMD), there is an existing wetland area west of the planned subdivision that extends north toward the southern right of way line of Davis Road. Further investigation of the corridor is recommended to determine whether this wetland area reaches inside the right of way. Aside from this wetland area, all other areas within the roadway corridor are considered uplands. (See Appendix E – SJRWMD Permit Hawk's Landing)

1E.Utilities

Based on our field investigation of the roadway corridor, there are overhead power lines owned by Florida Power & Light Company (FPL) that are mounted on poles along the north side of Davis Road. There is also an underground communication cable line. There are no visible water or sanitary sewer lines along the roadway corridor. The existing homeowners obtain their domestic water from individual well systems and utilize individual septic systems for their sewer.

1F.Operational and Safety Impacts

Currently, Davis Road serves a total of 13 residences. The existing roadway terminates approximately half a mile west of the proposed Hawk's Landing subdivision and intersects with Sandy Oaks Lane which serves three residences. The amount of traffic is estimated to be no more than 150 vehicles per day. According to Signal Four Analytics data, there were no crashes reported on Davis Road in the last five years.

2. DESIGN CRITERIA

The design criteria used to evaluate the conditions for paving Davis Road are based on the minimums set forth in the following rules and regulations:

1. Nassau County Roadway and Drainage Standards (Ordinance NO. 99-17 as amended in the Land Development Code and Chapter 29 – Subdivision and Development Review)
2. The Manual on Uniform Traffic Control Devices (MUTCD)
3. Manual on Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, commonly known as the "Florida Greenbook"
4. St. Johns River Management District (SJRWMD) Drainage and Permitting requirements

These design elements are summarized in Appendix F – Design Criteria Tables

3. PROPOSED CONDITIONS

Based on the criteria used to investigate the paving of Davis Road, additional right of way will not be needed in order to implement these improvements. Due to the right of way constraints, two typical sections are proposed to accommodate the paving design within the existing right of way. These proposed improvements meet both Nassau County as well as the Florida Greenbook requirements. The improvements do not adversely impact the traffic operations, vehicle capacity or safety for Davis Road.

3A. Typical Section 1

Typical Section 1 will provide two 10' lanes with 1.5' curb and gutter on both sides of the roadway within approximately 32' of existing right of way. This typical section will also provide a clear zone width of 4' with a design speed of 35 mph. The pavement design will include a 12" stabilized subgrade, 6" limerock base and 1.25" of SP-9.5 Asphaltic Concrete which is consistent with the County Standards for paving local roadways. Typical Section 1 will begin at Musslewhite Road and extend for approximately 650' (0.123 miles). (See Appendix F – Proposed Typical Sections)

3B. Typical Section 2

Typical Section 2 will provide two 11' lanes with 4' grass shoulders and roadside swales within the 60' right of way. This typical section will also provide a clear zone width of 6'. The proposed roadside swales will be constructed with 1:4 front and back slopes. A design speed of 35 mph will apply. The pavement design will include a 12" stabilized subgrade, 6" limerock base and 1.25" of SP- 9.5 Asphaltic Concrete which is consistent with the County Standards for paving local roadways. Typical Section 2 will begin after Typical Section 1 and extend for approximately 2,677' (0.51 miles). (See Appendix F – Proposed Typical Sections)

Typical Sections 1 and 2 have been used on recent roadway improvement projects in Nassau County which include Miner Road and Radio Avenue. These roadway projects shared similar right of way constraints and were accepted and permitted.

3C. Horizontal and Vertical Alignment Design

In order to transition between Typical Section 1 and 2, a proposed horizontal alignment shift or deflection will be necessary. This alignment will occur within the existing right of way. The proposed alignments will be centered in corresponding right of way of each of the typical sections.

It is anticipated that the new paved roadway will be a minimum of 6" higher than the existing dirt road. This elevation increase is necessary to facilitate the construction of adequate conveyance swales, treatment swales, or a combination thereof. This proposed increase of elevation will also meet base clearance requirements related to the seasonal high ground water elevation.

3D. Drainage Design

Paving Davis Road will improve the overall drainage conditions along the corridor. It will eliminate "washout" concerns which will mitigate flooding and improve safety for the motorists. These drainage improvements will also eliminate ongoing issues with standing water, surface rutting and soft/failing shoulders.

Drainage treatment requirements can be achieved either through the construction of roadside retention swales or a retention pond. Right of way acquisition for a proposed retention pond will be challenging and costly. Another challenge will be providing positive drainage to a proposed pond due to the flat terrain in the area. Therefore, retention swales are likely the best option. If the existing groundwater is high, the profile of the roadway will likely need to be elevated in order to provide treatment capacity within the proposed swales. It should be noted that in the Drainage Report/Evaluation completed for the Hawk's Landing Development, Pond 1 was designed for additional treatment capacity to accommodate approximately 2,000' of the 60-foot right of way segment of Davis

Road. With this in mind, the proposed swales could be designed to treat an amount that equals the difference between the SJRWMD requirement and the additional treatment capacity of Pond 1. The existing cross drains and side drains will also need to be replaced due to existing condition of the pipes or to provide adequate cover for stormwater pipes. End treatments on cross drains and side drains will need to be evaluated to meet clear zone and additional safety requirements.

3E. Environmental Design

This project must comply with all applicable federal, state, and local government regulations regarding surface waters. The proposed design should minimize impacts to wetlands as much as possible. From our field review, wetland impacts along Davis Road are not anticipated to be caused by the proposed improvements of the roadway. Further detailed investigation will be necessary. One method of minimizing impacts to wetlands is to eliminate treatment swales within these areas. Although this results in the loss of treatment volume, this approach has been favored by SJRWMD on previous projects in Nassau County.

As part of the SJRWMD rules, paving a dirt road could be exempt from permitting as long as:

1. The road was in existence on or before January 1, 2002.
2. The work does not realign the road or expand the number of traffic lanes of the existing road.
3. Roadside swales or other effective means of stormwater treatment are incorporated as part of the work.

Based on the proposed base clearance requirements, the profile grade will most likely be more than 6" higher than the existing grade. Recently, on the paving of Crawford Road, another dirt road in Nassau County, SJRWMD did not grant a permit exemption because the proposed grade had to be constructed more than 6" higher than the existing grade. Due to the similarities to the proposed conditions for Davis Road, it is likely that a permit will be required for the paving improvements of Davis Road.

In addition, our past experience with using treatment swales revealed there is a possibility that the retention swales may not provide enough storage to account for the total required treatment volume. In such cases, SJRWMD requested a demonstration that the proposed swale retention system met the Total Maximum Daily Load (TDML) pre-development versus post-development criteria for removal of pollutants, which resulted in permit approval.

3F. Utility Design

Our field investigation revealed that some of the FPL power poles will have to be relocated outside of the clear zone of the proposed roadway. The disposition of the existing underground communication cable line is unknown at this time. Further investigation and coordination with the Utility Owner will be needed to determine the exact location and type of existing communication cable.

3G. Operational and Safety Impacts

The proposed subdivisions of Hawk's Landing and Willow Farms will add 27 residences to the neighborhood, which brings the total number of residences served by Davis Road to 40. The amount of traffic that could be generated from 40 residences is estimated to be approximately 450 vehicles per day. The AM and PM peak traffic will be approximately 50 vehicles per hour. Driving on Davis Road at night can be challenging due to lack of light and pavement markings. Paving Davis Road will provide retro-reflective pavement markings which will improve the safety of the motorists.

4. CONCLUSIONS

Our research indicates that it is feasible for Davis Road to be paved. The paving of Davis Road will promote the health, safety and quality of life for the traveling public. Davis Road can be paved based on the following reasons:

1. The proposed conditions for Typical Section 1 and 2 can be accommodated in the existing right of way.
2. All of the minimum design criteria meets standards outlined in the Nassau County Roadway and Drainage Standards (Ordinance NO. 99-17 as amended in the Land Development Code and Chapter 29 – Subdivision and Development Review), Florida Greenbook and the MUTCD.
3. Existing utility conflicts are minimal with the exception of the relocation of FPL power poles.
4. Stormwater treatment and conveyance can be accommodated with road side swales. Additional treatment volume may be available in Pond 1 at the Hawk's Landing Development.
5. Wetland impacts can be minimized and potentially eliminated.
6. Asphalt pavement will offer a more stable roadway surface free of loose material and "washout" areas. In addition, visibility will be increased with the reduction of dust and debris. Also, signing and pavement markings can be added to the paving of Davis Road which will provide motorists an increase in safety during daytime and nighttime conditions.

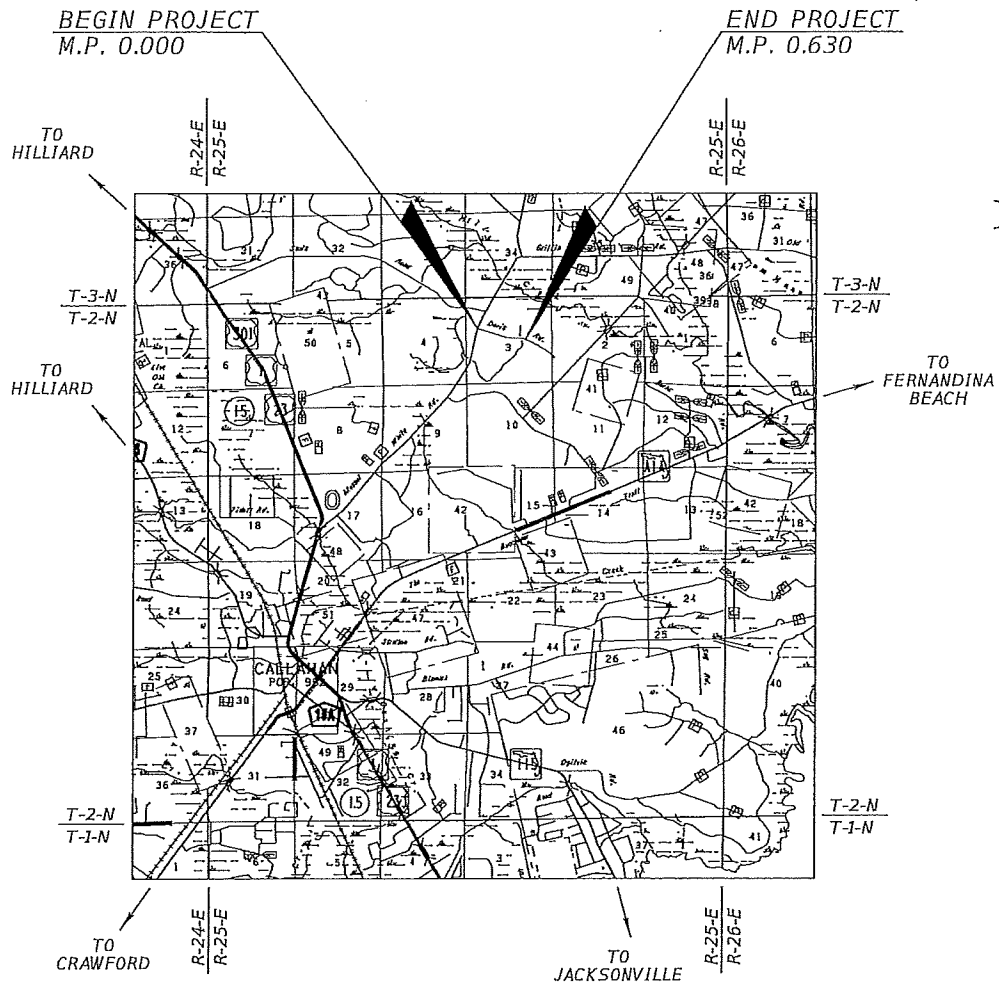


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Feasibility Report for Paving
Davis Road

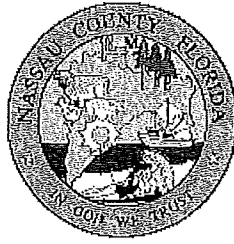
Appendix A – Location Map

PROJECT LOCATION MAP
 NASSAU COUNTY
 DAVIS ROAD
 FROM MUSSLEWHITE ROAD TO
 0.630 MILES EAST OF MUSSLEWHITE ROAD



LOCATION MAP

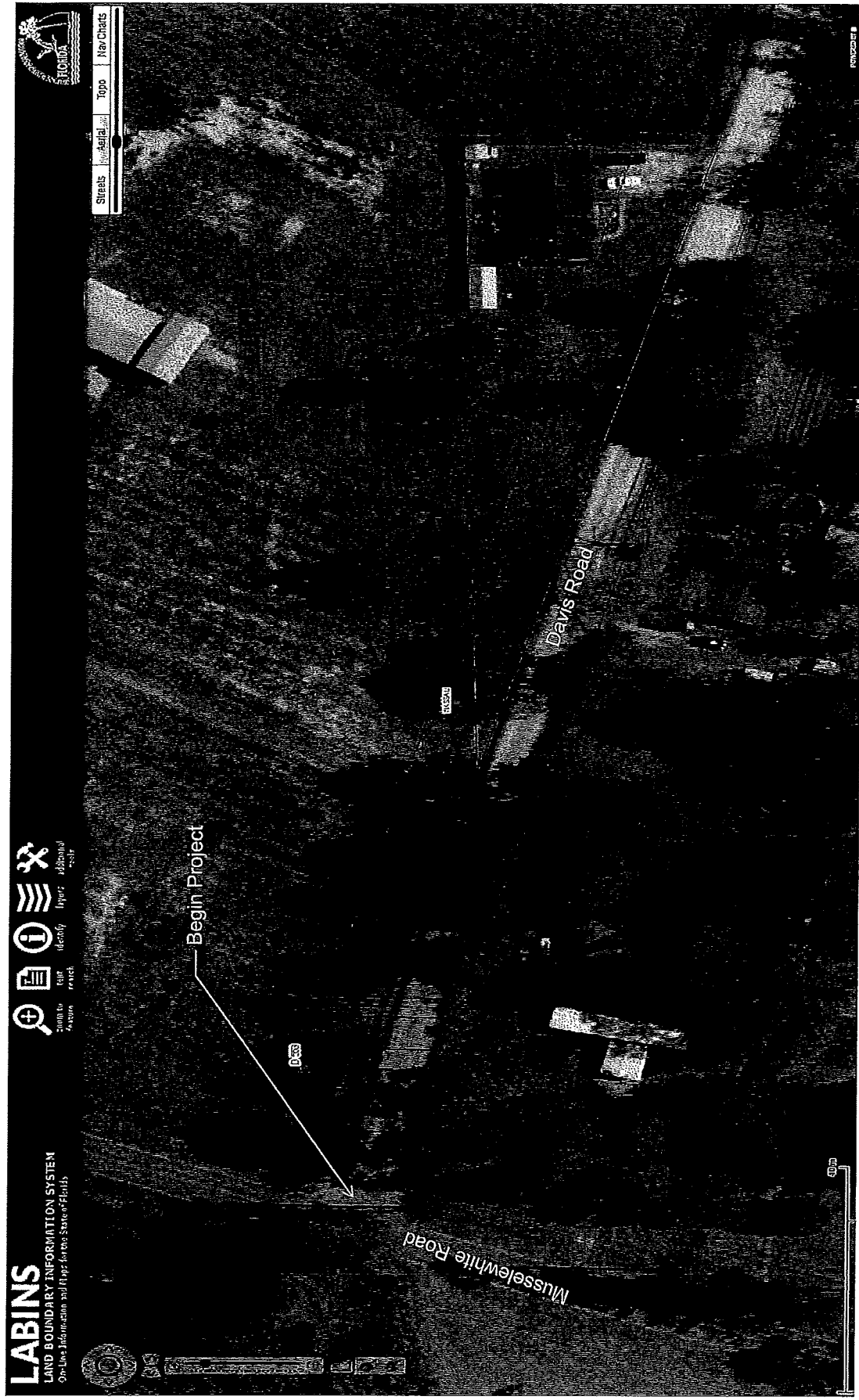
PETERS AND YAFFEE, INC.
 9822 TAPESTRY PARK CIRCLE, SUITE 205
 JACKSONVILLE, FL 32246
 TEL. NO. (904) 265-0751



**Nassau County
Board of County Commissioners
Nassau County, Florida**

Feasibility Report for Paving
Davis Road

Appendix B – Nassau County LABINS Map

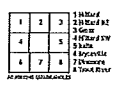




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Feasibility Report for Paving
Davis Road

Appendix C – USGS Topo Map

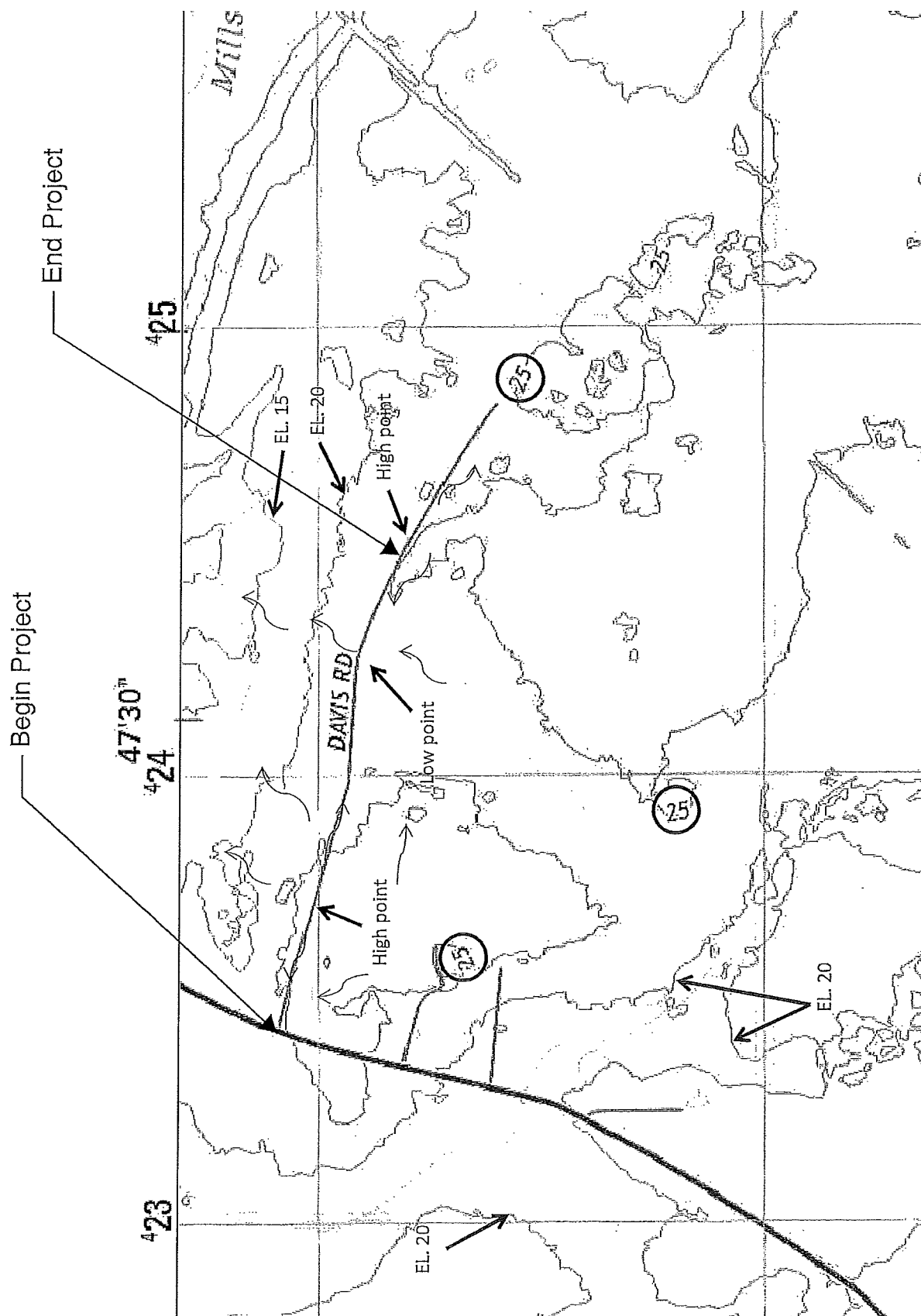




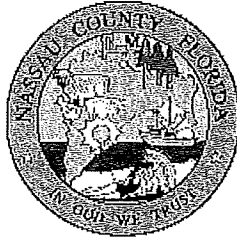
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Feasibility Report for Paving
Davis Road

Appendix D – Drainage Map



Feasibility Report for Paving Davis Road — Drainage Map



**Nassau County
Board of County Commissioners
Nassau County, Florida**

Feasibility Report for Paving
Davis Road

Appendix E – SJRWMD Permit Hawk's Landing

STANDARD GENERAL ENVIRONMENTAL RESOURCE PERMIT
TECHNICAL STAFF REPORT
February 16, 2009
APPLICATION #: 40-089-109941-1

DATE RECEIVED:	DATE COMPLETED:	21ST DAY:	28TH DAY:
February 15, 2007	February 04, 2009	February 25, 2009	March 04, 2009

Applicant: Jose A Janet & Joseph M Amellio
7655 SW 135th ST
Miami, FL
33157
(904) 269-6754

Agent: Asa Gillette
Attn: Gillette & Associates
20 South 4th Street
Fernandina Beach, FL
32034
(904) 261-8819

Project Name:	Hawks Landing	
Project Acreage:	63.000	
Planning Unit:	N/A	
Special Basin Criteria:	N/A	
Receiving Water Body:	un-named wetlands	Class: III Fresh.
County:	Nassau	
Correct Fee Submitted:	Yes	Amount Received: \$1,000.00

Authority: 40C-4.041(2)(b)8

Type of Treatment:	Retention, Vegetative Natural Buffer, Wet Detention
Type of Development:	Residential Single Family
Type of System:	N/A
Final O&M Entity:	Hawk's Landings Homeowners Association, Inc.
Pre/Post Peak Rate Attenuation Provided:	Yes
Pre/Post Volume Attenuation Provided:	N/A
Mean Annual Storm Attenuation Provided:	Yes
Recovery of Water Quality Vol. Within Req. Time:	Yes
Recovery of Peak Attenuation Vol. Within Req. Time:	N/A
Interested Parties:	No
Objectors:	No

Authorization Statement

A Permit Authorizing:

Construction of a Surface Water Management System with stormwater treatment by retention, vegetative natural buffer and wet detention for Hawks Landing, a 63.00-acre single-family subdivision.

Staff Comments:

The project is located on the south side of Davis Road, north of S.R. 200 and Callahan in Nassau County.

The applicant is proposing to construct a dry retention stormwater management facility and three wet detention stormwater management facilities and vegetated natural buffers in order to accommodate the development of 23-lot, single-family subdivision including a paved rural road and associated utilities. Improvements include a rural section paved road with roadside ditches for stormwater conveyance. The stormwater management system has been designed in accordance with District presumptive criteria, Chapters 40C-40 and 40C-42, F.A.C.

Site Description:

The project site consists of pine flatwoods (411) and pine-mesic oak (414) uplands with seven wetland systems scattered throughout the site. A 3.08-acre slash pine wetland (627) that extends westward offsite is located in the northwest corner of the site. There are two centrally located, isolated slash pine (627) systems (1.24 and 0.29 acres). There is a 1.6 acre and 1.51 acre mixed forested wetland (630) located along the eastern property boundary. A 0.22 acre isolated cypress wetland (621) is located in the south eastern corner of the site and a 2.52 acre mixed forested wetland (630) that extends southward offsite is located in the southwestern corner of the site.

Impacts:

12.2.2 states that an applicant "must provide reasonable assurances that a regulated activity will not impact the values of wetland and other surface water functions so as to cause adverse impacts to: (a) the abundance and diversity of fish, wildlife and listed species; and (b) the habitat of fish, wildlife and listed species.

The applicant is proposing to dredge/fill 0.77 acres of the project wetlands. The impacts include, 0.01 acres of the northernmost system, 0.25 acres of the centrally located wetland, the 0.29 acres isolated wetland, and the 0.22 acre isolated wetland. The impacts are required to construct access roadways.

Secondary impacts:

Section 12.2.7, A.H. contains a four part criterion which addresses additional impacts that may be caused by a project: (a) impacts to wetland functions that may result from the intended use of a project; (b) impacts to the upland nesting habitat of listed species that are aquatic or wetland dependent; (c) impacts to significant historical and archaeological resources that are closely linked and causally related to any proposed dredging or filling of wetlands or other surface waters; and (d) wetland impacts that may be caused by future phases of the project or activities that are closely linked and causally related to the project.

"Section 12.2.7 (a) provides that secondary impacts to the habitat functions of wetlands associated with adjacent upland activities will not be considered adverse if buffers, with a minimum width of 15 ft. and an average width of 25 ft. are provided abutting those

wetlands that will remain under the permitted design, unless additional measures are needed for protection of wetlands used by listed species for nesting, denning, or critically important feeding habitat."

The applicant is proposing 3.93 acres of upland buffers around the remaining wetlands to prevent adverse secondary impacts. In those areas where a buffer could not be provided, the anticipated adverse secondary impacts have been accounted for in the proposed mitigation plan.

The project will not entail impacts to upland nesting sites for listed species, will not cause impacts to historic or archaeological resources and will not have future phases.

Elimination/Reduction of Impacts:

Pursuant to Section 12.2.1, A.H. the applicant must consider practicable design modifications, which would reduce or eliminate adverse impacts to wetlands and other surface waters. A proposed modification which is not technically capable of being done, is not economically viable, or which adversely affects public safety through endangerment of lives or property is not considered "practicable". Section 12.2.1

The applicant has designed the project to impact only those wetland areas necessary for the construction of an access roadway. Any safe realignment of the access road would result in greater wetland impacts. Those proposed impacts to the small isolated wetlands do not require elimination or reduction because they are isolated, less than one-half acres and meet the criteria of section 12.2.2.1 of the Applicant's Handbook.

Mitigation:

To offset those wetland impacts that require mitigation, the applicant is proposing to preserve 9.69 acres of the remaining onsite wetlands as well as 3.93 acres of upland buffer/preservation with a conservation easement pursuant to chapter 704.06, F.S. No mitigation is required for the filling of the two small-isolated wetland because they comply with the criteria of section 12.2.2.1, A.H.

Cumulative Impacts:

Section 12.2.8, A.H. requires applicants to provide reasonable assurances that their projects will not cause unacceptable cumulative impacts upon wetlands and other surface waters within the same drainage basin as the project for which a permit is sought. This analysis considers past, present, and likely future similar impacts and assumes that reasonably expected future applications with like impacts will be sought, thus necessitating equitable distribution of acceptable impacts among future applications. Mitigation, which offsets a projects adverse impacts within the same basin as the project for which a permit is sought is presumed to not cause unacceptable cumulative impacts.

The proposed mitigation offsets the project's adverse impacts and it is in the same drainage basin. District staff has determined that the project complies with section 12.2.8, A.H.

Wetland Summary Table
Hawks Landing Residential Single Family

	<u>Acres</u>
Total Wetlands On-site	10.460
Total Surface Waters On-site	0.000
Impacts that Require Mitigation	0.260
D or F	0.010
D or F	0.250
Impacts that Require No Mitigation	0.510
D or F	0.290
D or F	0.220
Mitigation	13.620
On-Site	<u>13.620</u>
Upland Preservation	3.930
Wetland Preservation	9.690

Conditions for Application Number 40-089-109941-1:

ERP General Conditions by Rule (October 03, 1995):

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

ERP/MSSW/Stormwater Special Conditions (November 09, 1995):

1, 4, 10, 13, 20

Other Conditions:

1. The stormwater management system shall be constructed in accordance with plans received by the District on February 4, 2009.
2. The stormwater management system shall be inspected by the operation and maintenance entity once within two years after completion of construction and every two years thereafter to insure that the system is functioning as designed

and permitted. If a required inspection reveals that the system is not functioning as designed and permitted, then within 14 days of the inspection the entity shall submit an Exceptions Report on form number 40C-42.900(6), Exceptions Report for Stormwater Systems Out of Compliance. The operation and maintenance entity must maintain a record of the required inspection, including the date of the inspection, the name, address and telephone number of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours.

3. Prior to initiating any construction, including land clearing or ground disturbing activities the permittee, or designee, shall meet the requirements of the Florida Department of State, Division of Historical Resources (DHR) pursuant to Section 373.414, F.S. According to the letter received by the District on June 04, 2007, the DHR recommends a professional cultural resource investigation be performed in accordance with the specifications set fourth in Chapter 1A-46, F.A.C. within the project limits. Prior to initiating construction activities the permittee, or designee, must submit a letter to the District that states that the requirements of DHR for the stated project have been met.
4. Mitigation shall be implemented as per plans received by the District on June 8, 2007.

Reviewers: Cara Perron
Robert Thompson



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

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SITE DRAINAGE EVALUATION

**HAWK'S LANDING
FOR
HAWK'S LANDING, LLC
DAVIS ROAD
NASSAU COUNTY, FLORIDA**

BY

**Gillette & Associates, Inc.
20 South 4th Street
Fernandina Beach, FL
Certificate of Authorization No. 9332**

**Asa R. Gillette, P.E.
FL PE No. 56177**

Original Issue Date: January 31, 2007
Revision Date: September 25, 2007
Revision Date: March 26, 2009

PROJECT DESCRIPTION

The proposed project consists of 23, two-plus acre lots on approximately 63 acres. The lots will be accessed by a single road utilizing swale conveyance to one dry retention pond and three wet detention ponds.

EXISTING CONDITIONS

The site is former undeveloped timberland and heavily wooded with pine trees and is located on Davis Road, approximately 3,200 feet east of Musselwhite Road, on the west side of Nassau County. A small area of land has been cleared during a prior logging process. The land is slightly crowned in the center with overland runoff to the east and west (toward the sides of the property). Small bodies of isolated wetlands exist on the site and contiguous wetland bodies surround the site to the east, south and west.

PROPOSED CONDITIONS

The proposed plan calls for the construction of 23, two-plus acre lots on 63 acres. One dry pond and three wet ponds are proposed to serve as part of the drainage system for the site. Water and sewer services will be well and septic, respectively, for each individual lots. Approval from the St. John's Water Management District is also required and applied. The subdivision will utilize roadway swales to convey the site drainage to the appropriate ponds via ditch bottom inlets and piping. Electric services will be by FPL and potable water and sewer will utilize well and septic systems respectively.

DRAINAGE ANALYSIS

The drainage analysis was completed using MODRET for pond 1 and ICPR for ponds 2, 3 and 4. The mean, 10-year, and 25-year storm events were analyzed for the design. The 10-year maximum stage elevation of for the ponds was used as the tailwater condition for the roadway design as shown in the storm tabulation spreadsheet. A geotechnical analysis is attached to the report by Atlantic Geotechnical and Environmental Services (AGES), Inc.

Requirements set forth by Nassau County dictates that subdivisions be served by a paved roadway. Since Davis Road is currently graded dirt, approximately 3300 feet of the road will be required to be paved. Of this 3,300 feet, this site provides additional onsite treatment volume for approximately 2,000 feet of 60-feet of right of way and 22-feet of paved road (see Pond 2 Calculation spreadsheet). Approval by the County and District for the Davis Road improvements are being submitted under a separate application.

For the dry pond analysis (Pond 1), the Nassau County Soils Maps have this area listed as Chaires fine sands. This soil has a seasonal high water table of 6 to 18 inches below grade and an estimated permeability of 6.0 to 20 inches per hour (13 inches per hour average). This leads to a vertical hydraulic conductivity of 26 feet per day and a horizontal hydraulic conductivity of 1.5 times vertical, or 39 feet per day. Per discussions with the geotechnical engineer, along with site borings, it was decided to lower the vertical hydraulic conductivity to 19.0 feet per day and the horizontal hydraulic conductivity to 28.5 feet per day, which are the values used in the MODRET calculations. The estimated SHWT was taken to be 6-inches below existing grade (elevation 24.0 feet), or elevation 23.5 feet. The bottom of the pond has been set at elevation 25.2 feet, leaving a 1.7 foot separation between the bottom of pond and the SHWT.

Compensating treatment for the offsite area (Davis Road) has been accounted for in Pond 2. Pond 1 receives the drainage from the first 160-feet of the subdivision road. Overflow for Pond 1 is linked via Pond 2, but

Pond 1 was analyzed using MODRET with no overflow for the 25 year, 10 year and mean annual storm events. Pond 3 receives the 4+ acres of offsite area to the east as well as the subdivision road up to the median split. Pond 3 is linked to Pond 2 via a 24-inch pipe and also has it's own drop structure for outfall (P-DROP 3). Pond 4 receives the remainder of the subdivision road and functions independently of the others. All lots were modeled as Type C (rear lot drainage) with the appropriate vegetated natural buffers as shown on sheet DR-1. Ponds 2, 3 and 4 were modeled using ICPR.

Summary of Design - Pre-Development

<u>Pond</u>	<u>Pre-Dev (ac)</u>	<u>Drainage Area (ac)</u>	<u>Vegetative Buffer Area (ac)</u>
1	0.37	0.37	0.00
2	6.15	8.47	1.88
3	22.16	6.52	15.64
4	26.80	1.21	25.59

Summary of Design - 25 year Storm Event - Post Developed

<u>Pond</u>	<u>Type</u>	<u>DHWL (ft)</u>	<u>T.O.B. (ft)</u>	<u>T.V.R.</u>	<u>T.V.P.</u>	<u>Weir El (ft)</u>
1	Dry	25.9	26.1	1343 c.f.	6098 c.f.	25.9
2	Wet	24.0	24.5	0.36 ac-ft	0.39 ac-ft	23.0
3	Wet	24.0	24.5	0.54 ac-ft	0.56 ac-ft	23.0
4	Wet	26.3	27.0	0.10 ac-ft	0.21 ac-ft	26.0

DHWL - Design High Water Level (feet)

T.O.B. - Top of Bank (feet)

T.V.R. - Treatment Volume Required (cubic feet or acre-feet)

T.V.P. - Treatment Volume Provided (cubic feet or acre-feet)

Summary of Storm Events

<u>Pond</u>	<u>Storm Event</u>	<u>DHWL (ft)</u>	<u>Pre Flow (cfs)</u>	<u>Post Flow (cfs)</u>
2	mean	23.3	8.9	6.8
2	10-year	23.8	15.6	10.7
2	25-year	24.0	19.7	13.0
3	mean	23.3	27.0	7.2
3	10-year	23.8	47.7	14.0
3	25-year	24.0	60.6	17.3
4	mean	26.0	33.6	0.3
4	10-year	26.2	59.3	2.7
4	25-year	26.3	75.2	4.1



**Nassau County
Board of County Commissioners
Nassau County, Florida**

Feasibility Report for Paving
Davis Road

Appendix F – Design Criteria Tables

Feasibility Report for Paving Davis Road – Design Criteria Table

Design Element	Design Standard (Local Road)	Reference	Proposed Design Conditions
Design Speed	35 mph	Florida Greenbook Table 3-1	Meets Design Criteria
Horizontal Alignment			
Max Curvature ($e_{\max}=0.05/0.10$)	16° / 19°30'	Florida Greenbook Table 3-5	Meets Design Criteria
Clear Zone -- urban curb & gutter	4' MIN	Florida Greenbook Table 3-15	Meets Design Criteria
Clear Zone - rural	6' MIN	Florida Greenbook Table 3-15	Meets Design Criteria
Vertical Alignment			
Max Grade	7%	Florida Greenbook Table 3-7	Meets Design Criteria
Min K for crest curve	29	Florida Greenbook Table 3-9	Meets Design Criteria
Min K for sag curve	49	Florida Greenbook Table 3-9	Meets Design Criteria
Max change in grade w/o VC	0.90	Florida Greenbook Table 3-8	Meets Design Criteria
Min Stopping Sight Distance	250'	Florida Greenbook Table 3-3	Meets Design Criteria
Min Passing Sight Distance	550'	Florida Greenbook Table 3-4	Meets Design Criteria
Cross Section			
Lane Width	9' MIN (11' Desirable)	Florida Greenbook Table 3-10	Meets Design Criteria
Shoulder Width	2'	Florida Greenbook Table 3-11	Meets Design Criteria
Shoulder Cross Slope	6 – 8%	Florida Greenbook Table 3-12	Meets Design Criteria
Front Slope	$\geq 1:4$	Florida Greenbook c.7.f.2	Meets Design Criteria
Back Slope	$\geq 1:3$	Florida Greenbook c.7.f.2	Meets Design Criteria

Table 3 – 1
Recommended Design Speed (mph)

Facility ¹		AADT (vpd)	Terrain	Design Speed (mph)
Freeways	Rural	All	Level and Rolling	70
	Urban	All	Level and Rolling	50 – 70 ²
Arterials	Rural	All	Level	60 – 70
			Rolling	50 – 70
	Urban	All	All	30 – 60 ³
Collectors	Rural	≥ 400	Level	60 – 65 (50 mph min for AADT 400 to 2000)
			Rolling	50 – 65 (40 mph min for AADT 400 to 2000)
		< 400	Level	40 – 60
			Rolling	30 – 60
	Urban	All	All	30 – 50 ³
Local	Rural	≥ 400	Level	50 – 60
			Rolling	40 – 60
		< 400	Level	40 – 60 (30 mph min for AADT < 250)
			Rolling	30 – 60 (20 mph min for AADT < 50)
	Urban	All	All	20 – 30 ⁴
Table Continued on Next Page:				

The determination of available stopping sight distance shall be based on a height of the driver's eye equal to 3.50 feet and a height of obstruction to be avoided equal to two feet (2.0 feet). It would, of course, be desirable to use a height of obstruction equal to zero (coincident with the roadway surface) to provide the driver with a more positive sight condition. Where horizontal sight distance may be obstructed on curves, the driver's eye and the obstruction shall be assumed to be located at the centerline of the traffic lane on the inside of the curve.

The stopping sight distance shall be no less than the values given in Table 3 – 3 Stopping Sight Distances.

**Table 3 – 3
Stopping Sight Distances**

MINIMUM STOPPING SIGHT DISTANCES (feet) (For application of stopping sight distance, use an eye height of 3.50 feet and an object height of 2 feet above the road surface)												
Design Speed (mph)		20	25	30	35	40	45	50	55	60	65	70
Stopping Sight Distance (feet)		115	155	200	250	305	360	425	495	570	645	730

Source: 2011 AASHTO Greenbook, Table 3-1.

C.3.b Passing Sight Distance

The passing maneuver, which requires occupation of the opposing travel lane, is inherently dangerous. The driver is required to make simultaneous estimates of time, distance, relative speeds, and vehicle capabilities. Errors in these estimates result in frequent and serious crashes.

Streets or highways with two or more travel lanes in a given direction are not subject to requirements for safe passing sight distance. Two-lane, two-way highways should be provided with safe passing sight distance for as much of the highway as feasible. The driver demand for passing opportunity is high and serious limitations on the opportunity for passing reduces the capacity and safe characteristics of the highway.

The distance traveled after the driver's final decision to pass (while encroaching into the opposite travel path) is that which is required to pass and return to the original travel lane in front of the overtaken vehicle. In addition to this distance, the safe passing sight distance must include the distance traveled by an opposing vehicle during this time period, as well as a reasonable margin of safety. Due to the many variables in vehicle characteristics and driver behavior, the passing sight distance should be as long as is practicable.

The determination of passing sight distance shall be based on a height of eye equal to 3.50 feet and a height of object passing equal to 3.50 feet. Where passing is permitted, the passing sight distance shall be no less than the values given in Table 3 – 4 Passing Sight Distances.

**Table 3 – 4
Passing Sight Distances**

MINIMUM PASSING SIGHT DISTANCES (feet)											
(For application of passing sight distance, use an eye height of 3.50 feet and an object height of 3.50 feet above the road surface)											
Design Speed (mph)	20	25	30	35	40	45	50	55	60	65	70
Minimum Passing Sight Distance (feet)	400	450	500	550	600	700	800	900	1000	1100	1200

Source: 2011 AASHTO Greenbook, Table 3-4.

C.3.c Sight Distance at Decision Points

It is desirable to provide sight distances exceeding the minimum at changes in geometry, approaches to intersections, entrances and exits, and other potential decision points or hazards. The sight distance should be adequate to allow the driver sufficient time to observe the upcoming situation, make the proper decision, and take the appropriate action in a normal manner.

Minimum stopping distance does not provide sufficient space or time for the driver to make decisions regarding complex situations requiring more than simple perception-reaction process. In many cases, rapid stopping or lane changing may be extremely undesirable and cause hazardous maneuvers (i.e., in heavy traffic conditions); therefore, it would be preferable to provide

Table 3 – 5
Horizontal Curvature

RURAL Based on $e_{MAX} = 0.10$			URBAN High-Speed Highways and Streets Based on $e_{MAX} = 0.05$		
Design Speed (mph)	Max. Degree of Curvature	Min. Radius (feet)	Design Speed (mph)	Max. Degree of Curvature	Min. Radius (feet)
20	79° 30'	75	---	---	---
25	45° 15'	130	---	---	---
30	28° 30'	200	30	23° 45'	245
35	19° 30'	295	35	16° 00'	360
40	13° 45'	415	40	11° 15'	510
45	10° 30'	540	45	8° 15'	680
50	8° 15'	695	50	6° 30'	880
55	6° 30'	880	55	5° 00'	1125
60	5° 15'	1095	---	---	---
65	4° 15'	1345	---	---	---
70	3° 30'	1640	---	---	---

LOW-SPEED URBAN STREETS				
Design Speed (mph)	With $e_{MAX} = 0.05$		Without Superelevation ($e_{MAX} = -0.02$)	
	Max. Degree of Curvature	Min. Radius (feet)	Max. Degree of Curvature	Min. Radius (feet)
20	68° 45'	85	53° 30'	110
25	38° 30'	150	28° 45'	200
30	23° 45'	240	17° 00'	335

(TABLE CONTINUES ON NEXT PAGE)

Table 3 – 5
Horizontal Curvature
(Continued)

LATERAL CLEARANCE FROM EDGE OF TRAVELED WAY TO OBSTRUCTION FOR MAXIMUM CURVATURE (DEGREES), BASED ON LINE OF SIGHT ON INSIDE LANE (Lateral Clearance = $M_{\text{Inside Lane}} - 6'$) Based on $e_{\text{MAX}} = 0.10$		
Design Speed (mph)	Maximum Curvature	Clearance (feet)
20	79° 30'	15
25	45° 15'	17
30	28° 30'	18
35	19° 30'	20
40	13° 45'	22
45	10° 30'	24
50	8° 15'	27
55	6° 30'	29
60	5° 15'	31
65	4° 15'	33
70	3° 30'	35

Recommended minimum gutter grades:

Rolling terrain - 0.5%

Flat terrain - 0.3%

Table 3 – 7
Recommended Maximum Grades in Percent

TYPE OF ROADWAY		FLAT TERRAIN											ROLLING TERRAIN										
		DESIGN SPEED (mph)											DESIGN SPEED (mph)										
		20	25	30	35	40	45	50	55	60	65	70	20	25	30	35	40	45	50	55	60	65	70
Freeway		---	---	---	---	---	---	4	4	3	3	3	---	---	---	---	---	---	5	5	4	4	4
Arterial*	Rural	---	---	---	---	5	5	4	4	3	3	3	--	---	---	---	6	6	5	5	4	4	4
	Urban	---	---	8	7	7	6	6	5	5	---	---	--	---	9	8	8	7	7	6	6	---	---
Collector*	Rural	7	7	7	7	7	7	6	6	5	---	---	-10	10	9	9	8	8	7	7	6	---	---
	Urban	9	9	9	9	9	8	7	7	6	---	---	-12	12	11	10	10	9	8	8	7	---	---
Local*		8	7	7	7	7	7	6	6	5	---	---	11	11	10	10	10	9	8	7	6	---	---
Industrial**		---	---	4	4	4	4	3	3	3	---	---	---	---	5	5	5	5	4	4	4	---	---

* May be increased by 2 percent for urban streets under extreme conditions.

** Local and collector streets with significant (15% or more) truck traffic.

For short sections less than 500' and for one-way downgrades, the maximum gradient may be 1% steeper.

C.5.c Vertical Curves

Changes in grade should be connected by a parabolic curve (the vertical offset being proportional to the square of the horizontal distance). Vertical curves are required when the algebraic difference of intersecting grades exceeds the values given in Table 3 – 8 Maximum Change In Grade Without Using Vertical Curve. Table 3 – 9 Rounded K Values for Minimum Lengths Vertical Curves provides additional information. The length of vertical curve on a crest, as governed by stopping sight distance, is obtained from Figure 3 – 6 Length of Crest Vertical Curve (Stopping Sight Distance). The minimum length of a crest vertical curve to obtain minimum passing sight distance is given in Figure 3 – 7 Length of Crest Vertical Curve (Passing Sight Distance). The minimum length of a sag vertical curve, as governed by vehicle headlight capabilities, is obtained from Figure 3 – 8 Length of Sag Vertical Curve (Headlight Sight Distance).

Wherever feasible, curves longer than the minimum should be considered to improve both aesthetic and safety characteristics.

Table 3 – 8
Maximum Change in Grade
Without Using Vertical Curve

Design Speed (mph)	20	25	30	35	40	45	50	55	60	65	70
Maximum Change in Grade in Percent	1.20	1.10	1.00	0.90	0.80	0.70	0.60	0.50	0.40	0.30	0.20

Table 3 – 9 Rounded K Values for Minimum Lengths Vertical Curves

Rounded K Values For Minimum Lengths Vertical Curves (Based upon an eye height of 3.50 feet and an object height of 2 feet above the road surface)											
$L = KA$ L = LENGTH OF VERTICAL CURVE, A = ALGEBRAIC DIFFERENCE OF GRADES IN PERCENT											
Design Speed (mph)	20	25	30	35	40	45	50	55	60	65	70
K Values for Crest Vertical Curves	7	12	19	29	44	61	84	114	151	193	247
K Values for Sag Vertical Curves	17	26	37	49	64	79	96	115	136	157	181
<ul style="list-style-type: none"> The length of vertical curve must never be less than three times the design speed of the highway Curve lengths computed from the formula $L = KA$ should be rounded upward when feasible The minimum lengths of vertical curves to be used on collectors, arterials and freeways are shown in the table below: 											
Minimum Lengths for Vertical Curves on Collectors, Arterials, and Freeways (feet)											
Design Speed (mph)							50	60	70		
Crest Vertical Curves (feet)							300	400	500		
Sag Vertical Curves (feet)							200	300	400		

Table 3 – 10 Minimum Lane Widths

Facility		ADT (vpd)	Design Speed (mph)	Divided/ Undivided	Lane Width - FT			
					Travel Lanes ¹	Speed Change Lanes	Turn Lanes ⁵ (LT/RT/MD)	Passing Lanes
Freeway	Rural	All	All	All	12	12	--	--
	Urban	All	All	All	12	12	--	--
Arterial	Rural	All	All	All	12 ⁸	12 ⁸	12 ⁸	12 ⁸
	Urban	All	> 45	All	12	12	12	12
		All	≤ 45	Undivided	11 ³	11 ³	11 ^{3,6}	11 ³
				Divided	11 ³	11 ³	11 ^{3,6}	11 ³
Collector	Rural	> 1500	All	All	12 ⁸	12 ⁸	12 ⁸	12 ⁸
		400 to 1500	All	All	11 ³	11 ³	11 ³	--
		< 400	> 45	All	11	11	11 ⁶	--
			≤ 45	All	10	10	10	--
	Urban	All	All	All	11 ^{2,3}	11 ^{2,3}	11 ^{2,6}	--
Local	Rural	> 1500	All	All	12 ⁸	12 ⁸	12 ⁸	12 ⁸
		400 to 1500	All	All	11 ³	--	11 ³	--
		< 400	> 50	All	11 ³	--	11 ³	--
			45 to 50	All	10	--	10	--
			< 45	All	9	--	9	--
	Urban	All	All	All	10 ^{2,4}	--	10 ⁷	--

Footnotes

1. A minimum traveled way width equal to the width of two adjacent travel lanes (one way or two way) shall be provided on all rural facilities.
2. In industrial areas and where truck volumes are significant, 12' lanes should be provided, but may be reduced to 11' where right of way severely limited.
3. In constrained areas where truck and bus volumes are low and speeds are less than 35 mph, 10' lanes may be used.
4. In residential areas where right of way is severely limited, 9' may be used.
5. Median turn lane widths shall not exceed 15'.
6. Turn Lane width should be same as Travel Lane width. May be reduced to 10' where right of way is constrained.
7. Turn Lane width should be same as Travel Lane width. May be reduced to 9' where truck volumes are low.
8. For design speeds below 50 mph, lane widths of 11 feet are acceptable.

C.7.c.1 Shoulder Width

Since the function of the shoulders is to provide an emergency storage or travel path, the desirable width of all shoulders should be at least 10 feet. Where economic or practical constraints are severe, it is permissible, but not desirable, to reduce the shoulder width. Outside shoulders shall be provided on all streets and highways with open drainage and should be at least 6 feet wide. Facilities with a heavy traffic volume or a significant volume of truck traffic SHOULD have outside shoulders at least 8 feet wide. The width of outside shoulders for two-lane, two-way shoulders shall not be less than the values given in Table 3 – 11 Shoulder Widths for Rural Highways.

Median shoulders are desirable on all multi-lane, non-curb and gutter divided streets and highways. For shoulder widths on multi-lane divided highways see Table 3 – 11.

**Table 3 – 11
Shoulder Widths for Rural Highways**

Two Lane

Design Speed (mph)	Average Daily Traffic (2 – Way)		
	0 - 400	400 - 750	750 - 1600
All	2 feet	6 feet	8 feet

Multilane Divided

Number of Lanes Each Direction	Shoulder Width (feet)			
	Outside		Median	
	Roadway	Bridge	Roadway	Bridge
2	10 (min.)	10	6 (min.)	6
3 or more	10 (min.)	10	10 (min.)	10

C.7.c.2 Shoulder Cross Slope

The shoulder serves as a continuation of the drainage system, therefore, the shoulder cross slope should be somewhat greater than the adjacent traffic lane. The cross slope of shoulders should be within the range given in Table 3 – 12 Shoulder Cross Slope.

**Table 3 – 12
Shoulder Cross Slope**

	Shoulder Type		
	Paved	Gravel or Crushed Rock	Turf
Shoulder Cross Slope (Percent)	2 to 6%	4 to 6%	6 to 8%

Notes: 1. Existing shoulder cross-slope (paved and unpaved) \leq 12% may remain.

Source – 2011 AASHTO Greenbook, Section 4.4.3 Shoulder Cross Sections.

Whenever possible, shoulders should be sloped away from the traveled way to aid in their drainage. The combination of shoulder cross slope and texture should be sufficient to promote rapid drainage and to avoid retention of surface water. The maximum algebraic difference between the traveled way and adjacent shoulder should not be greater than 0.07 feet per foot. Shoulders on the outside of superelevated curves should be rounded (vertical curve) to avoid an excessive break in cross slope and to divert a portion of the drainage away from the adjacent traveled way.

C.7.d Sidewalks

The design of sidewalks is affected by many factors, including, but not limited to, pedestrian volume, roadway type, characteristics of vehicular traffic, and other design elements. **Chapter 8 – Pedestrian Facilities** of this Manual and **A Policy on Geometric Design of Highways and Streets (AASHTO, 2011)**, present the various factors that influence the design of

C.7.f.1 Roadside Clear Zone Width

The clear zone width is defined as follows:

- Flush Shoulder Sections - measured from the edge of the outside motor vehicular traveled way
- Urban Curbed Sections ≤ 45 mph - measured from the face of the curb

The minimum permitted widths are provided in Table 3 – 15 Minimum Width of Clear Zone. These are minimum values only and should be increased wherever practical.

In rural areas, it is desirable, and frequently economically feasible, to increase the width of the clear zone. Where traffic volumes and speeds are high, the width should be increased. The clear zone on the outside of horizontal curves should be increased due to the possibility of vehicles leaving the roadway at a steeper angle.

Table 3 – 15 Minimum Width of Clear Zone

Type of Facility	DESIGN SPEED (mph)							
	25 and Below	30	35	40	45	50	55	60 and Above
	MINIMUM CLEAR ZONE (feet)							
Flush Shoulder	6	6 Local 10 Collectors 14 Arterials	6 Local 10 Collectors 14 Arterials	10 Collectors 14 Arterials	14 Arterials and Collectors ADT < 1500 18 Arterials and Collectors ADT \geq 1500	14 Arterials and Collectors ADT < 1500 18 Arterials and Collectors ADT \geq 1500	18 Arterials and Collectors ADT < 1500 24 Arterials and Collectors ADT \geq 1500	18 Arterials and Collectors ADT < 1500 30 Arterials and Collectors ADT \geq 1500
Curbed*	1 ½	4**	4**	4**	4**	N/A**	N/A**	N/A**

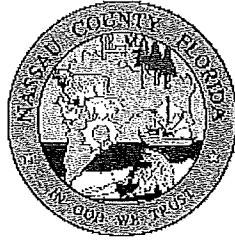
* From face of curb.

** On projects where the 4 foot minimum offset cannot be reasonably obtained and other alternatives are deemed impractical, the minimum may be reduced to 1 ½'.

* Use rural for urban facilities when no curb and gutter is present. Measured from the edge of through travel lane on rural section.

** Curb and gutter not to be used on facilities with design speed > 45 mph.

NOTE: ADT in Table 3 – 15 refers to Design Year ADT.



Nassau County
Board of County Commissioners
Nassau County, Florida

Feasibility Report for Paving
Davis Road

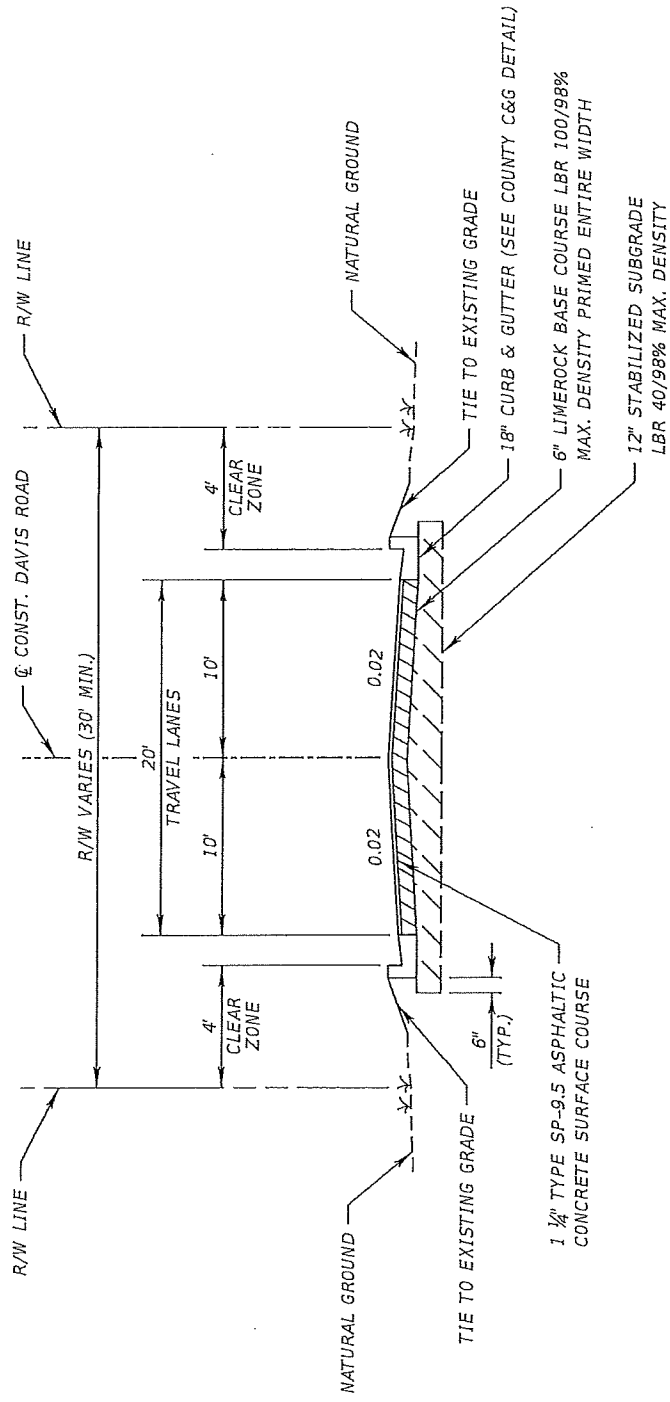
Appendix G – Proposed Typical Sections

PROJECT IDENTIFICATION

ROAD DESIGNATION DAVIS ROAD LIMITS/MILEPOST 0.000 - 0.630 COUNTY NAME NASSAU

PROJECT DESCRIPTION DAVIS ROAD FROM MUSSLEWHITE ROAD TO 0.63 MILES EAST OF MUSSLEWHITE ROAD

PROPOSED ROADWAY TYPICAL SECTION No. 1



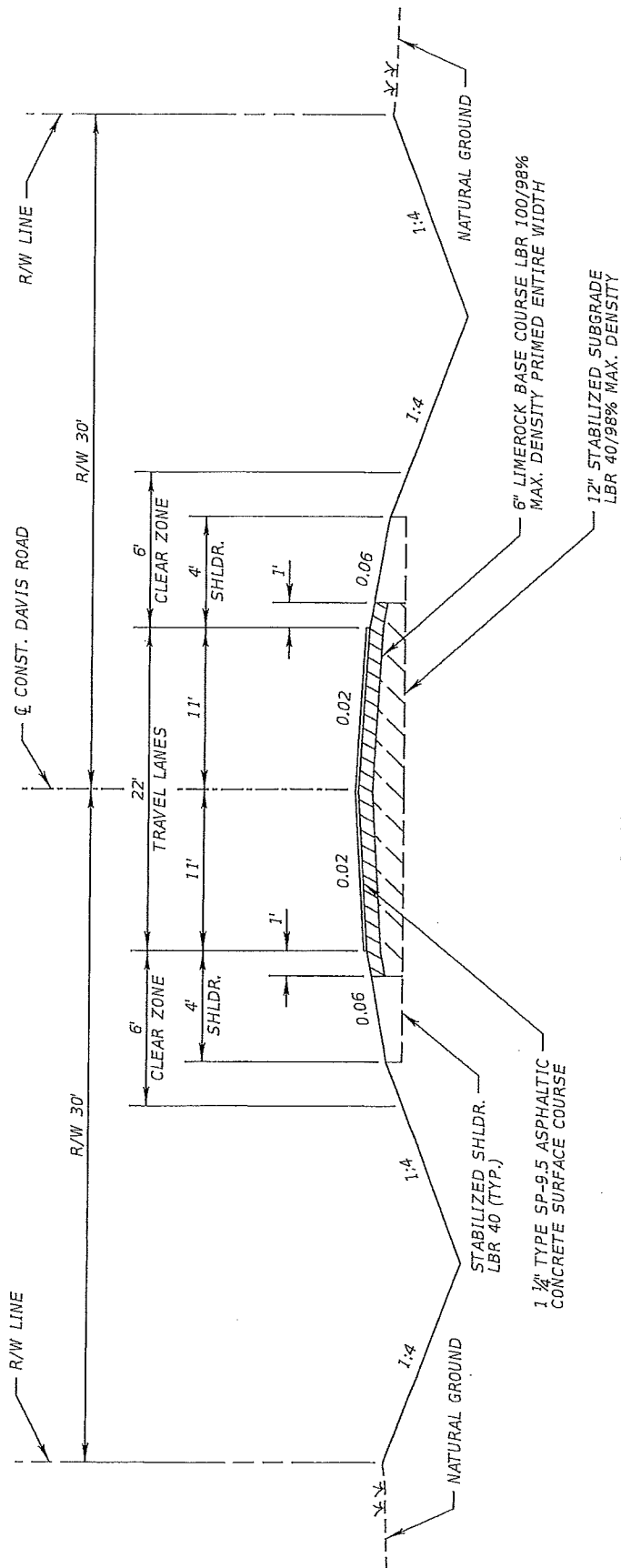
DAVIS ROAD
DESIGN SPEED = 35 MPH
M.P. 0.000 TO M.P. 0.123

PROJECT IDENTIFICATION

ROAD DESIGNATION DAVIS ROAD LIMITS/MILEPOST 0.000 - 0.630 COUNTY NAME NASSAU

PROJECT DESCRIPTION DAVIS ROAD FROM MUSSLEWHITE ROAD TO 0.63 MILES EAST OF MUSSLEWHITE ROAD

PROPOSED ROADWAY TYPICAL SECTION No. 2



DAVIS ROAD
DESIGN SPEED = 35 MPH
M.P. 0.123 TO M.P. 0.630

REC'D. 3/15/18



APPLICATION FOR A VARIANCE

Official Use Only

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

13-2N-25-0000-0001-0000

Parcel Identification Number (18 digit number)

Driving Instructions: 295 TO EXIT 29B TOWARD Calahan To Mrs. White Rd,
TAKE Mrs. White Rd TO Davis Rd on Right TO
PROPERTY ON South side APPROXIMATELY 2500 FEET down.

1. Legal Description: Lot _____ Block _____ Subdivision, see Exhibit A
Plat Book 1716 Page 1640
(Please attach a legal description if not located in a subdivision)

2. Location: On the South side of Davis Rd.
(north, south, east, west) (street)

between _____ and _____
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) US 1

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

William F. Murphy & Family
555 NE 15 Street Unit CU 21-2T
Miami, FL 33132

Name and Address of the Applicant / Authorized Agent:

Joseph Anello
1458 Saint George Street
Middletown, FL 32068

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

RECEIVED
2018 MAR 22 A 11:26
PLANNING DEPT

4. Current Zoning District: OPEN RURAL
5. Zoning Variance Sought: NON PRANG OF DAVIS ROAD
6. Section of Land Development Code or provision that authorizes the granting of this Variance:
-

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:

- X 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? see below

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

There was a previous application that was withdrawn due to
changes made by the county attorney

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

If so, please provide an address and contact name.

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: William T. Murphy

Signature of Applicant: _____

(if different than Owner)

Signature of Agent: _____

(if different than Owner)

Owner's mailing address: 555 NE 15 St Suite 21-2T

Miami, FL 33132

Telephone: 305-586-4691

Email: wfmurphy@bellsouth.net

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: _____

CONSENT FOR INSPECTION

I, William F. Murphy as trustee, the owner or authorized agent for the owner of the premises located at Dixie Road 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 _____, without further notice.

Dated this 10 day of March, 2018.

William F. Murphy
Signature of Owner or Authorized Agent

365-586-6691
Telephone Number

STATE OF FLORIDA:

COUNTY OF NASSAU:


Dixie Road

The foregoing instrument was acknowledged before me the 6 day of March, 2018, by William F. Murphy who is personally known to me or who has produced _____ as identification.

Joseph Littman
Notary Public Signature

Joseph L. Littman
Name (typed or printed)

(Seal)

 Joseph Littman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG132362
Expires 8/7/2021

Certificate

I, William Murphy, (signer's name), Trustee (title) of
Nassau DEV Trust (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 Joseph Amellio has been given

and has received and accepted authority to sign and execute the documents on behalf of
me and the trust. Joe Amellio may also act in behalf of
his own interest in the property.

William Murphy

Trustee

Signature

Title

State of Florida

County of Miami-Dade

The foregoing instrument was acknowledged before me this 6 day of March, 2018 by
William Murphy as Trustee for Nassau DEV Trust.

Personally Known ☒ OR Produced _____ as identification.

Notary Signature

My Commission expires: _____



Joseph Lillman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG132362
Expires 8/7/2021

A cop of the by-laws are attached hereto.

NA

Initials

Initials

AGENT AUTHORIZATION (FOR COMPANY OR LLC)

Joseph Amellio is hereby authorized as the Agent TO ACT ON BEHALF OF
William F. Murphy as Trustee, 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:

Joseph Amellio
Signature of Agent

Joseph Amellio
Print Name of Agent

1958 Saint George Court
Agent Address

Joseph.AMELLIO@yahoo.com
Agent Email

904-269-6754
Agent Telephone Number

William F. Murphy
Signature of President, Chairman of the Board or managing partner of Nassau DEV Trust
(Circle one)

William F. Murphy
Print Name

555 NE 15 St Suite C021-2T Miami FL 33132
Address

305-586-6691
Telephone Number

wfmurphy@bellsouth.net
Email

I, Joseph Amellio, hereby affirm or swear that I have the authority on behalf of
(name of agent)

William Murphy as Trustee will not file the VARIANCE application
with Nassau County.

JA.
Initials

Initials

EXHIBIT "A"

**HAWKS LANDING, SP07-003 OR, 23 LOTS 63.10 ACRES,
LOCATED ON DAVIS ROAD OFF MUSSLEWHITE ROAD
CALLAHAN AREA. DAVIS 1716/1690. FOLIO # 16405.0000**

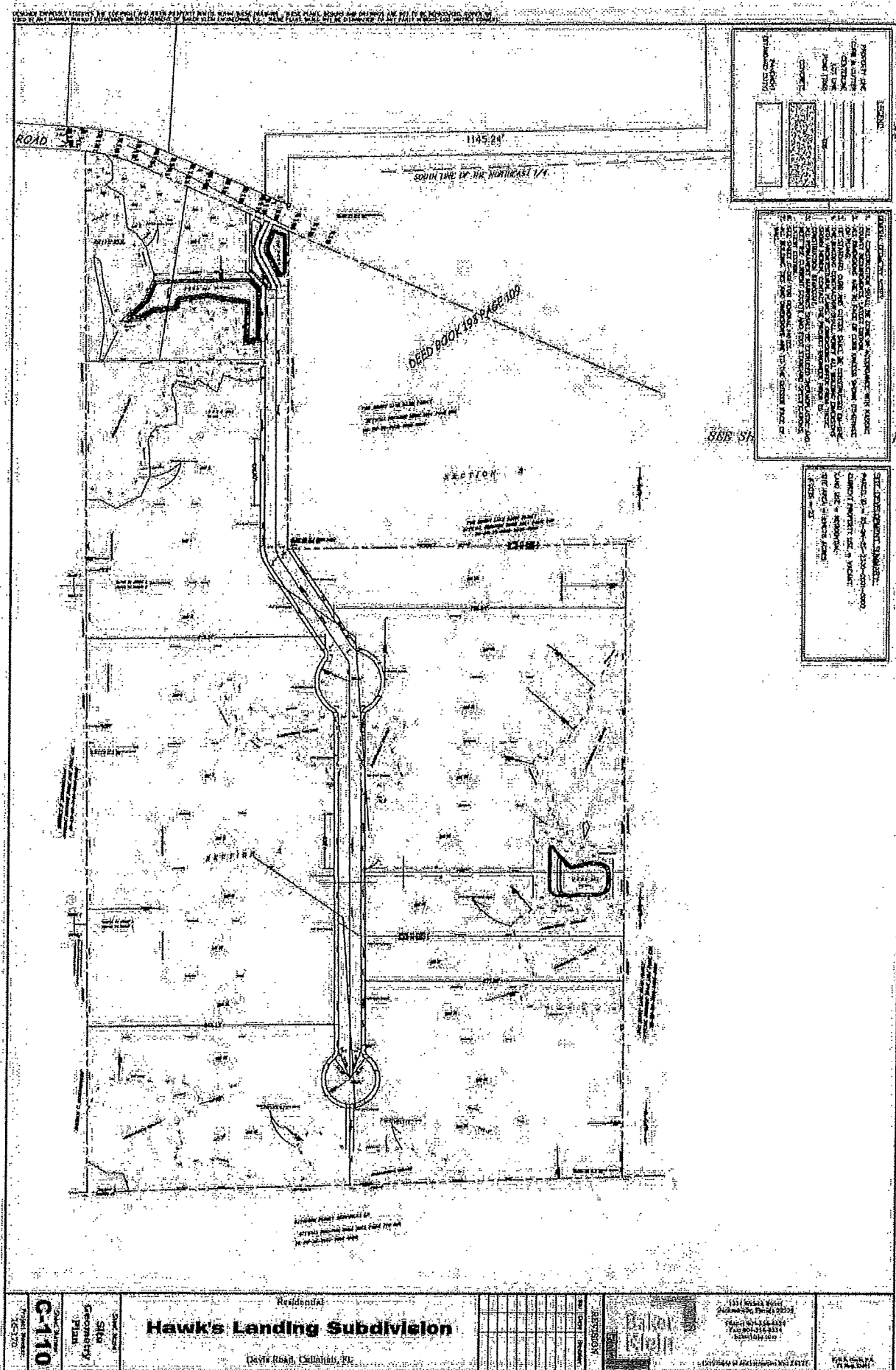
LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 3, THENCE NORTH 87 DEGREE 43 MINUTES 35 SECONDS EAST, ALONG THE SOUTH LINE OF SECTION 3, 3335.32 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 87 DEGREES 43 MINUTES 35 SECONDS EAST, ALONG SAID SOUTH LINE OF SECTION 3, 1382.62 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 56 SECONDS WEST, 1620.82 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 45 SECONDS WEST, 877.05 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 06 SECONDS WEST WEST, 814.70 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DAVIS ROAD (A 60.00 FOOT RIGHT OF WAY); THENCE NORTH 67DEGREES 19 MINUTES 32 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 440.08 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 370 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AND SAID SOUTHERLY RIGHT OF WAY LINE AND ARC DISTANCE OF 124.57 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76 DEGREES 58 MINUTES 13 SECONDSWEST, 123.98 FEET; THENCE SOUTH 01 DEGREES 05 MINUTES 20 SECONDS EAST, 2666.03 FEET TO THE POINT OF BEGINNING.

HAWKS LANDING, SP07-003 OR, 23 LOTS 63.10 ACRES, LOCATED ON DAVIS ROAD OFF MUSSLEWHITE ROAD CALLAHAN AREA. DAVIS 1716/1690. FOLIO #16405.0000



G&H Land and Timber Investments LLC
PO Box 1694
Callahan, Florida 32011
904-879-2091 office
904-879-2179 fax
904-759-2782 mobile
shari@ghlandinvest.com

January 4, 2012

Nassau County Engineers Services Department
J. Scott Herring, P.E. Public Works Director
96161 Nassau Place
Yulee, Florida 32097

RE: Road Paving Variance Request

Mr. Herring,

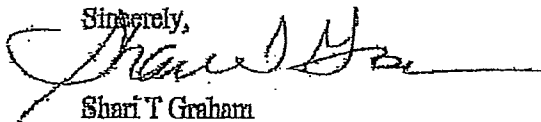
We are in the process of platting a 5 lot subdivision, Willow Farms. The subdivision contains 29 acres, offering 5 lots (3) 5 acre lots and (2) 7 acre lots, restricted to site built homes, and is located on Davis Rd in Callahan. Davis Rd is a dirt road maintained by Nassau County. Due to Willow Farms containing only containing 5 lots, producing minimal impact on the road. Davis Rd is a dead end road with virtually no possibility of ever being extended due to private ownership at the end of the road and the natural drainage of the landscape, we are fairly certain Davis Rd will not extend further.

We are respectfully requesting that Nassau County grant Willow Farms a waiver in the paving of Davis Rd.

If we can provide any further information for consideration, please advise.

Thank you for consideration in this matter.

Sincerely,



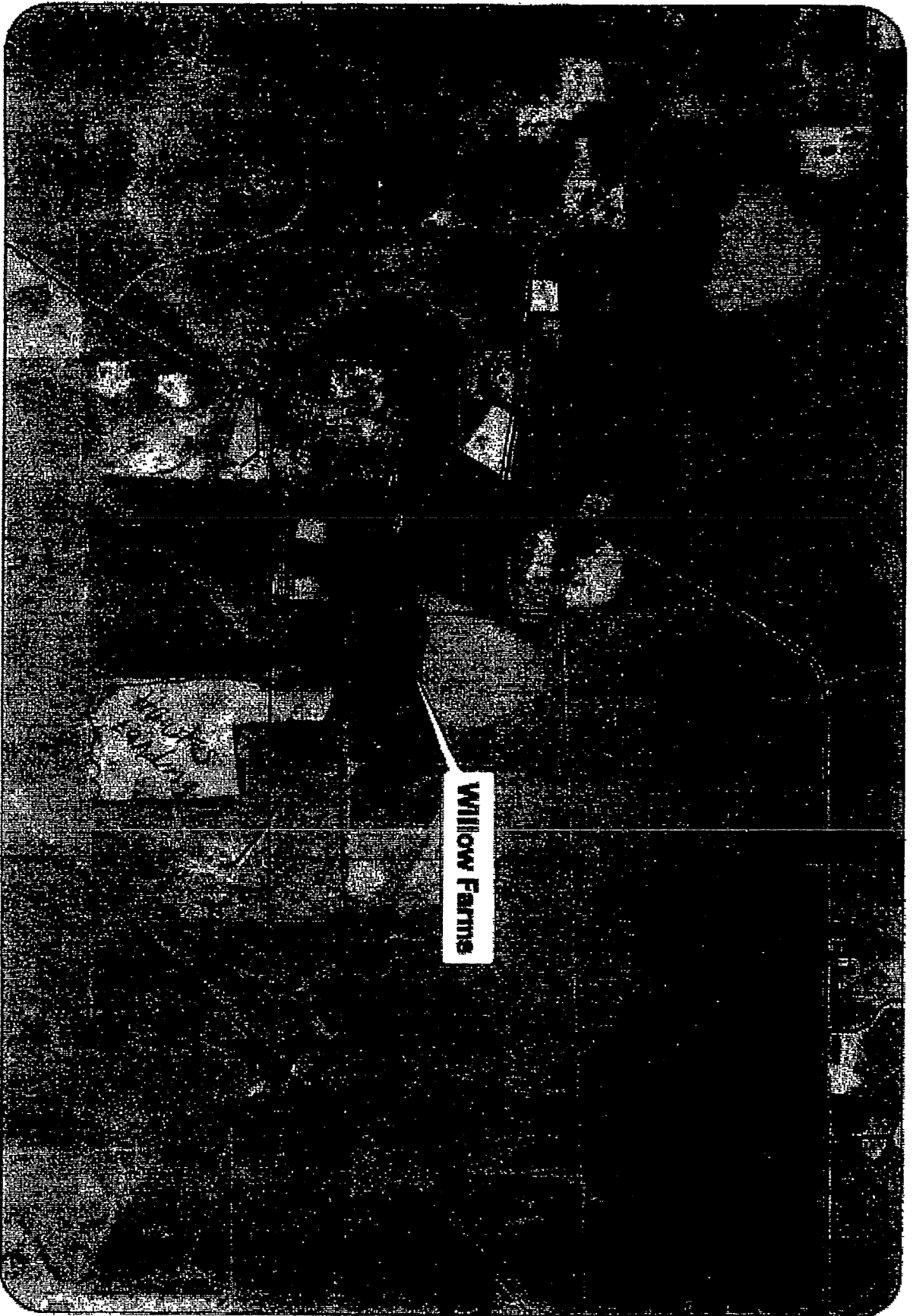
Shari T. Graham
Manager G&H Land and Timber Investments LLC

Cc: Anita Dobrosky

RECEIVED
NASSAU COUNTY
ENGINEERS SERVICES
DEPARTMENT
JAN - 4 - 2012



THIS DOCUMENT CONTAINS NO WARRANTIES OR GUARANTEES, EITHER EXPRESSED OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR QUALITY OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.



BOCC Agenda Item

Agenda Request For: April 18, 2012
Final Approval for Willow Farms Plat
Applicant: G & H Land and Timber Investments, LLC

Department: Growth Management

Background: Willow Farms, located on the east side of Davis Road off Musslewhite Road consisting of five (5) lots on approximately 29 acres. Willow Farms was granted a waiver from paving Davis Road by the Board of County Commissioners on January 23, 2012. The Development Review Committee approved the Final Plat on January 25, 2012.

Lots range from five (5) to seven (7) acres in size.

Financial/Economic Impact to Future Years Budgeting Process or Effect on Citizens: None

Action requested and recommendation: Staff recommends approval for recordation purposes of the Willow Farms plat.

Is this action consistent with the Nassau County Comprehensive Land Use Plan? Yes.

Funding Source: Revenue neutral, fee supported activity.

Reviewed by:	<u>Print Name:</u>
Department Head	<u>Peter King</u>
County Manager	<u>Ted Selby</u>
Office of Management and Budget	<u>Shanea Jones</u>
Legal	<u>David Hallman</u>
Clerk/Comptroller	<u>John A. Crawford</u>

Signature & Date:

Peter King 4/2/12
Ted Selby 4/3/12
n/a
David Hallman 4/4/12
n/a

Revised 07/10

12 APR -2 PM 4:18

4/2/2012 8:25 AM

THANKS
LANDING → DAVIS Rd.
NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS
NOTES OF REGULAR SESSION, FEBRUARY 23, 2009

1. Mark Kruger to contact the County Attorney regarding on going issues with the Cornwell plat.
2. Kevin McCarthy to meet with the County Attorney regarding his request for the Commissioners to join him and the public for tour of the Down Under property.
3. Approved Tabs, A, D, E, F, N, O, Q, and R as presented.
4. Tab G - Approved Resolution 2009-48, a Resolution Amending Resolution No. 97-185, Which Set Forth Right Of Way Permit Fees, Pursuant to Ordinance No. 97-14.
- ⑤ Tab H - Approved request from Gillette and Associates to waive paving and right-of-way requirements outlined in Ordinance No. 99-17 for Davis Road, subject to the County Attorney meeting with Michael S. Mullin and bringing back a fee schedule for the additional maintenance of said road, and approve the Deed of Dedication to Nassau County by Thomas Wooten. → 11/23/2009
- ⑥ Tab J - Pulled from the agenda until a date in the future consideration of a request to lift the freeze on issuing Certificates of Concurrence for projects located within the Tradeplex. Approve clarifying that due to poor grammar; it appears incorrectly that Mr. Chism was accused of making a misrepresentation in said agenda request; the Board apologizes for any embarrassment that this may have caused Mr. Chism; and the Board will publish on the County's website a correction to clarify that there was no intent to accuse Mr. Chism of any misrepresentation.
- ⑦ Tab K - Continue consideration of a request to accept maintenance of roadways and stormwater management systems of Heron Isles Parkway Phases 1-A and 2-E in order for the OMB to bring back information regarding the amount of funds in the Heron Isles Parkway Community Development District (CDD) account.

BOCC Agenda Item

Agenda Request For: November 23, 2009

Department: COUNTY ATTORNEY

Background: In February 2009 the Board discussed a possible agreement with the homeowners association regarding the maintenance for Davis Road and the expenses thereto. The Board directed that meetings be held to devise a fee schedule for the County providing routine maintenance for Davis Road, an unpaved dirt road, located within Hawk's Landing Subdivision. The Board directed meetings to be scheduled and for the information to be brought back before the Board.



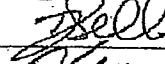
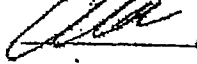
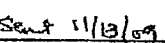
Several meetings have been held with Mr. Mullin, on behalf of his client, and staff to discuss the appropriate costs for the maintenance of Davis Road. As a result of these meetings, an Agreement has been prepared that would provide for a method by which the property owner may contribute the appropriate costs based on calculations devised by the Engineering Services Department and agreed to by the property owners' representative.

Financial/Economic Impact to Future Years Budgeting Process or Effect on Citizens:
N/A

Action requested and recommendation: Request Board approval of and authorization for the Chairman to sign the attached Agreement concerning the property owners' contribution toward the maintenance of Davis Road, based on Board direction. Additionally, it is recommended that the executed Agreement be recorded in conjunction with the plat, upon the plat's approval by the Board at a future date. (Contract No. CM1518)

Is this action consistent with the Nassau County Comprehensive Land Use Plan? N/A

Funding Source: Revenue (to be paid by property owners)

Reviewed by:	Print Name:	Signature & Date:
Department Head	<u>David A. Hallman</u>	 11/10/09
County Coordinator	<u>Ed Sealover</u>	 11/12/09
Office of Management and Budget	<u>Ted Selby</u>	 11/12/09
Legal	<u>David Hallman</u>	 11/10/09
Clerk/Comptroller	<u>John A. Crawford</u>	 Sent 11/13/09

11/4/2009 2:23 PM

- A. Davis Road is a current existing deeded County dirt road that has been maintained by the county for well over 30 years. The road has been determined by both county and private engineers to be impossible to pave because there is a low point in the middle where the drainage does not flow anywhere. The road is fronted by residential parcels and the owners are not willing to sell and may not be large enough to accommodate the necessary ponds and where planned or existing structures would prohibit placement of storm water drainage on a road that is approximately $\frac{3}{4}$ to 1 mile long. In addition, there is an existing septic tank that encroaches on the 60 foot easement as well as a mobile home that also encroaches the easement for about 230 feet. It was also determined by these engineering professionals that is IMPOSSIBLE to design a storm water management system within the right of way that will meet all the requirements of St. John's River Water management,
- B. The Road was not built by the applicant and therefore any inabilities to pave the road already existed. It is a county road and has been in existence for many, many years.
- C. The dirt road that exists is in fact a dead end road and its usage is only by those residences that border the road. The road has been maintained by the county for over 30 years and the requirement to maintain its status quo would not change anything for the existing owners. The applicant for variance has agreed to a county prepared Cost sharing Maintenance Road Agreement which would cover the county costs of the additional maintenance.
- D. Because it has been determined by engineers and the County's Attorney that it is not only impossible to pave the road due to drainage and easement problems but an undue hardship would also be placed on the developer because he would be forced to attempt to acquire existing residential properties from unwilling sellers for storm water drainage and at costs that would prohibit the development to start with, especially at today's real estate values.. If the variance and continued paving waiver approval is not recertified the land would become almost worthless to the owner and prohibit development and therefore place undue hardship upon him. This would not stop the county from continuing to maintain the road anyway and in the process lose future real estate taxes and cost sharing for maintenance. These problems are unique to Davis Road and are insurmountable to the developer and the county. In addition, because of a county error made in 2007 in which it misconstrued the legal description on a land lease initially denied my development because of a zoning issue. It took almost 3 years to win the case, even though the county confirmed that the land was one to one and not one to 20 to the owner before purchase. The applicant lost all of his contracts, his construction loans and hundreds of thousands of dollars and a strong real estate market where he was receiving \$55,000.00 an acre at that time. Now because of another county fiasco regarding the final plat, the developer is again being put through undue stress and loss of pre-sales. In essence do to financial constraints the developer would again endure the property would be for all intents and purposes be condemned and be forced to sell the property at a huge loss.
- E. Approval of the variance will make the proposed residential lots useable for their intended purpose, otherwise they will no longer be proposed.
- F. Granting of the variance will continue to be in harmony with the existing community along the dead end road as they purchased it knowing they would be using a dirt road to and from their homes and that understanding would not change. If anything the additional maintenance and

cost sharing by the developer would keep it at a higher standard. Therefore the variance would not be injurious to the area involved and certainly not detrimental to the public welfare. In addition the BOCC has already determined these matters to be non detrimental previously by approving a paving waiver on this same road to two different developers. Willows Farms which sold its Davis Road frontage lots in 2012 was the other developer besides Hawk's landing.



St. Johns River

Water Management District

Ann B. Shortelle, Ph.D., Executive Director

7775 Baymeadows Way • Suite 102 • Jacksonville, FL 32256 • 904-730-6270 • Fax 904-730-6292
On the internet at www.sjrwmd.com.

January 25, 2018

Joseph M Amellio
1958 Saint George Ct
Middleburg, FL 32068-7741

Re: Hawk's Landing
Permit Determination No.: PDEX-089-152387-1
(Please reference the permit determination number/item number on all correspondence.)

Dear Mr Joseph M Amellio:

On January 22, 2018, the St. Johns River Water Management District received your letter and plans, requesting a permit determination. The project involves the reconstruction and paving of Davis Lane from the intersection of Musselwhite Road for 0.63 miles east of the intersection in Nassau County. This project will include more than 4000 square feet of impervious area subject to vehicular traffic, will include more than 9000 square feet of impervious area subject to vehicular traffic, and will include a project area greater than one acre.

Based on the information provided, the District has determined that this project will require a permit pursuant to Chapter 62-330.020 (2) (b), (c) and (d), Florida Administrative Code (F.A.C.).

District staff made the permit determination in this letter based upon the information you submitted. If any information contained within your submittal is incorrect or if there has been a change in the project design, please submit a new permit determination request. Be advised that this determination only applies to the District and does not relieve you from the permitting requirements of other agencies.

District staff encourages you to arrange for a pre-application meeting prior to submitting your permit application. These meetings are useful in reducing the permit application process timeframes by ensuring that a complete permit application package is submitted to the District. You may also submit your permit application electronically on the District's Website at www.sjrwmd.com/permitting. This also helps reduce processing timeframes.

Thank you for your cooperation with the permitting and compliance process. If you have any questions, please contact the District at (904) 448-7921 or by email at CPerron@sjrwmd.com.

GOVERNING BOARD

John A. Miklos, CHAIRMAN
ORLANDO

Fred N. Roberts Jr., VICE CHAIRMAN
OCALA

Chuck Drake, SECRETARY
ORLANDO

Ron Howse, TREASURER
COCOA

Douglas C. Bournique
VERO BEACH

Douglas Burnett
ST. AUGUSTINE

Susan Dolan
SANFORD

Janet Price
FERNANDINA BEACH

Hawk's Landing
Permit No. 152387-1

Sincerely,

A handwritten signature in cursive script that reads "Cara Ackley Perron".

Cara Ackley Perron, P.E.
Professional Engineer
Division of Regulatory Services

CC: Erick Revuelta
David Miracle

BOCC Agenda Item

Agenda Request For: April 18, 2012
Final Approval for Willow Farms Plat
Applicant: G & H Land and Timber Investments, LLC

Department: Growth Management

Background: Willow Farms, located on the east side of Davis Road off Musslewhite Road consisting of five (5) lots on approximately 29 acres. Willow Farms was granted a waiver from paving Davis Road by the Board of County Commissioners on January 23, 2012. The Development Review Committee approved the Final Plat on January 25, 2012.

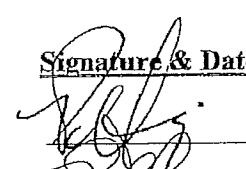
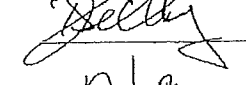
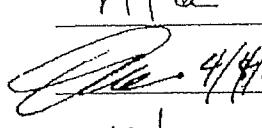
Lots range from five (5) to seven (7) acres in size.

Financial/Economic Impact to Future Years Budgeting Process or Effect on Citizens:
None

Action requested and recommendation: Staff recommends approval for recordation purposes of the Willow Farms plat.

Is this action consistent with the Nassau County Comprehensive Land Use Plan? Yes.

Funding Source: Revenue neutral, fee supported activity.

Reviewed by:	<u>Print Name:</u>	<u>Signature & Date:</u>
Department Head	<u>Peter King</u>	 4/2/12
County Manager	<u>Ted Selby</u>	 4/3/12
Office of Management and Budget	<u>Shanea Jones</u>	n/a
Legal	<u>David Hallman</u>	 4/4/12
Clerk/Comptroller	<u>John A. Crawford</u>	n/a

Revised 03/10

12 APR -2 PM 4:18

RECIVED

11/04/12

Plat Review Application and General Information

Nassau County

as on this sheet must be addressed. Any items not addressed will cause the submittal package to be
and incomplete and packet will be returned to applicant.

Property Location: PORTION OF EACH

Parcel Identification Number: 03 2N 25 0000 0001-0020/03 2N 25 0000 0001-0050

Address: TBD DAVIS RD
CALLAHAN

Location: CALLAHAN

Property Owner: Design Professional and/or Developer:

Name: G&H LAND AND TIMBER INVESTMENTS, LLC ROONEY & SONS

Address: PO Box 1694 Address: _____

CALLAHAN, FL 32011

Telephone #: 904 879 2091 904 759-2153 Telephone #: 904 626 5138

Fax #: 904 879 2179 Fax #: _____

E-Mail: shaci@ghlandinvest.com E-Mail: rdoney@rdns@aol.com

Property Characteristics:

Current Zoning: OPEN RURAL
(Attach Copy of Conditional Use Final Order, Variance Final Order, PUD Ordinance, if applicable)

Number of Acres: 2.9 Number of Proposed Lots: 5

Name of Proposed Subdivision and/or Plat:

WILLOW FARMS

Use the space below for any supplemental information:

WILLOW FARMS CONSISTS OF 5 LOTS, MINIMUM SIZE 5AC MAXIMUM
1AC. LOTS ARE RESTRICTED TO SITE BUILT HOMES, OFFERING
THE OPPORTUNITY FOR HOMEOWNERS TO HAVE ENOUGH SPACE
TO GROW A GARDEN, RAISE COWS, HAVE HORSES - COMMONLY
KNOWN AS A HOBBY FARM

Shawn J. Rooney
Signature (owner or agent)

11/3/12
Date

G&H Land and Timber Investments LLC
PO Box 1694
Callahan, Florida 32011
904-879-2091 office
904-879-2179 fax
904-759-2782 mobile
shari@ghlandinvest.com

January 4, 2012

Nassau County Engineers Services Department
J. Scott Herring, P.E. Public Works Director
96161 Nassau Place
Yulee, Florida 32097

RE: Road Paving Variance Request

Mr. Herring,

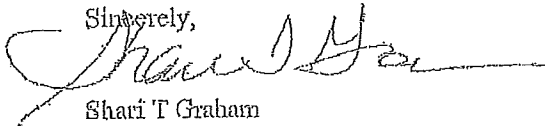
We are in the process of platting a 5 lot subdivision, Willow Farms. The subdivision contains 29 acres, offering 5 lots (3) 5 acre lots and (2) 7 acre lots, restricted to site built homes, and is located on Davis Rd in Callahan. Davis Rd is a dirt road maintained by Nassau County. Due to Willow Farms containing only containing 5 lots, producing minimal impact on the road. Davis Rd is a dead end road with virtually no possibility of ever being extended due to private ownership at the end of the road and the natural drainage of the landscape, we are fairly certain Davis Rd will not extend further.

We are respectfully requesting that Nassau County grant Willow Farms a waiver in the paving of Davis Rd.

If we can provide any further information for consideration, please advise.

Thank you for consideration in this matter.

Sincerely,



Shari T Graham
Manager G&H Land and Timber Investments LLC

Cc: Anita Dobrosky

2012 JAN - 4 - 13

RECEIVED
NASSAU COUNTY
ENGINEERING SERVICES
DEPARTMENT
JAN 11 2012

Development Review- Plat Checklist
Approvals Received

Name of Project: Willow Farms, plat

Chris Adams 4/2/12
Development Review Coordinator, Date

[Signature] 1/25/12
Building, Date

Shane Whit 1/25/12
Engineering, Date

[Signature] 1/25/12
Fire/Rescue, Date

[Signature] 1/25/12
Health, Date

[Signature] 1/25/12
Growth Management, Date

See attached sheet
911 Addressing, Date

[Signature] 4/4/12
GIS/(computerized data), Date

#40-089-130035-1 issue date 30 March 2012
SJR WMD Permit-Date of Issue

Final Certificate of Concurrence granted 11/1/2008
Final Certificate of Concurrence



Jan. 25, 2012 8:59AM
JAN. 25, 2012 07:49AM

Nassau County Sheriff's Off

No. 0856 P. 1
No. 1122 P. 1

Development Review- Plat Checklist
Approvals Received

Name of Project: Willow Farms, plat

Development Review Coordinator, Date

[Signature] 1/25/12
Building, Date

[Signature] 1/25/12
Engineering, Date

[Signature] 1/25/12
Fire/Rescue, Date

[Signature] 1/25/12
Health, Date
Growth Management, Date

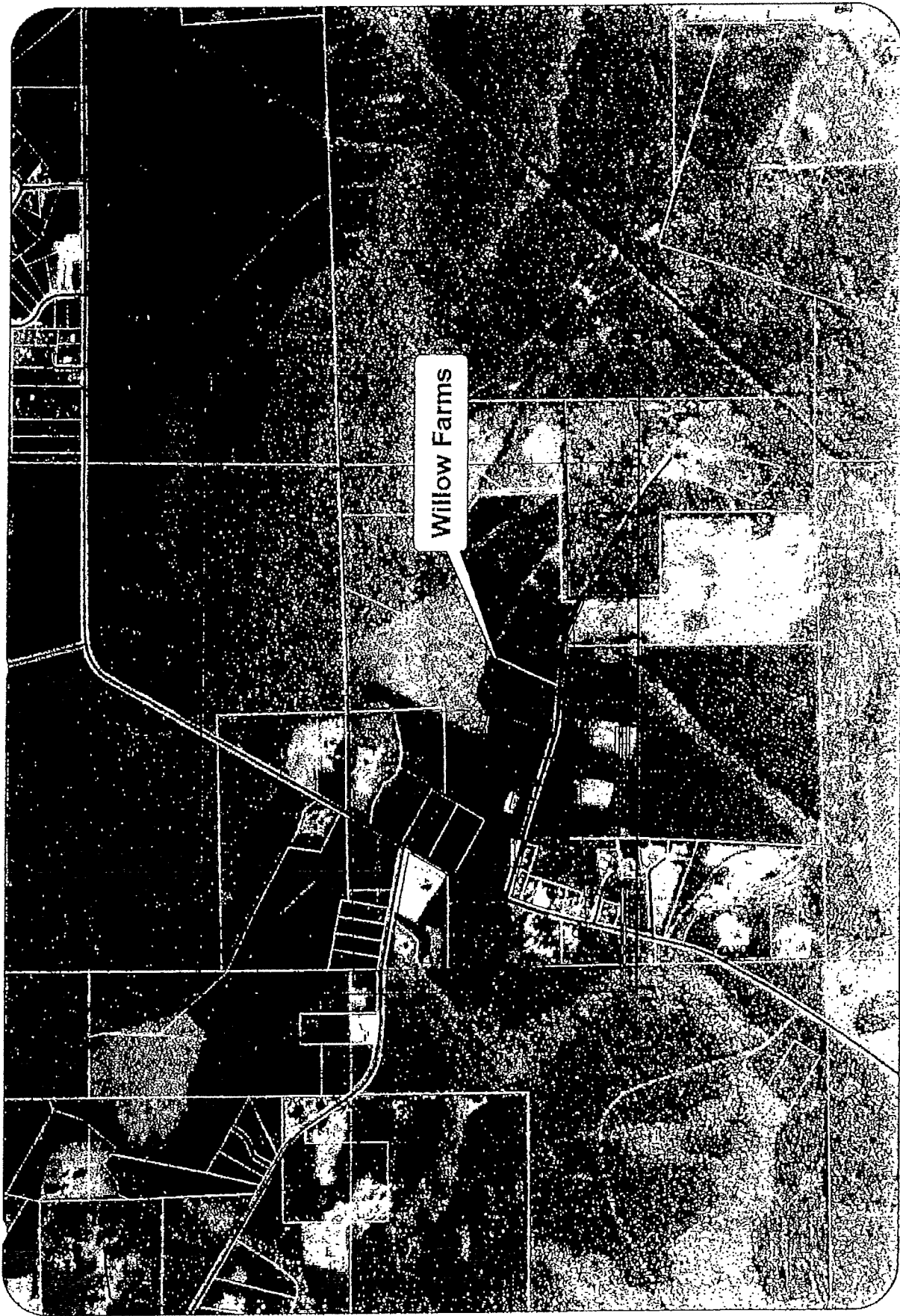
[Signature] 1/25/12
911 Addressing, Date

GIS/(computerized data), Date

SJRWD Permit-Date of Issue

Final Certificate of Concurrence

Sheet 2 of 2



Willow Farms



DISCLAIMER: NASSAU COUNTY MAKES NO WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR QUALITY OF THE INFORMATION CONTAINED HEREIN. ANY LIABILITY ARISING FROM ANY INACCURACIES, INCOMPLETENESS, OR MISLEADING INFORMATION CONTAINED THEREIN, INCLUDING BUT NOT LIMITED TO, FITNESS FOR A PARTICULAR PURPOSE, SHALL BE DISCLAIMED BY NASSAU COUNTY.

GIS NASSAU COUNTY
Geographic Information Systems

500 250 0 500 1,000 1,500 2,000 Feet

WILLOW FARMS

A SUBDIVISION OF A PORTION OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 20 EAST, MASSACHUSETTS COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 8 OF 8 SHEETS

SECTION 35

SECTION 34

SECTION 2

SECTION 3

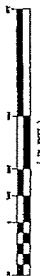
E.J. HARRIS AND TAMAR INVESTMENTS, LLC
E.J. HARRIS, CLAYTON, 03-41-25-0000-0000-0000
TAX IDENTIFIED IN TOWN MAPS
OFFICIAL RECORDS BOOK 1818, PAGE 345

UNPLATTED

UNPLATTED

UNPLATTED

GRAPHIC SCALE



OFFICIAL			
BOOK	PAGE	DATE	REMARKS
1818	345	10/10/18	RECORDED
1818	345	10/10/18	RECORDED
1818	345	10/10/18	RECORDED

SEE SHEET 7 FOR CONTIGUOUS PLOTS
PLAT BOOK 1818, PAGE 345
PLAT BOOK 1818, PAGE 345
PLAT BOOK 1818, PAGE 345

Cynthia
Proger

DEVELOPMENT REVIEW COMMITTEE

Date: 8 November 2011

Attendees: Anita Dobrosky, Cynthia Proger,
Peter King, Ronnie Nessler, ~~Pat~~ Proger, Shere
Whitaker, Keith Ellis, Joslyn Lake,
Ernie Bolter

Discussion Items: Willow farms/GTH Land &
Timber, LLC / Shari Graham

Material Distributed:

Materials Received:

Miscellaneous:

Development Review - Attendance Log

Date of Meeting: 8 November 2011

Building K. E. W. 11/8/11

Shane Warren 11/8/11
Engineering

Ross Henderson 11/8/11
Fire/Rescue

James F. Hume 11/8/11
Health

[Signature]
Growth Management

Cynthia Moody
Concurrency

Gislyn Zale 11/8/11 Eraina Butler
911 Addressing

[Signature]
Development Review Coordinator

Anita Dobrosky

From: Peggy Snyder [psnyder@nassauclerk.com]
Sent: Thursday, November 03, 2011 1:11 PM
To: Anita Dobrosky
Subject: RE: Please post in the public notice box.
Posted Judicial Annex 11-3-11 at 1:00 p.m.

From: Anita Dobrosky [mailto:adobrosky@nassaucountyfl.com]
Sent: Thursday, November 03, 2011 12:18 PM
To: Brenda Linville; Connie Arthur; Peggy Snyder
Subject: Please post in the public notice box.

Thank you.

Anita Dobrosky

Development Review Coordinator
96161 Nassau Place
Yulee, Florida 32097
904/491-7328 ext. 2326
904/491-3611 (Fax)
adobrosky@nassaucountyfl.com

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DEVELOPMENT REVIEW COMMITTEE MEETING 8 November 2011

DRC Members Present:

Peter King, Interim Planning Director (Growth Management Dept.), Shane Whittier, Engineer II, (Engineering Services Dept.), Cynthia Moody, Concurrency Planner (Growth Management Dept.), Roger Henderson, Fire Marshall (Fire Rescue Dept.), Ronnie Nessler (Environmental Health), Keith Ellis, Senior Plans Examiner (Building Dept.), Joslyn Zale and Eraina Butler (911 Addressing) and Anita Dobrosky, Development Review Coordinator (Growth Management Dept.).

The Development Review Coordinator called the meeting to order at 9:00 a.m.

Each committee member announced his/her name and position.

Minutes from the September 20, 2011 were motioned for approval by Cynthia Moody and seconded by Roger Henderson and were unanimously approved.

9:15 a.m. Pre-Application meeting with Shari Graham, G & H Land and Timber Investments, LLC and Paul Rooney, Rooney and Sons, for Willow Farms plat. Open Rural Subdivision containing 5 lots containing 3 (three) 5 acre lots and 2 (two) 7 acre lots with a minimum 275' frontage. Located on Davis Road, Callahan area.

Shari Graham explained that these were marketed as "home only lots".

Shane Whittier stated that if Engineering Plans would be submitted for this project the Roadway and Drainage Standards would be enforced and would require the road to be paved. He further explained that Hawk's Landing Subdivision developers signed a Maintenance Agreement with the County for future owners to pay for maintenance of the road.

Shari Graham stated that she would be requesting a variance from the paving of Davis Road.

Peter King explained that from a Growth Management requirement it would not require Site Engineering Plans and the Engineering Departments Ordinances threshold would enforce if Site Engineering Plans were required.

Shane Whittier stated that Engineering Services had technical standards in the Roadway and Drainage Standards Ordinance.

Peter King then mentioned that Hawk's Landing was required to give additional ROW to increase the minimum road width.

Paul Rooney stated that the dedication for this property was already dedicated through a deed.

Keith Ellis stated the plat would need to show the current Flood Zone.

Roger Henderson had no comments.

Ronnie Nessler stated that each lot would require 100' lot width and that any existing wells and septic tanks would need to be abandoned through a permit.

Eraina Butler stated that each home would be addressed off of Davis Road.

Cynthia Moody stated that at this time a Concurrency application would be required.

Shari Graham stated she would provide a letter of Concurrency already issued for this property.

Peter King questioned where the entrance for Hawk's Landing was located.

Paul Rooney showed Mr. King where the road would be located.

Peter King reiterated a previous conversation with Ms. Graham explaining the Open Rural zoning district requires a 200' separation from each residence for swine, goats and farm animals. He stated this would need to be noted on the plat.

Shari Graham stated she believed this would be marketed more to individuals who would be more interested in gardens and horses.

Paul Rooney stated he would put the required verbage in the General Notes.

Shari Graham stated they had already met with SJRWMD and they would be requiring a 30' vegetated buffer in the rear of property. They also didn't require retention for this project due to no increase in the impervious area.

Meeting adjourned at 9:40 a.m.

Nassau County Development Review

Preliminary Presentations

Name of Project Willow Farms
OK/ Slots/ Davis Road/

Date 11/8/11

Sherrin - 3-5 acres / 2 7 acre lots / ^{275'} Home only

Paul - Minimum foreleg 275'

Sherrin - Engineering plans would require
Paved Road / Harts pending received a
maintenance agreement for on-site page for main
road.

Don't know will be requesting variance on property
Peter GM wouldn't be requiring Engineering

Plans for since this is a threshold

Sherrin - I have technical standards for
loading & storage plan not sure what type
Engineering Plans / A W

Peter / self Harts Road

Paul - The dedication has already been
dedicated through a deed.

Keith - on plat put flood zone

Roger - no comments

Donnie - Over 100' lot width - Wells & Septic

Signature of Preparer easy will have to abandonment point

Travis - all 5 lots will be addressed off of
Hans Road

Cynthia - Concerning application should be submitted
Shari - I have something on this already - Please
Peter - Hawks Landing - entrance is located

where

Paul - they have them on entrance

Peter - Reenteralation this zoning district there
is a 200' separation for snow, goals & fence
Circumstances shown on plat

Shari - a livestock area ~~away~~ from
other homesites - have allotted area
all future houses will be more of what
this market is looking for

Peter - Someone is wanting to have pony
goals also

Paul - note stating no goats on snow ^{within 200'} to adjacent
residences under General Notes
(dwelling)

Shari - 5500 is not requiring retention due
no improvements / we will have 30' ^{Vegetative} buffer on be
of lots

Date: 8 November 2011

[illegible]



NASSAU COUNTY
Pre-Application Conference Form for Development Review

Project Name: Willow Farms

Owner/Applicant: GBH Land and Timber Investments LLC / Shari Graham

Address: PO Box 1694, Callahan FL 32011

Phone: 904-759-2782

Fax: 904 879-2179

Engineer/Contact: AVA Engineers / Henry Vorpe

Phone: 904 730-3223

Fax: 904 730 3224

Property Appraiser's Parcel No: Portion of: 032N25 0000 0001 0020

Property Appraiser's Map Sheet: Attached

Location: Davis Rd, Callahan FL

911 Address (if known): N/A

Current Zoning: Open Rural

Current FLUM: Open Rural

Present Use of Property: Vacant Land

Proposed Use of Property (additional sheets may be attached): Plat 44 acres into a 5 lot
subdivision containing 3 5 ac's & 2 7 ac's lots for homesites on
Davis Rd

Water/Sewer Provider: N/A

Please list below any applications currently under review or recently approved which may assist in the review of this application: Currently working w/ SJRW on permit to AVA

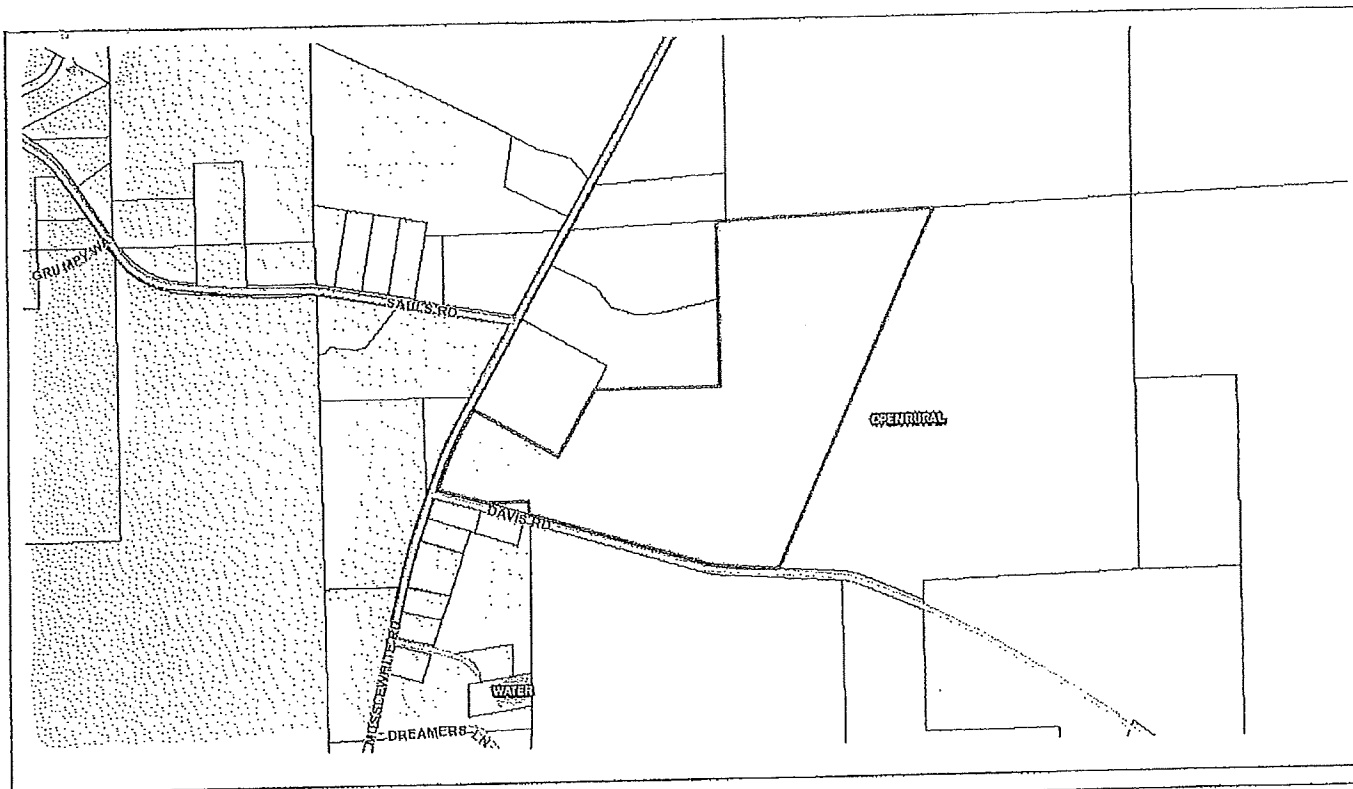
Engineer on permit required

I HERBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

Signature: Shari T. Graham - Mgr GBH Land

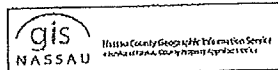
Printed or typed name(s): Shari T. Graham



Willow Farms

Printed: Nov 03, 2011

TAMMY C. STILES, CFA NASSAU COUNTY PROPERTY APPRAISER



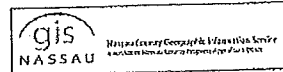
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Willow Farms

Printed: Nov 03, 2011

TAMMY C. STILES, CFA NASSAU COUNTY PROPERTY APPRAISER



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G&H Land & Timber Investments
45321 Green Avenue / P.O. Box 1694
Callahan, FL 32011

Office (904) 879-2091
Fax (904) 879-2179
Shari@ghlandinvest.com
LeighAnne@ghlandinvest.com

To: Anita Doborasky - DRC

Date: 11/3/11

Pages: 3

Fax #: 4913661

Message:

Attached Pre Application Conference Form
for Development Review

Thank You
Shari

Anita Dobrosky

From: Mollie Garrett
Sent: Wednesday, October 28, 2009 11:43 AM
To: joseph_amll@yahoo.com
Cc: David A. Hallman; Anita Dobrosky; Joyce Bradley
Subject: Davis Rd. Maintenance Agreement
Attachments: DAVISROAD-MAINTENANCE 10.283.09.DOC; Hawks Landing

Mr. Amello,

Based on our conversation, I made a couple of changes that I hope will help make the Agreement a little more clear. The changes occur in the 2nd and 3rd paragraph on page 1 and in #2 on page 2. Again, these revisions don't reflect a change in the allocation or billing, they just attempt to clarify the understanding. Let me know if you disagree, but I am proceeding to have an agenda request prepared for Nov. 23rd with the attached revised agreement unless I hear back from you with additional concerns.

Also, I took the liberty of calling Ms. Dobrosky to verify her previous statement to me - that several items need to be addressed with both the site plan and plat. The comments are in the attached email. Additionally, Ms. Dobrosky told me her file had been noted that a public records request was made for the approval letter, when one is issued.

Please contact me with your comments on the revisions, if any. Also, I should know by Nov. 13th whether this matter has been fully approved to go on the Nov. 23rd agenda.

Mollie M. Garrett, Esq.

Assistant County Attorney
 Nassau County Attorney's Office
 96135 Nassau Place, Suite 6, Yulee 32097
 904/491-7377 Ext: 2809 Fax: 904/321-2658

Under Florida law, electronic mail addresses are public records. If you do not want your electronic mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing. This communication may contain privileged and confidential information intended only for the addressee(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or duplication of this communication is strictly prohibited. If you are not the intended recipient, please notify the sender by reply electronic mail.

IRS Circular 230 Disclosure: To ensure compliance with U.S. Treasury Regulations governing tax practice, the Nassau County Attorney's Office hereby informs and notifies each addressee hereof, including any copied addressee, that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties that may be imposed on the addressee under the Internal Revenue Code and the regulations promulgated thereunder; or (ii) promoting, marketing or recommending to another party any transaction(s) or matter(s) addressed herein. To the extent that this communication may be deemed to contain any U.S. federal tax advice, then unless otherwise specifically stated herein, the addressee is expressly notified by the Nassau County Attorney's Office that the addressee may not and cannot rely or base any decision, action or inaction upon the same, but should seek advice based on the addressee's particular circumstances from an independent tax advisor.

10/28/2009

1-6

Prepared by/Return to:
Nassau County Attorney's Office
96135 Nassau Place STE 6
Yulee, FL 32097

AGREEMENT

THIS AGREEMENT, made this _____ day of _____, 2009, by and between **JOSE A. JAREL and JOSEPH M. AMELLIO** (the "Property Owners") and **the BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA**, a political subdivision of the State of Florida (the "County").

WHEREAS, the Property Owners, are the owners and subdividers of the lands described in Exhibit "A" attached hereto and by attachment incorporated herein and made a part hereof, which lands are also known as Hawk's Landing Subdivision, the plat of said subdivision is recorded in Plat Book _____, Page _____, Nassau County Official Records;

WHEREAS, the Property Owners desire the County's Road and Bridge Department to provide routine grading and maintenance for Davis Road, an unpaved dirt road; and

WHEREAS, the Property Owners agree to pay the County a pro rata share of the costs incurred in performing routine grading and maintenance of the road based on the total number of homes built on Davis Road.

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions contained herein, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. The Road and Bridge Department shall track all costs associated with the grading and maintenance of Davis Road for each fiscal year, which shall be October 1 through September 30.
2. By October 30th of each year, the County shall calculate the cost of the prior years' maintenance and determine the amount due, if any, from the Property Owners, or their heirs, successors, and assigns. The costs shall be calculated by dividing the total costs incurred in performing routine maintenance on the road by the total number of homes that utilized the roadway. Annually, the number of permitted homes and existing homes on Davis Road and in Hawk's Landing Subdivision would be determined in order to calculate each homeowner's pro rata share of the total annual maintenance costs expended by the County. Only those lots within Hawk's Landing Subdivision on which houses have been constructed or have been permitted for constructed shall be billed for road maintenance costs. The Road and Bridge Department shall report to the Engineering Services Department the actual costs of routine maintenance of the road for the previous year based upon the costs of manpower, machinery, and other expenses. The Engineering Services Department shall prorate the costs and bill the Property Owners, or their successors in interest, whose lots have homes located thereon.

3. Binding Effect. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. Further, the parties acknowledge that this Agreement shall be duly recorded in the Official Records of Nassau County, Florida upon being fully executed.
4. Effective Date; Duration of Agreement. This Agreement shall become effective after it has been executed by all parties and an attestation of the Clerk and shall automatically renew annually.
5. Amendment. This Agreement may be amended by mutual consent of the parties.

PASSED AND DULY ADOPTED by the Board of County commissioners of Nassau County, Florida, this _____ day of _____, 2009.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

BARRY V. HOLLOWAY
Its: Chairman

Attest as to Chairman's signature:

JOHN A. CRAWFORD
Its: Ex-Officio Clerk

APPROVED AS TO FORM BY THE
NASSAU COUNTY ATTORNEY:

DAVID A. HALLMAN

"PROPERTY OWNERS"

Signed, sealed and delivered
in our presence as witnesses:

JOSE A. JAREL

Name: _____

Name: _____

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 20____, before me, the undersigned notary public,
personally appeared _____, personally known to me to be the person who
subscribed to the foregoing instrument or who has produced _____, as identification,
and acknowledged that he/she executed the same.

Notary Public, State of Florida
Print Name : _____

SEAL:

Signed, sealed and delivered
in our presence as witnesses:

JOSEPH M. AMELLIO

Name: _____

Name: _____

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 20____, before me, the undersigned notary public,
personally appeared _____, personally known to me to be the person who
subscribed to the foregoing instrument or who has produced _____, as identification,
and acknowledged that he/she executed the same.

Notary Public, State of Florida
Print Name : _____

SEAL:



NASSAU COUNTY
Pre-Application Conference Form for Development Review

Project Name: Willow Farms
Owner/Applicant: GH Land and Timber Investments LLC / Shari Graham
Address: P O Box 1694, Callahan FL 32011

Phone: 904-759-2782 Fax: 904 879-2179

Engineer/Contact: AVA Engineers / Henry Vorpe

Phone: 904 730-3223 Fax: 904 730 3224

Property Appraiser's Parcel No: Portion of: 032N25000000010020
032N25000000010050

Property Appraiser's Map Sheet: Attached

Location: Davis Rd, Callahan FL

911 Address (if known): N/A

Current Zoning: Open Rural

Current FLUM: Open Rural

Present Use of Property: Vacant Land

Proposed Use of Property (additional sheets may be attached): Plat 44 acres into a 5 lot

subdivision containing 3-5 ac's & 2-7 ac's lots for homesites on

Davis Rd

Water/Sewer Provider: N/A

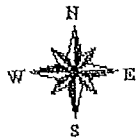
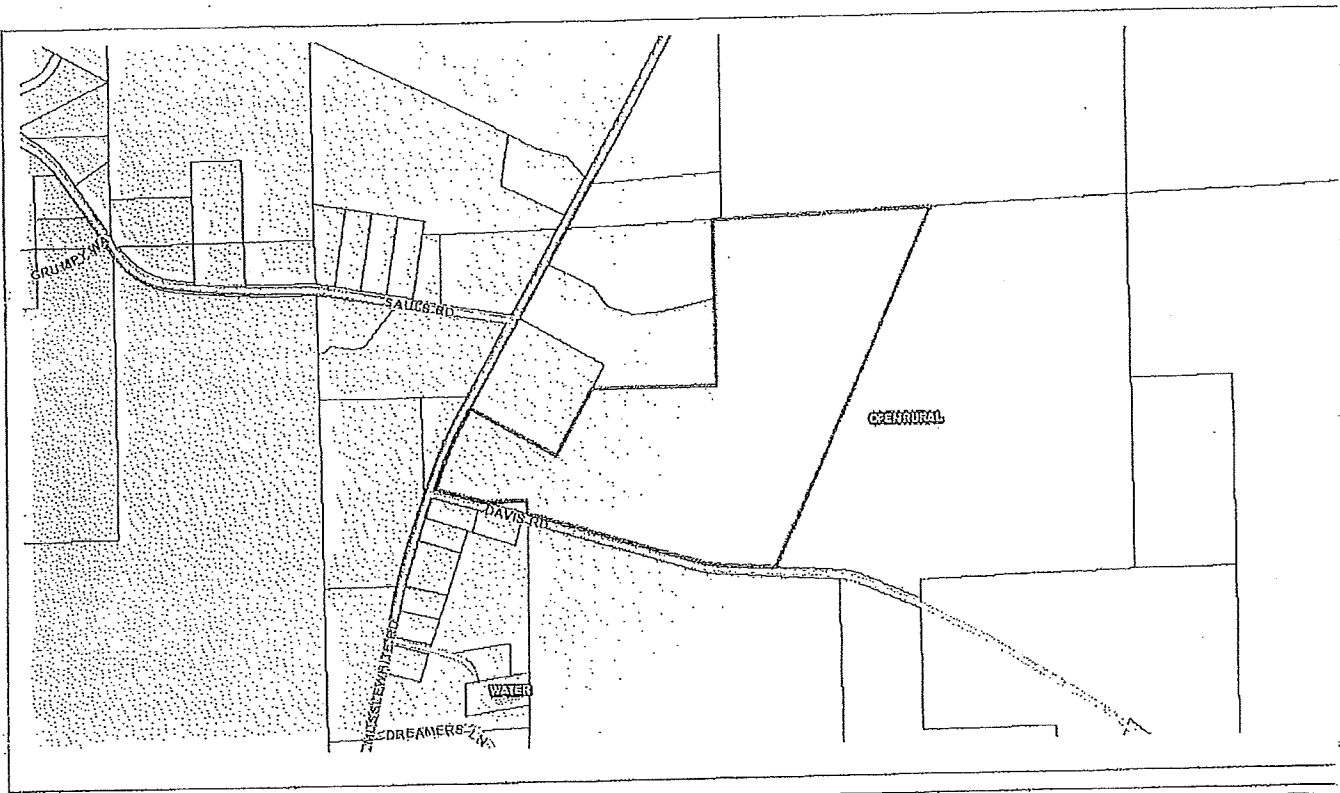
Please list below any applications currently under review or recently approved which may assist in the review of this application: Currently working w/ SJRW on permit to AVA

Engineer on permit required

I HERBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application: Shari J Graham - Mgr GH Land

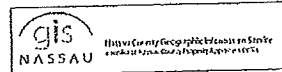
Printed or typed name(s): Shari T. Graham



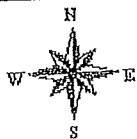
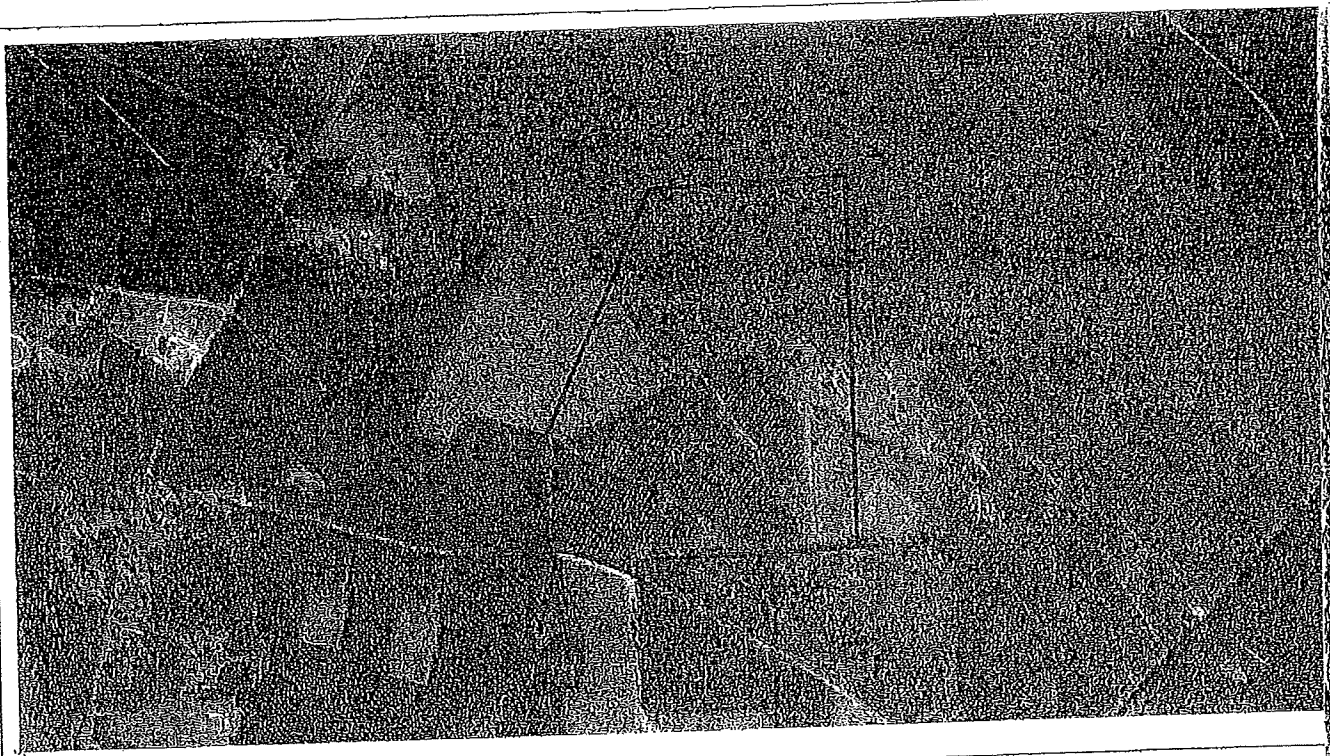
Willow Farms

Printed: Nov 03, 2011

TAMMY C. STILES, CFA, NASSAU COUNTY PROPERTY APPRAISER



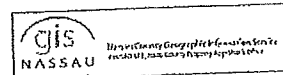
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Willow Farms

Printed: Nov 03, 2011

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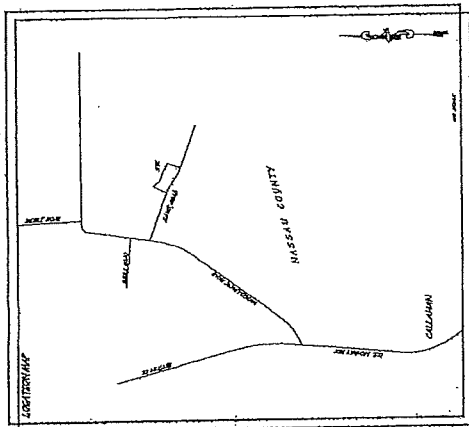


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WILLOW FARMS

A SUBDIVISION OF A PORTION OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

PART BOOK PAGE
SHEET 1 OF 6 SURVEY



CLERKS CERTIFICATE

I, the undersigned, Clerk of the County of Nassau, Florida, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Nassau, Florida.

CLERK OF THE COUNTY

COUNTY HEALTH CERTIFICATE

This is to certify that the above is a true and correct copy of the original as the same appears in the records of the County of Nassau, Florida.

COUNTY HEALTH DEPARTMENT

CERTIFICATE OF COUNTY ATTORNEY

I, the undersigned, County Attorney of Nassau County, Florida, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Nassau, Florida.

COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BY DIRECTOR OF ENGINEERING SERVICES

This is to certify that the above is a true and correct copy of the original as the same appears in the records of the County of Nassau, Florida.

DIRECTOR OF ENGINEERING SERVICES

CERTIFICATE OF APPROVAL BY THE CHIEF OF THE FIRE-RESCUE DEPARTMENT

This is to certify that the above is a true and correct copy of the original as the same appears in the records of the County of Nassau, Florida.

CHIEF OF FIRE-RESCUE DEPARTMENT

COMMISSIONERS APPROVAL

This is to certify that the above is a true and correct copy of the original as the same appears in the records of the County of Nassau, Florida.

COMMISSIONERS

ADOPTION AND DEDICATION

This is to certify that the above is a true and correct copy of the original as the same appears in the records of the County of Nassau, Florida.

ADOPTION AND DEDICATION

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ZONING CERTIFICATION

This is to certify that the above is a true and correct copy of the original as the same appears in the records of the County of Nassau, Florida.

ZONING CERTIFICATION

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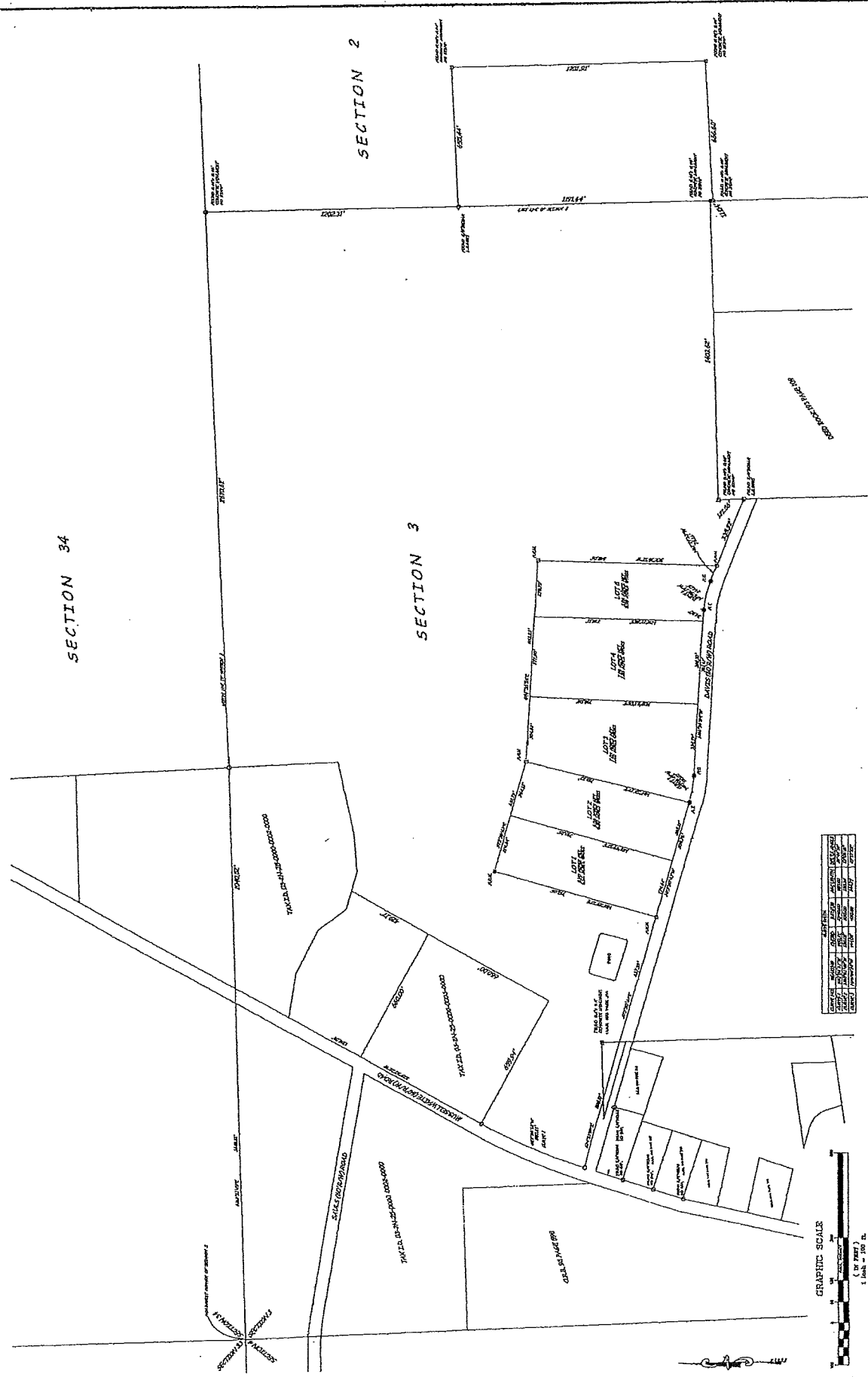
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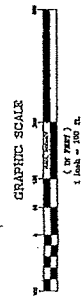
WILLOW FARMS

A SUBDIVISION OF A PORTION OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____
SUBJECT E. OF E. 2000000



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NASSAU COUNTY DEVELOPMENT REVIEW COMMITTEE
96161 Nassau Place, Yulee, Florida 32097
Public Service Building
REGULAR MEETING November 8, 2011

9:00 am

Sign-off/Variation of Development Plans/Plats

Distribution of New Submittals and Re-Submittals

Status of All Current Projects

9:15

G & H Land and Timber Investments, LLC
Willow Farms Subdivision
Pre-Application Meeting

NASSAU COUNTY DEVELOPMENT REVIEW COMMITTEE STATUS REPORT

Site Plans/Plats by Commissioner's District

District 1 – Daniel B. Leeper

FPU Parking and Training Center, SP11-004

District 2 – Steve Kelley

Bailey Road Apartments, SP07-031

Crane Island, PUD, SP08-026

Dunes Lodge, PUD, SP07-022

FPU Parking and Training Center, SP11-004

Living Waters World Outreach Church, Phase 1, SP08-006

Omni Amelia Island Plantation Convention Center & Hotel Expansion, SP11-007

Woodbridge Village 4-9, plat

District 3 – Stacy T. Johnson

Amelia Concourse, Phase III, SP07-024

Amelia Concourse, Phase III, plat

Blackheath Park, SP07-005

Blackheath Park, re-plat

Blackrock Baptist Church Addition, SP10-002

Blueberry Cove, plat

Family Dollar, SP11-005

Hampton Lakes, Phase II, plat

Heritage Oaks, SP06-014

Heritage Oaks, Plat

Hidden Oak Estates, SP08-014

Hidden Oak Estates, plat

The Lofton Creek Campground Expansion, SP11-008

The Lofton Creek Marina, SP10-005

Miner Pines, SP08-003

Miner Pines, plat

Oakwoods, Re-plat

Southeastern Bank-Yulee Branch, SP08-024

Trevett-Tradeplex, SP08-007

Tyler Plaza West, SP08-008

District 4 – Barry Holloway

The Paddock Club at Kings Ferry, SP08-021

The Paddock Club at Kings Ferry, plat

Tompkins Landing, SP07-030

Tompkins Landing, plat

Verizon Wireless Communications Tower, SP11-009

District 5 – Walter J. Boatright

Amelia Outlet Center, SE09-001

Amelia Outlet Center, plat

Bent Oaks Plantation, SP07-006

Bent Oaks Plantation, plat

Clear Lake Estates, Unit Two, plat

Hawks Landing, plat

Hawks Landing, SP07-003

Pineridge Road Estates

Timber Creek Commercial, SP06-059

West Meadow Plantation, SP07-014
West Meadow Plantation, plat

ALPHABETICAL DETAIL LISTING

AMELIA CONCOURSE, PHASE III, SP07-024

RS-2, 172 lots, 77.56 acres, located on the Amelia Concourse, south of North Hampton, Yulee area.
Developer: Submittal: 2 August 2007, distributed: 7 August 2007. Re-Submittal: 27 September 2007, distributed: 2 October 2007. Re-Submittal: 29 November 2007, distributed: 4 December 2007.

Building: 16 August 2007: approved as submitted.

Computerized Plans: 8 January 2008: approved as submitted.

Concurrency: 8 January 2008: Concurrency is vested to the extent that the MSBU development order remains valid; that the limitations, requirements, and obligations of the development order are adhered to by the developer; and the development remains compliant with the applicable zoning and comprehensive plan terms. If it is determined that the development has exceeded the square footage/units which were awarded in the MSBU, or has not fully complied with the conditions of the MSBU, vesting is no longer applicable and the development will be subject to concurrency review.

Engineering: 10 December 2007: approved as submitted.

Fire/Rescue: 8 August 2007: approved as submitted.

Growth Management: 12 December 2007: approved as submitted.

Health: 18 December 2007: approved as submitted.

Traffic: 10 December 2007: approved as submitted.

SJRWMD: #4-089-65409-9, issue date: 9 May 2006.

AMELIA CONCOURSE, PHASE III, PLAT

RS-2, 172 lots, 77.56 acres, located on the Amelia Concourse, south of North Hampton, Yulee area.

Developer: Submittal: 2 August 2007, distributed: 7 August 2007. Re-Submittal: 11 October 2007, distributed: 16 October 2007. Re-Submittal: 6 December 2007, distributed: 11 December 2007.

Building: 16 August 2007: approved as submitted.

Computerized Plans: 8 January 2008: approved as submitted.

Concurrency: 8 January 2008: Concurrency is vested to the extent that the MSBU development order remains valid; that the limitations, requirements, and obligations of the development order are adhered to by the developer; and the development remains compliant with the applicable zoning and comprehensive plan terms. If it is determined that the development has exceeded the square footage/units which were awarded in the MSBU, or has not fully complied with the conditions of the MSBU, vesting is no longer applicable and the development will be subject to concurrency review.

Engineering: 6 March 2009: approved as submitted.

Fire/Rescue: 7 August 2007: approved as submitted.

Growth Management: 12 December 2007: approved as submitted.

Health: 18 December 2007: approved as submitted.

Traffic: 31 December 2007: see Engineering comments.

911 Addressing: 17 October 2007: approved as submitted.

SJRWMD: #4-089-65409-9, issue date: 9 May 2006.

AMELIA OUTLET CENTER, SE09-001

CHT/OR, 44.4 acres, 8 commercial/industrial lots with utilities, stormwater and access infrastructures to development, located on the west side of I-95 on Semper Fi Drive/Johnson Lake Road, Yulee area.

Developer: Submittal: 2 July 2009, distributed: 7 July 2009. Re-Submittal: 20 August 2009, distributed: 25 August 2009. Re-Submittal: 15 October 2009, distributed: 20 October 2009. Re-Submittal: 22 December 2009, distributed: 29 December 2009. Re-Submittal: 11 March 2010, distributed: 16 March 2010.

Building: 17 July 2009: approved as submitted.

Computerized Plans: 7 July 2009: to be received and approved by GIS prior to DRC approval.

Concurrency: 20 April 2010: The application for a Final Certificate of Concurrency is granted with conditions, pursuant to Ordinance 2007-17, for the development of a 150 Room Hotel, Institute of Transportation (ITE) Land Use Code 320, and a High Turnover (Sit-Down) Restaurants totaling 8,940 sf, ITE Land Use Code 932.

Engineering: 7 October 2010: Your pedestrian circulation plans dated 28 September 2010, have been approved by Engineering Services Department.

Fire/Rescue: 25 August 2009: approved as submitted.
Growth Management : 29 December 2009: PREVIOUS COMMENTS: #3. Approval of ERP#4-089-19835-7. Since minimum site development is still not shown on the plans, staff has reclassified the submittal from SP09-005 to SE09-001 (Subdivision Engineering Plan per Section 3.4 of the DRR's). Therefore, approval of this submittal by Growth Management will not result in site plan approval.
Health: 27 October 2009: approved as submitted.
Traffic: see engineering comments.
SJRWMD: #4-089-19835-7, issue date: 23 August 2010.

AMELIA OUTLET CENTER, PLAT

CHT/OR, 44.4 acres, 8 commercial/industrial lots with utilities, stormwater and access infrastructures to development, located on the west side of I-95 on Semper Fi Drive/Johnson Lake Road, Yulee area.
Developer: Submittal: 2 July 2009, distributed: 7 July 2009. Re-Submittal: 3 September 2009, distributed: 8 September 2009. Re-Submittal: 22 October 2009, distributed: 3 November 2009. Re-Submittal: 22 December 2009, distributed: 29 December 2009.
Building: 17 July 2009: approved as submitted.
Computerized Plans: 7 July 2009: to be received and approved by GIS prior to DRC approval.
Concurrency: 20 April 2010: The application for a Final Certificate of Concurrency is granted with conditions, pursuant to Ordinance 2007-17, for the development of a 150 Room Hotel, Institute of Transportations (ITE) Land Use Code 320, and a High Turnover (Sit-Down) Restaurants totaling 8,940 sf, ITE Land Use Code 932.
Engineering: 14 January 2010: approved as submitted.
Fire/Rescue: 7 July 2009: approved as submitted.
Growth Management : 29 December 2009: PREVIOUS COMMENTS: #2. Approval of ERP#4-089-19835-7. #3. Approval of ERP#4-089-19835-7.
Health: 27 October 2009: approved as submitted.
Traffic: see engineering comments.
911 Addressing: 9 September 2009: approved as submitted.
SJRWMD: #4-089-19835-7, issue date: 23 August 2010.

BAILEY ROAD APARTMENTS, SP07-031

RG-2, 48 units, 4.86 acres, located at the corner of Bailey Road and Amelia Island Parkway, Fernandina Beach area.
Developer: Submittal: 28 August 2007, distributed: 4 September 2007. Re-Submittal: 1 November 2007, distributed: 6 November 2007. Re-Submittal: 17 January 2008, distributed: 22 January 2008. Re-Submittal: 28 February 2008, distributed: 4 March 2008. Re-Submittal: 7 August 2008, distributed: 12 August 2008.
Building: 18 August 2008: approved as submitted.
Computerized Plans: 4 September 2007: to be received and approved by GIS prior to DRC approval
Concurrency: 5 September 2008: Final Certificate of Concurrency is granted for extension of 12 months by the Nassau County Board of County Commissioners on August 25, 2008.
Engineering: PREVIOUS COMMENTS: #4. The dedication of the additional 7 feet of right of way for Bailey Road has not been completed. This needs to be completed and recorded before the plans are approved. (Appendix D, Article 11, Section 11.2.1 of Nassau County Municipal Code) #5. The developers of Crane Island have submitted improvement plans for Bailey Road in front of this development so this is no longer an issue. (Chapter 29, Article 3, Division 2, Section 29-41 of Nassau County Municipal Code) #39. A signed and sealed revised drainage report with the corrected site area needs to be submitted for our files. (Appendix D, Article 5, Section 5.1.1 of Nassau County Municipal Code) NEW COMMENTS: #40. I did not see a street light at the entrance to the project. If it is missing one should be added. (Chapter 29, Article 3, Section 29-43 (b) of Nassau County Municipal Code) #41. PDW1 is labeled PDW in the Pipe table, please correct. (Appendix D, Article 5, Section 5.1.2 and Article 10, Section 10.6.1 of Nassau County Municipal Code) #42. Add a notation that the pond discharge MES shall be installed flush with the outside slopes so as to facilitate mowing by the County. (Appendix D, Article 5, Section 5.1.2)
Fire Rescue: 4 September 2007: approved as submitted.
Growth Management: 18 August 2008: The August 12, 2008 submittal of SP07-031, Bailey Road Apartments, represents the fifth submittal of this site plan for code compliance review. As outlined in Growth Management's response to the fourth submittal of SP07-031 dated March 4, 2008, in order to receive site plan approval the developer is required to demonstrate that the public park and recreation demand created by this project will be satisfied prior to site plan approval. Rogers Towers has filed a

concurrency appeal pursuant to Sec. 2.03(D), LDC challenging a condition of the certificate of concurrency issued on Sept. 5, 2006 (reference The Palms Apartments). In addition, Rogers Towers has requested an extension of the certificate of concurrency. This extension is scheduled to be considered by the Board on August 25, 2008. If an extension is granted, concurrency can be extended for up to one year by the Board. In order for Growth Management to satisfy its obligation pursuant to the conditions of the certificate of concurrency, we must have resolution to the parks and recreation requirement prior to approval of SP07-031. In the alternative, the developer may wish to place in escrow as surety, in a form acceptable to the County, in the amount of \$44,115. This is the monetary contribution for regional and community parks in lieu of land dedication. This contribution will remain in escrow and be returned upon the Board's disposition of the concurrency appeal. We cannot approve SP07-031 until payment, escrow or satisfaction by the Board of County Commissioners.

Health: 12 September 2007: approved as submitted.

Traffic: See engineering comments.

SJRWMD: #40-089-113202-1, issue date: 20 December 2007.

BENT OAKS PLANTATION, SP07-006

RS-2, 198 lots, 111.27 acres located east of Callahan on the north side of SR200/A1a west of Gressman Road, Callahan area.

Developer: Submitted Plans: 15 December 2006, distributed: 20 February 2007. Re-submittal: 15 November 2007, distributed: 20 November 2007. Re-Submittal: 19 February 2008, distributed: 26 February 2008. Re-Submittal: 15 April 2008, distributed: 22 April 2008.

Building: 22 February 2007: approved as submitted.

Computerized Data: 20 February 2007: to be received and approved by GIS prior to DRC approval

Concurrency: 24 October 2006: Final Certificate of Concurrency Granted with Conditions.

Engineering: 2 May 2008: approved as submitted. It has been determined that Bent Oaks Plantation complies with the above stated ordinances. There may be other building department, state or federal criteria that may be applicable, but have not been reviewed as they are not within our scope of review. A comprehensive review has been conducted, but there is no implied warranty by Nassau County that all design errors or mistakes have been found and our review is not intended to incur any liability to Nassau County or its employees for any errors or omissions in the plans.

Fire/Rescue: 26 February 2008: approved as submitted.

Health: 28 April 2008: 1. Wells indicated on site plan do not meet the required 75' setback. Provide our office with a copy of the permit issued by DEP. If an alternative method is not used these wells must be abandoned and new wells constructed.

Growth Management: 25 April 2008: approved contingent upon approval of final plat.

Traffic: 26 March 2008: see Engineering comments.

SJRWMD: #40-089-103360-2, issue date: 8 March 2007.

BENT OAKS PLANTATION, PLAT

RS-2, 198 lots, 111.27 acres located east of Callahan on the north side of SR200/A1A west of Gressman Road, Callahan area.

Developer: Submitted Plans: 15 December 2006, distributed: 20 February 2007

Building: 22 February 2007: approved as submitted.

Computerized Data: 9 May 2008: Revised Final Certificate of Concurrency Granted with Conditions.

Concurrency: 9 May 2008: Revised Final Certificate of Concurrency Granted with Conditions.

Engineering: 1. I suggest that you wait until the construction plans review is completed before working on this plat. There is a question as to whether the emergency access road (Gressman Road) is acceptable in its present form. Also if there is a phase two, the entrance road will probably need to have an 80 foot wide right of way. (Appendix D, Article 11, Section 11.2.1 of Nassau County Municipal Code) 2. A letter granting concurrency will be required before the final approval of the plat. (Appendix A, Article 2, Section 2.4 of Nassau County Municipal Code) 3. In the Adoption and Dedication statement, it appears that Tract J was omitted and it should be added to the statement. (Chapter 29, Article II, Sections 29-12 (5) (13) of the Nassau County Municipal Code) 4. All blank spaces in surveyor's notes should be filled in. (Chapter 29, Article II, Section 29-12 of Nassau County Municipal Code) 5.. This Cul de sac conflicts with (Chapter 29, Article II, Section 29-46 of the Nassau county Municipal Code) 6. On Sheet 4, there is a statement at the end of road "C" stating; "Future Development Bent Oaks, Phase Three." If there are future phases, then a minimum of a sketch should be presented to this department. Additional phases affect concurrency and may require a large width entrance street. (Chapter 29, Article III, Section 2.03 (E) (1) and Appendix D, Article II, Section 11.2.1 of the Nassau County Municipal Code) 7. Minimum first floor elevations must be specified for each lot. (Appendix D, Article 10, Section 10.8.1 of the Nassau County Municipal Code)

Fire/Rescue: 21 February 2007: approved as submitted.

Health: 22 February 2007: 1. Please submit completed plat application with \$245.00 review fee. 2. Certificate date is incorrect.

Growth Management: 16 April 2007: 1. Provide the correct legal description of the property. [Section 3.3.1 of the Nassau County Development Review Regulations] 2. Include the names of all proposed streets. [Section 3.3.2 of the Nassau County Development Review Regulations] 3. Complete the language regarding storm surge inundation. [Section 3.3.15 of the Nassau County Development Review Regulations] 4. Complete the note regarding wetland line determination. Also, include a note and table on the plans as required by Ordinance 2006-57 (previously transmitted). [Section 3.3.16 of the Nassau County Development Review Regulations] 5. Please complete the language regarding the zoning district and yard regulations. [Section 3.3.17 of the Nassau County Development Review Regulations]

Traffic: See engineering comments.

911 Addressing: 22 February 2007: 1. Need road names for pre-approval. 2. Request road have a subdivision name.

BLACKHEATH PARK, SP07-005

RS-1, 28 lots, 14.67 acres located on the east side of Blackrock Road on Blackheath Park Drive, Yulee area.

Developer: Submitted Plans: 8 February 2007, distributed: 13 February 2007. Re-Submittal: 4 April 2007, distributed: 10 April 2007. Re-Submittal: 16 August 2007, distributed: 21 August 2007.

Building: 22 February 2007: approved as submitted.

Computerized Data: 13 February 2007: to be received and approved by GIS prior to DRC approval

Concurrency: 24 September 2007: Our records indicate the above referenced project does not have concurrency at this time, however they are currently working toward a Developer's Agreement.

Engineering: 27 April 2007: approved as submitted.

Fire Rescue: 14 February 2007: approved as submitted.

Health: 13 September 2007: approved as submitted.

Growth Management: 18 September 2007: approved with conditions: 1. The location of signage must be shown on the site plan. However, the construction and sign design will be approved through a separate permit. Please be advised Article 30 of the Nassau County Land Development Code states, "in single family residential districts, on site signs shall be limited to one (1) sign not exceeding nine (9) square feet." [Section 5.3.2.1 of the Nassau County Development Review Regulations] 2. See staff comments dated September 14, 2007.

Traffic: 27 April 2007: approved as submitted.

SJRWMD: #42-089-99191-2, issue date: 7 March 2007.

BLACKHEATH PARK, RE-PLAT

RS-1, 28 lots, 14.67 acres located on the east side of Blackrock Road on Blackheath Park Drive, Yulee area.

Developer: Submitted Plans: 8 February 2007, distributed 13 February 2007. Re-Submittal: 17 May 2007, distributed: 22 May 2007. Re-Submittal: 28 August 2007, distributed: 4 September 2007.

Building: 22 February 2007: approved as submitted.

Computerized Data: 13 February 2007: to be received and approved by GIS prior to DRC approval

Concurrency: 24 September 2007: Our records indicate the above referenced project does not have concurrency at this time, however they are currently working toward a Developer's Agreement.

Engineering: 30 May 2006: approved as submitted.

Fire Rescue: 14 February 2007: approved as submitted.

Health: 30 May 2007: approved as submitted.

Growth Management: 14 September 2007: 1. A letter was received by this department on August 28, 2007 addressed to Anita Dobrosky, Development Review Coordinator, bearing your signature. The letter stated, "The LOS for parks will be met by current County facilities", however, the letter did not include any supporting documentation. Please reference Section 2.06.D.2, Measure of Available Capacity, Parks/Open Space, of the Land Development Code to assist your efforts creating the appropriate supporting documentation. Florida Statute 163.3180.2.b states, *Consistent with public welfare, and except as otherwise provided in this section, parks and recreation facilities to serve new development shall be in place or under actual construction no later than 1 year after issuance by the local government of a certificate of occupancy or its functional equivalent. However, the acreage for such facilities shall be dedicated or be acquired by the local government prior to issuance by the local government of a certificate of occupancy or its functional equivalent, or funds in the amount of the developer's fair share shall be committed no later than the local government's approval to commence construction.* The amended

Developer's Agreement for Blackheath Park subdivision accounted for the increase in trips created by the addition of six lots to the Blackheath Park Subdivision. The amended Agreement went on to state, "All other provisions of the Development Agreement dated September 26, 2005, shall remain in full force and effect". The Development Agreement for Blackheath Park dated September 26, 2005 states, *Parks-Through 2010, the County's plans for recreational acreage both active and passive meet the adopted Level of Service Standard. The proposed Development generates 1.82 acres of demand for active recreation and .05 acres of demand for passive recreation. Upon submission of the Proposed Development's site application to the Growth Management Department, compliance with the Level of Service will be monitored.* The submittal of a subdivision plat for review by the Development Review Committee serves as the "submission of the Proposed Development's site application to the Growth Management Department," and therefore, we are required by the Development Agreement for Blackheath Park to monitor the compliance with the LOS for Parks and Recreation. Section 2.06.D.2, Measurement of Available Capacity, Parks/Open Space, of the Land Development Code establishes an acceptable methodology for determining compliance with the LOS standards for parks and recreation. A letter was composed on August 22, 2007 by Cynthia Moody, Concurrency Specialist, addressed to Dan McCranie. The letter from Mrs. Moody clearly demonstrates the process provided in Section 2.06.D.2 of the LDC and also provided a spread sheet containing the size and location of all park sites in Nassau County. If the capacity remains for parks and recreation within the service radii of Blackheath Park, as you claim, simply provide the appropriate supporting documentation, reference Section 2.06.D2, Measurement of Available Capacity, Parks/Open Space, of the Land Development Code, and the issue will be resolved. In the alternative, dedication of land or payment of funds in lieu thereof is required. We look forward to reviewing the appropriate paper work enabling a prompt resolution of this matter.

Traffic: 30 May 2006: approved as submitted.

911 Addressing: 31 May 2007: approved as submitted.

SJRWMD: #42-089-99191-2, issue date: 7 March 2007.

BLACKROCK BAPTIST CHURCH ADDITION, SP10-002

RMH, 20,400 sf, 5.02 acres, located between Marantha and Lang Road, Yulee area.

Developer: Submittal: 28 January 2010, distributed: 2 February 2010. Re-Submittal: 8 July 2010, distributed: 13 July 2010.

Building: 13 July 2010: approved as submitted.

Computerized Plans: 2 January 2010: to be received and approved by GIS prior to DRC approval

Concurrency: 2 February 2010: awaiting comments.

Engineering: 20 July 2010: 1. A revised St. Johns River Water Management District permit is required before final approval can be given to the project. (Appendix D, Article 6, Section 6.3 of the Nassau County Municipal Code) 2. All signage and markings needs to comply with the Manual of Uniform Traffic Control Devices. Please call out all necessary colors, codes, dimensions, etc. for all pavement markings and signs. Please ensure the distance of the stop bar is within the specified range from the travel lane. (Appendix D, Article 11, Section 11.9.1 of the Nassau County Municipal Code) 3. The proposed parking lot will require a durable surface pavement with adequate drainage improvements. (Appendix D, Section 9.9.1 of the Nassau County Municipal Code) 4. Parking spaces at the perimeter of parking lots shall be provided with curbing, wheel stops, or other physical barrier. (Appendix D, Section 9.9.3 of the Nassau County Municipal Code) 5. The proposed concrete driveway needs typical sections provided to ensure compliance with all specifications. Please callout and provide all necessary curbing along concrete pavement in the plans. (Appendix D, Section 9.1.1 of the Nassau County Municipal Code) 6. Please provide detail for FDOT index number for construction of the concrete flume. (Appendix D, Section 5.1.2 of the Nassau County Municipal Code) 7. The proposed drainage easement is through a private and currently used road "Garden Trail". A drainage easement should be dedicated for drainage only and should not be allowed for ingress/egress purposes. The drainage structures would also be a risk to vehicles and vise versa as the unpaved road may erode. Please revise the design. (Appendix D, Section 5.1.2 of the Nassau County Municipal Code) 8. Please add the name of the street, Garden Trail, adjacent to the drainage swale to the plans. (Appendix D, Section 5.1.2 of the Nassau County Municipal Code) 9. The proposed water main suggests the removal of the existing sidewalk in the County right of way. The Sidewalk must be rebuilt to all specifications. Also, the FDOT will be constructing new sidewalks along Blackrock Rd. Please contact the project manager Jeff Bailey at 904.360.5577 and provide a letter ensuring that potential conflicts are circumvented for both projects. (Appendix D, Section 5.1.2 of the Nassau County Municipal Code) 10. The offsite structure table is incomplete, please provide the manhole types. (Appendix D, Section 5.1.2 of the Nassau County Municipal Code) 11. The offsite water utilities should be placed as close to the county right of way line as practical as the County plans to widen Blackrock Rd. and add a left turn lane into Herron Isles North of the project site. (Appendix D, Section 5.1.2 of the Nassau County Municipal Code)

12. The development as a whole would generate over 250 VPD and the gross floor area is over 25,000 SF. County ordinance requires a right turn lane for these circumstances unless an engineering study can demonstrate that safety hazards or capacity deficiencies will not exist. (Appendix D, Section 9.8.1.1 of the Nassau County Municipal Code) 13. If adjacent properties are to have improvements such as the proposed drainage structures, all required survey information shall be provided such as location of mobile homes and other structures driveway locations, etc. (Appendix D, Section 5.1.2 of the Nassau County Municipal Code) **Fire/Rescue:** 2 February 2010: approved as submitted.

Growth Management: 23 July 2010: PREVIOUS COMMENTS: #2. Conditional Use for the proposed use has not yet been approved. SP10-002 must conform to approved CUVB site plan. 2nd submittal, CU approved but plans do not comply with CU conditions: (1) utilities shown on LS-1 and 2) lighting type and size specified (should be shielded and be below 20 feet). #3. Location of any on-site lighting (5.3(2)l) 2nd submittal, see comment #2. #8. Landscape legend should match icons used on plan. 2nd submittal, some icons still do not seem to match. Line weights appear to be wrong on some but others are a different shape. #10 Parking design exceeds 10 sequential spaces without island 37.05(f). 2nd submittal, comment will remain in effect until variance is granted by CUVB.

Health: 29 July 2010: approved as submitted.

Traffic: see Engineering comments.

SJRWMD: 20 January 2010: application submitted.

BLUEBERRY COVE, PLAT

OR, 7 single family lots, 8.52 acres, located at 2396 US Hwy 17 South, Yulee area.

Developer: Submittal: 10 June 2010, distributed: 15 June 2010.

Building: 21 June 2010: approved as submitted.

Computerized Plans: 15 June 2010: to be received and approved by GIS prior to DRC approval.

Concurrency: 24 June 2010: Project does not have concurrency at this time.

Engineering: 30 June 2010: 1. A Right of Way permit from the Florida Department of Transportation is required for the entrance onto Highway 17. (Appendix D, Article 6, Section 6.3 of Nassau County Municipal Code) 2. A permit from the St. Johns River Water Management District or a letter stating no permit is required is needed before final approval of the plat. (Appendix D, Article 6, Section 6.3 of Nassau County Municipal Code) 3. Note #13 relating to the storm surge needs to be completed. (Chapter 29, Article II, Section 29.12(15) of Nassau County Municipal Code) 4. Note #15 states that lots are to be used for residential purposes. RV parks are generally considered to be commercial uses, revise note as needed to conform to owner's intent. (Appendix D, Article 5, Section 5.1.2 of Nassau County Municipal Code) 5. Is the "recreation area" next to tract A intended to be part of Tract A? Please clarify. (Appendix D, Article 5, Section 5.1.2 of Nassau County Municipal Code) 6. There are no lot dimensions on the south side of Tract A and Lots 5 and 7. Please add proper dimensions to the plat. (Appendix D, Article 5, Section 5.1.2 of Nassau County Municipal Code) 7. The road easement needs to be extended to a short distance into Lots 5 and 7 so that each lot can have access to the entire easement/street. (Appendix D, Article 5, Section 5.1.2 of Nassau County Municipal Code) 8. Please add a detail of the proposed street cross section indicating its width, type of surface, whether it is pervious or impervious and show swales. (Appendix D, Article 5, Section 5.1.2 of Nassau County Municipal Code)

Fire/Rescue: 15 June 2010: approved as submitted.

Growth Management: 15 June 2010: 1. The location of setback lines, 3.3(6). Especially considering that there is no platted ROW (private or public), expected yards should be clearly shown. 2. Area is located within Storm Surge Area and should be stated on plat "The area as depicted hereon is subject to storm surge inundation during a Category 5 hurricane".

Health: 15 June 2010: awaiting comment

Traffic: see engineering comments.

911 Addressing: 21 June 2010: The street name Blueberry Cove Lane is not shown on the plat.

SJRWMD: awaiting developers response.

CLEAR LAKE ESTATES, UNIT TWO, PLAT

OR, 108 acres, 72 lots, 1 acre lots with septic and wells, North of Ogilvie Road, East of Lem Turner Road, Callahan area.

Developer: Submitted plans: 14 November 2005, distributed: 22 November 2005. Re-Submittal: 5 January 2006, distributed: 17 January 2006. Re-Submittal 24 March 2006, distributed: 4 April 2006.

Building: 28 November 2005: approved as submitted.

Computerized Data: 22 November 2005: to be received and approved by GIS prior to DRC approval

Concurrency: 16 June 2005: Subject project was awarded Final Certificate of Concurrency with Conditions for a 156 du Single-Family Detached development on July 26, 2004. An application for Modification of Concurrency Determination was completed April 7, 2005 and approved April 20, 2005, bringing total dwelling units to 162, and adjusting the phasing schedule as follows: Phase I (Aug.2005-Jan.2007), 81 du., Phase II (Jan. 2007.- Jul. 2007), 81 du.
Engineering: 5 December 2005: approved as submitted.
Fire/Rescue: 15 November 2005: approved as submitted..
Health: 24 March 2006: approved as submitted.
Growth Management : 4 April 2006: approved as submitted.
Traffic: 5 December 2005: approved as submitted.
SJRWMD: Permit #4-089-93674-2, issue date 13 December 2005.
911 Addressing: 15 November 2005: Road Names Approved.

CRANE ISLAND, PUD, SP08-026

PUD, 169 lots, plus multi-family development with conceptual marina and boat basin, located west of the Fernandina Beach airport, Fernandina Beach area.

Developer: Submittal: 23 October 2008, distributed: 28 October 2008.

Building: 29 October 2008: approved as submitted.

Computerized Plans: 28 October 2008: to be received and approved by GIS prior to DRC approval.

Concurrency: 28 October 2008: A review of our records indicates project was granted concurrency on October 4, 2005 for a 90 Berth Marina, 50 Condominium/Townhome Units, and 119 Single Family Homes. A certificate was issued and was effective for two (2) years pursuant to Section 8.2.2.4 and its sub-parts of Ordinance 99-06, with an expiration date of October 4, 2007 unless the applicant obtained a Development Review Committee Letter of Approval of Final Plat approval, in which case the certificate of Concurrency shall remain in effect until the expiration of the approved Construction Plans and/or Final Plat to which it applies, or the Certificate of Concurrency is extended by a reservation of capacity pursuant to Section 8.2.2.4.1 or Section 8.4 of Ordinance 99-06. Final Certificate of Concurrency granted with conditions on 4 October 2005.

Engineering: 20 November 2008: The development is also affected by County Ordinance 2006-80 which established the Crane Island PUD. That PUD allowed certain variations from standard Ordinance requirements. Variations affecting this review include: a. Smaller right of way widths were allowed as specified in a table in Exhibit C of the PUD. This table allowed smaller lane widths and right of ways correlated with lower speed limits. b. The above table specified some streets with curbs and some without curbs. c. A 5 foot minimum width pedestrian walkway is to be created to provide a pedestrian circulation plan for the project. d. Lighting is to be provided for all streets and parking areas. e. Storm water facilities are to be designed in accordance with St. Johns River Water Management District. (There is no reference to Nassau County standards) 1. The project will need a St. Johns River Water Management District permit before final approval can be given. (Appendix D, Article 6, Section 6.3 of the Nassau County Municipal Code) 2. The PUD does not contain an allowance for variations from Section 10.6.4 of Nassau County Ordinance 99-17 that requires streets to be above the 100 year flood plain except for low spots where there can be a minimum of one foot deep of floodwater. The official FEMA flood plain elevation for Crane Island is 11.00 feet. As per the Ordinance, all streets need to be above 11.0 feet. (Appendix D, Article 10, Section 10.6.4 of the Nassau County Municipal Code) 3. Street widths and street details appear to be in conformance with the project's PUD. However, the PUD relates lane widths and right of way widths to speed limits. Therefore the street detail should also have references to appropriate speed limits and the proper speed limit signs should be shown on the plans for all streets. (Appendix D, Article 11, Section 11.9.1 of the Nassau County Municipal Code) 4. Section 11.7.1 of Nassau County Ordinance 99-17 requires sidewalks on both sides of all streets in subdivisions unless there is an approved pedestrian circulation plan. It is assumed that the PUD approved such a plan instead of sidewalks. However, a pedestrian circulation plan is not shown of the construction plans and needs to be added. (Appendix D, Article 11, Section 11.7 of the Nassau County Municipal Code) 6. The site will need a lighting plan as per the PUD and Nassau County Ordinance 2005-53. (Chapter 29, Article III, Section 29-43 (b) of the Nassau County Municipal Code) 9. There is one cul de sac shown on Sheet 26. It is shown with a 20 foot radius which is smaller than the radius specified in Detail #13 of Nassau County Ordinance 99-17. There should be a 50 foot paved radius for this cul de sac. (Appendix D, Article 11, Section 11.4.3 of the Nassau County Municipal Code) 10. Assuming that the dotted lines on Sheet 26 represent the proposed street right of way, and then the cul de sac extends out of the right of way. Additional right of way should be provided to encompass the cul de sac. (Appendix D, Article 11, Section 11.4.2 of the Nassau County Municipal Code) 11. Street typical sections show swales, but do not identify side slopes. Nassau County requires a 3:1 minimum slope on all swales. The street details should include the side slopes. (Appendix D, Article 11,

Section 11.11.1.4 of the Nassau County Municipal Code) 12. Section 11.8.2 of Nassau County Ordinance 99-17 requires that a 16" wide strip of sod along the back of the curb. The street details should be revised to include this strip. (Appendix D, Article 11, Section 11.11.1.4 of the Nassau County Municipal Code) 13. A note should be added stating that all slopes steeper than 3:1 shall be sodded. (Appendix D, Article 11, Section 11.11.1.2 of the Nassau County Municipal Code) 14. The "Y" street ending on Sheet 24 has no dimensions, widths, radii and other information needed to review and to construct it. This information needs to be added. Also, is this sheet the plan and profile for both "D" and "K" streets? (Appendix D, Article 5, Section 5.1.2 of the Nassau County Municipal Code) 15. Street details specify SP12.5 asphalt. Normally either fine or coarse asphalt and the traffic level is usually specified. (Appendix D, Article 5, Section 5.1.2 of the Nassau County Municipal Code) 18. The entrance to the public park area should be shown on the plans. (Appendix D, Article 5, Section 5.1.2 of the Nassau County Municipal Code) 19. The plans do have some traffic direction arrows but it is important to have a specific readable set of direction arrows for all streets to determine the traffic circulation pattern. This is especially important since all of the streets are less than minimum right of way and pavement widths. (Appendix D, Article 11, Section 11.9.1 of the Nassau County Municipal Code) 20. There is an absence of stop signs, stop bars, striping, dead end signs, one way signs and lane striping on the plans. All required signage and striping should be added to the plan. The striping and signage is especially important in a design of this type. (Appendix D, Article 11, Section 11.9.1 of the Nassau County Municipal Code) 21. Since there will be driveway culverts crossing the street swales, the plans should designate the required driveway culvert size of each lot or group of lots. This will prevent driveway culverts from retarding the design flow in the swales. (Appendix D, Article 11, Section 11.11.2 of the Nassau County Municipal Code) 22. The street cross section details show V bottom swales, but the computations specify flat bottom swales. The street typical cross sections should be revised to agree with the design computations. (Appendix D, Article 11, Section 11.11.1.1 of the Nassau County Municipal Code) 24. All of the typical street details have the swales extending into the utility easement. To avoid legal conflict, the easement should be designated as "utility and drainage" easements. It is also suggested that the utility providing water and sewer service be consulted to determine if they object to having a drainage swale over their lines. (Appendix D, Article 11, Section 11.11.1.1 of the Nassau County Municipal Code) 25. The plans do not show any guidelines to construct the swales on any of the streets. Additional design information should be added include spot flow line elevations, high point flow line spot elevations, width of bottom, depth of swales and any other information that assists the contractor to accurately install the swales. (Appendix D, Article 11, Section 11.11.1.1 of the Nassau County Municipal Code) 26. Without additional grade information, it is impossible to determine if the proposed swales will actually fit within the right of way and easement. The design engineer should review his computation and make sure that the swales will work. (Appendix D, Article 11, Section 11.11.1.1 of the Nassau County Municipal Code) 27. Inlets and manholes on the plans are identified with their letter and number designation. However, the pipes segments are not identified. Their designation should be added to the plans. (Appendix D, Article 5, Section 5.1.2 of the Nassau County Municipal Code) 28. The storm sewer computations seem to be in general compliance with design methods. However, there are several errors including S52 B designated as a catch basin instead of a manhole. Also Segments S-50 to S-51 and S-54 to S-55 appear to be missing and there may be other segments also missing. Please review the computations and make corrections as needed. (Appendix D, Article 10, Section 10.6.4 of the Nassau County Municipal Code) 30. The drainage report assumes that the development is exempt from Nassau County discharge requirements because it discharges into the Intercoastal Waterway. Section 10.6.3.2 of Nassau County Ordinance 99-17 states that; The Public Works Department (i.e. Engineering Services) shall have the right to exempt any project from discharge requirements of Section 10.6.3.1(a) which borders on and discharges directly into the Nassau River, St. Mary's River, the Intercoastal Waterway and its tributaries and the Atlantic Ocean. This project does discharge into the Intercoastal Waterway and following precedence of similar projects being granted exemptions. This project will be considered exempt from meeting Nassau County discharge requirement. Since it is exempted, the County will not review the ICPR data submitted with the plans. (Appendix D, Article 10, Section 10.6.3.2 of the Nassau County Municipal Code)

Fire/Rescue: 29 October 2008: 1. New fire hydrant(s) shall be installed so that 4 ½ -inch port is facing roadway by which it is accessed. Hydrant(s) shall be positioned not more than 7 feet 6 inches away from curb or berm of the roadway. 2. No natural or man made object which extends above ground level shall be within four (4) feet to the rear of such hydrant, nor within seven (7) feet, six (6) inches from the sides directly opposite the two and one half (2 ½) inch ports to a point fifteen (15) feet to either side measured from the center of the steamer port (4 ½') to seven (7) feet, six (6) inches in front of such hydrant and then thirty (30) feet clear width to a roadway used for fire apparatus access. All fire hydrants shall be painted chrome yellow by owner/contractor. (NFPA 1, 18.3 2003 edition). 3. Gated subdivisions or developments are required to provide the fire department access through the use of automatic gates that respond to a "KNOX" entry key switch. All entrance gates shall meet this requirement. (NFPA 1, 10.12.2 2003

edition). Application for "KNOX" products can be obtained at Nassau County Fire Rescue Headquarters (904) 491-7525. 4. Road "E" shall be 20 ft. in width and serve as a fire lane. 5. All one-way roads shall be a minimum of 10 ft. in width and all two way roads shall be a minimum of 20 ft. in width. 6. Provide a fire hydrant at the east property line of lot 31. . Provide a fire hydrant at the west end of the CRS at the boat basin. 8. Provide a fire hydrant at the south property line of lot #31. 9. Provide a fire hydrant on the east side of boat basin, near the center of basin, at the alleyway intersection. 10. Move the fire hydrant at lot #33 to the 90 degree intersection of lot #32. 11. Provide a sign at the cul-de-sac designating the emergency vehicle exit.

Growth Management : 11 November 2008: 1. Tabulation of gross site acreage, land coverage, etc. [Section 5.3.2.C of the Nassau County Development Review Regulations]. 2. All proposed developments over 40 acres in size shall conduct an environmental survey to determine presence of threatened and endangered species. [Section 5.3.2.P of the Nassau County Development Review Regulations]. 3. PUD text refers to interconnected system of five foot pedestrian walkways that are not depicted on plans. 4. Approval of plans will be contingent upon public park being deeded to Nassau County. 5. PUD text limits boat slips to 90. Max number of slips should be stated on plans. 6. PUD text mentions a conservation easement that includes wetlands and buffers. However, no buffers or easements are shown on plans. 7. Tree mitigation: plans should state responsibility and irrigation for new trees. 8. Tree mitigation: plantings on Bailey Road should be placed on east side of road due to Bailey Road Apartments tree mitigation plan for west side of Bailey Road. 9. Tree mitigation: will utility placement on Bailey Road or extension impact replacement trees? 10. Tree mitigation: trees placed immediately adjacent to and south of county property appear to be placed on county property. Planning Department has no objection to this placement if landscape easement approved by Butch Hartman of NC Road and Bridge Department. 11. Tree mitigation: please explain difference between "required" and "provided" within tree mitigation plan. Please note that preserved trees do not count toward replacement of removed trees per Ord. 2008-01.

Health: 18 November 2008: 1. Provide site plan for sewer extension showing all wells including adjacent properties, or not on plans "no wells within 200' of proposed sewer extension" (include page number).

Traffic: See engineering comments.

SJRWMD: 21 October 2008: application filed.

DUNES LODGE, PUD, SP07-022

PUD, 25,995 sf, 1.29 acres, 48 unit hotel, 54 regular parking spaces and 32 golf carts, located on Beachwalker Road, Fernandina Beach area.

Developer: Submitted plans: 19 July 2007, distributed: 24 July 2007. Re-Submittal: 27 September 2007, distributed: 2 October 2007.

Building: 8 October 2007: approved as submitted.

Concurrency: 24 July 2007: Our records does not indicate the above referenced project does not have concurrency at this time. Therefore, an application for concurrency determination should be made or the applicant should provide documentation that a certificate was previously issued.

Computerized Data: 24 July 2007: to be received and approved by GIS prior to DRC approval

Engineering: 19 October 2007: PREVIOUS COMMENTS: #1. The St. Johns River Water Management District permit is in process. (Appendix D, Article 6, Section 6.3 of the Nassau County Municipal Code) #4 & 5. The storm sewer inverts have been changed in the pipe table in the plans, but have not been changed in the storm water spreadsheet. The spreadsheet needs to be corrected and new computations made to verify the system works. (Appendix D, Article 10, Section 10.6.4.2 of the Nassau County Municipal Code)

Fire/Rescue : 2 October 2007: approved as submitted.

Health: 16 October 2007: approved as submitted.

Growth Management: 9 October 2007: 1. Please modify the landscape plan by eliminating the incorrect tables/information. [Section 5.3.2.k of the Nassau County Development Review Regulations]. 2. Following are requirements contained in Resolution 85-32 approving the Dunes Club DRI. Please demonstrate that these conditions have been met: 1. *Resolution 85-32, Condition 3.2, Final development plans for each development phase of Dunes Club shall be submitted to the RPC simultaneously with submission to the County.* Your response stating that conditions have been satisfied based on prior approvals does not address the current phase under review. 2. *Resolution 85-32, Condition 5.0, Vegetation/Wildlife: 5.1 of the existing 331.5 acre hammock within Amelia Island South, consisting of Live Oak Hammock and Mixed Broadleaf and Mixed Broadleaf with Pine forest and Live Oak, Red Cedar, Cabbage Palm Woodland, 2.0 acres of upland hammock on the Dunes Club site shall be preserved for upland vegetative/wildlife habitat. An additional 1.1 acre (50,000 s.f.) of Live Oak Scrub on Parcel D. South, shall be located, if possible, adjacent to the proposed public beach access parking and extend*

northward between the interior roadway and the proposed golf course to the commercial area. A site map at a scale of 1:200, showing the habitat area location shall be submitted to the RPC an Board prior to final development plan approval. 3. Resolution 85-32, Condition 10.5, upon determination by Nassau County or the FDOT (whichever has jurisdiction) that traffic generated by the development at The Dunes Club is impacting any of the following road and their major intersections, the applicant shall be required to pay its proportionate share of the costs of improving such roads and intersections. • Amelia Island Parkway (from SRA1A (105) to South Fletcher Avenue). • 14th Street (Amelia Island Parkway to Atlantic Avenue) • Sadler Road (CR108) • Fletcher Avenue (SRA1A/105) • SRA1A/200 (Intracoastal Waterway to 5 points). Nassau County and the FDOT may utilize the annual traffic reports as well as the Island wide transportation study in making their determinations. No further permits shall be issued until the proportionate share of the road improvement costs has been escrowed, or an acceptable letter of credit filed, with the appropriate government agency. 10.5 The applicant's proportionate share of road improvement costs shall be escrowed with the appropriate governmental agency when it is determined by the appropriate governmental agency that such improvements are warranted. No further permits shall be issued until the proportionate share of the road improvement costs have been escrowed, or an acceptable letter of credit filed, with the appropriate government agency. 10.6 The applicant's proportionate share of road improvement costs shall be based on the percentage of applicant generated traffic using such improvements.

Traffic: see engineering comments.

SJRWMD: #42-089-11584-1, issue date: 26 October 2007.

ENCLAVE AT SUMMER BEACH, PHASE II, SP07-037

PUD, 9.31 acres, 17 bldgs. with 82 units total, 2 stories, 165 parking spaces, with Club house, located at 5100 First Coast Highway, Fernandina Beach area.

Developer: Submitted plans: 27 September 2007, distributed: 2 October 2007. Re-Submittal: 17 January 2008, distributed: 22 January 2008.

Building: 8 October 2007: approved as submitted.

Concurrency: 4 January 2008: Concurrency is vested to the extent that the DRI development order remains valid; that the limitations, requirements, and obligations of the development order are adhered to by the developer; and the development remains compliant with the applicable zoning and comprehensive plan terms. If it is determined that the development has exceeded the square footage/units which were awarded in the DRI/PUD, or has not fully complied with the conditions of the DRI/PUD, vesting is no longer applicable and the development will be subject to concurrency review.

Computerized Data: 2 October 2007: to be received and approved by GIS prior to DRC approval

Engineering: 15 February 2008:

PREVIOUS COMMENTS #2. The St. Johns permit has been issued. Please forward a copy to our office. (Appendix D, Article 6, Section 6.3 of the Nassau County Municipal Code) #11. The County is planning to extend the storm sewer to Orange Avenue in the near future. I reviewed the County plans and they have a 48" and a 60" pipe that end at the South right of way line of Orange Avenue. There are some small differences in the two plans including a minor difference in invert elevations. Since you are the Project Engineer on both projects, you can resolve these minor conflicts. (Appendix D, Article 5, Section 5.1.2 of the Nassau County Municipal Code) #15. Traffic report submitted was not signed and sealed. Please submit report that is signed and sealed by a Professional Engineer. (Appendix D, Article 5, Section 5.1.1 & 5.1.2 and Article 11, Section 11.1.2 of the Nassau County Municipal Code) #20. The length has been changed in the spreadsheet, but is still 25 feet in the Pipe Table. Please correct. (Appendix D, Article 5, Section 5.1.2 of the Nassau County Municipal Code) #26. Because of the new easement and vacating of existing easement, the plat will also need to also be approved before final approval for the plans is given. (Chapter 29, Article II, Section 29-12 (6) (13) of the Nassau County Municipal Code) **NEW COMMENTS: #27.** Looking at your plans, it appears that the junction manholes with the County's 48" and 60" sewer are regular manholes. A 60" pipe will not fit into a standard manhole. Are you planning a larger manhole or a junction box? It is also suggested that a cross connection between the two trunklines be incorporated in your design so as to allow equalization of flow and/or back up route if there is a blockage or damage to one line. (Appendix D, Article 5, Section 5.1.2 of the Nassau County Municipal Code) #28. The surface area of the detention pond at the normal water level should be shown on the construction plans for reference. (Appendix D, Article 5, Section 5.1.2 of the Nassau County Municipal Code)

Fire/Rescue: 22 January 2008: approved as submitted.

Health: 30 January 2008 1. Provide site plan for sewer extension showing all wells including adjacent properties, or note on plans "no wells within 200' of proposed sewer extension" (indicate page number).

Growth Management: 31 January 2008: 1. Section 37.6.A, Tree Replacement, of the Land Development Code states, "All protected Oak and Magnolia trees that are to be removed as part of an

approved site plan shall adhere to the following tree replacement standards: a. Oak and Magnolia trees less than twenty-four (24) inches DBH: on (1) tree for one (1) tree. b. Oak and Magnolia trees more than twenty-four (24) inches: one (1) DBH for (1) DBH. The submitted landscape plan/tree survey indicates that four hundred and thirteen (413) protected trees will be removed. Of the 413 protected trees to be removed, forty one (41) measured greater than 24" DBH totaling 1,532 caliper inches. The remaining three hundred and seventy two (372) protected trees to be removed measured 24 caliper inches or less. Pursuant to the above referenced Section, the site is required to replant a minimum of 372, 3" caliper, Oak or Magnolia trees AND, an additional 1,532 caliper inches of Oak or Magnolia trees. The submitted landscape plan only provides for forty five (45) new trees to be planted. Please adjust your plans to comply with the requirements of Article 37 of the Land Development Code. Provide a table clearly identifying compliance with the aforementioned Section of Article 37. If you are unable to replant the required number of trees on-site due to the intensity of the proposed project Section 37.6.D states, "Replacement trees shall be planted on-site, if practical, otherwise the developer shall donate to the County and plant the required trees on public property, subject to approval by the Board of County Commissioners." If your client desires to explore off-site mitigation please contact Growth Management. Under the Mitigation Summary section of the submitted site plan, there exists the statement "Total mitigation required: 44 trees total (5000/218,219)." This statement is incorrect. The statement refers to section 37.8, Minimum Tree Requirements, which only applies to "All Class IV non-residential developments consisting of more than 35,000 square feet of total building area". The Enclave at Summer Beach is a multi-family residential development and therefore section 37.8 is not applicable. Furthermore, even if this project was a non-residential development containing over 35,000sf of building area, Section 37.8.3 states, "Fulfillment of the minimum tree requirement in this section shall not be interpreted to waive any other landscaping requirements on the part of the Applicant." Please remove this statement. In addition, under the Site Tabulation section on page L-1 remove the statement "45 Trees Required". 2. The Natural Resources Protection Ordinance was approved by the Nassau County BOCC on January 28, 2008 and will be codified prior to the approval of this site plan. Pursuant to Section 37.05.A, Applicability, this project is subject to the requirements of the newly adopted NRP Ordinance. A copy of the NRP ordinance is attached for your convenience. Section 37.05.D.1 states, *ALA/S.R. 200, U.S. Highway 1 and U.S. 301. A strip of pervious land adjacent and parallel to the right-of-way line having an average width of twenty five (25) feet and a minimum width of ten feet along the entire street frontage except for permitted driveways. This perimeter landscaping strip shall contain a minimum of three (3) canopy trees per one hundred (100) linear feet of property frontage. The trees shall consist of more than one species listed in Tables 37-1 or 37-2 and meeting the material standards of this Section. Planted trees are not meant to be spaced evenly but rather randomly distributed by species.* Please provide and identify the required 10' minimum, 25' average, pervious vegetative landscape strip and provide the required canopy trees along the length of SR200 adjacent to the subject site. Unless specifically permitted in the latest PUD modifications remove the proposed wall from the required pervious landscape strip. The wall may be constructed on-site but only along the most inward boundary of the required pervious landscape strip. Section 37.05.D.3 states, *Local streets. A strip of pervious land adjacent and parallel to the right-of-way line having a minimum width of ten (10) feet along the entire street frontage except for permitted driveways. This perimeter landscaping strip shall contain a minimum of two (2) canopy trees per one hundred (100) linear feet of property frontage. The trees shall consist of more than one species listed in Tables 37-1 or 37-2 and meeting the material standards of this Section.* Please provide and identify the required 10' pervious vegetative landscape strip and provide the required canopy trees along Orange Avenue. Unless specifically permitted in the latest PUD modifications remove the proposed wall from the required pervious landscape strip. The wall may be constructed on-site but only along the most inward boundary of the required pervious landscape strip. Section 37.05.D.4 states, *Sidewalks. Sidewalks may be incorporated within an easement located within a perimeter landscaping strip if the average width is increased by five feet above the minimum required width and if the sidewalk meanders around existing trees.* Please increase the width of the pervious landscape strip by 5' and meander the sidewalk around protected trees as required or place the sidewalk outside the required pervious landscape strip. 3. Pursuant to Section 37.05.J of the NRP ordinance, provide an irrigation plan. 4. Land Coverage is defined as "The total area of all impervious improvements on a parcel of land. This includes, but is not limited to, total area of all structures, all parking facilities, and all stormwater retention facilities measured at the normal high water level." Please confirm that 3.14 acres identified as Land Coverage encompasses all impervious improvements as defined by the Land Development Code.[Section 5.3.2.c of the Nassau County Development Review Regulations]

Traffic: see engineering comments.

SJRWMD: 27 September 2007: modification application filed

FAMILY DOLLAR, SP11-005

Preliminary Binding Site Plan, CG, 8,32 sf, 32 parking spaces, 1.39 acres, located at the corner of SR200/A1A and Miner Road, Yulee area.

Developer: Submitted Plans: 20 June 2011, distributed: 21 June 2011. Site Engineering Plans Second Review Submitted: 23 September 2011, distributed: 23 September 2011.

Building: 24 June 2011: approved as submitted.

Computerized Data: 21 June 2011: to be received and approved by GIS prior to DRC approval

Concurrency: 9 August 2011: On August 4, 2011 the Application for Intra-Parcel Reallocation of Transportation Concurrency was received from the owner, G Cubed, LLC, assigning 28.5 PMPH trips required for the proposed Family Dollar.

Engineering: 22 June 2011: approved as submitted.

Fire/Rescue: 22 June 2011: approved as submitted.

Health: 7 July 2011: 1. The proposed site plan is requesting public water and public sewer capability; therefore, a letter from the utility provider indicating that water and sewer is available will be required prior to final approval. 2. Provide site plan for sewer extension showing all wells including adjacent properties, on note on plans "no wells within 200' of proposed sewer extension" (indicate page number). 3. Completed site plan review application with \$45.00 fee required prior to final approval.

Growth Management: 23 September 2011: approved as submitted.

Traffic: see Engineering comments.

SJRWMD: #42-0289-91421-4, issued: 19 August 2011.

FPU PARKING AND TRAINING CENTER, SP11-004

IW, 729 sf modular unit, 20 parking spaces on approximately .89 acres, located at the intersection of Clinch Drive and Lime Street, Fernandina Beach area.

Developer: Submitted plans: 27 May 2011, distributed: 3 June 2011.

Building: 6 June 2011: 1. Will need to provide complete ramp details for review. 2. Provide striping detail for accessible parking, fine sign, detectable warnings, etc. 3. Provide spot elevations from the rear of accessible parking to building entrance door.

Computerized Data: 3 June 2011: to be received and approved by GIS prior to DRC approval

Concurrency: 3 June 2011: awaiting comments.

Engineering: 6 June 2011: approved as submitted.

Fire/Rescue: 6 June 2011: Identify location of nearest fire hydrant on Site Plan.

Health: 7 July 2011: 1. Completed application with \$25.00 fee required prior to final approval.

Growth Management : 6 June 2011: 1. Southern driveway is within the 25 foot uncomplimentary buffer (37.06). 3. Show buffers adjacent to ROW (10' wide with required plant material) (37.05(d)). 4. Fencing in buffers. Suggest moving back to other side of parking area to save money on fencing (37.06(1)(C)).

Traffic: see engineering comments.

SJRWMD: 3 June 2011: awaiting developers response.

HAMPTON LAKES, PHASE II, PUD, PLAT

PUD, 134 lots, 52 acres, located on Majestic Walk Boulevard, Fernandina Beach area.

Developer: Submitted plans: 22 March 2007, distributed: 27 March 2007. Re-Submittal: 3 July 2007, distributed: 10 July 2007.

Building: 29 March 2007: approved as submitted.

Computerized Data: 27 March 2007: to be received and approved by GIS prior to DRC approval

Concurrency: 31 August 2007: A review of our records does not indicate the above referenced project has concurrency at this time. Therefore, an application for concurrency determination should be made or the applicant should provide documentation that a certificate was previously issued.

Engineering: 23 July 2007: approved as submitted.

Fire/Rescue: 28 March 2007: approved as submitted.

Health: 9 May 2007: approved as submitted.

Growth Management : 31 July 2007: 1. Ordinance 2006-57 requires that the upland buffer table be provided on all development plans. The table ensures that the required upland buffer is in place pursuant to the PUD condition Exhibit C, section II, subsection 8: "Average width 50' and a minimum width of 25'". The table listed in Ordinance 2006-57 needs to be modified for this development to replace 25 feet with 50 feet. [Section 3.3.16 of the Nassau County Development Review Regulations].

Traffic: 23 July 2007: approved as submitted.

911 Addressing: 4 April 2007: approved as submitted.

SJRWMD: #40-089-90044-3, issue date: 3 July 2006.

HAWKS LANDING, SP07-003

OR, 23 lots, 63.10 acres, located on Davis Road off of Musslewhite Road, Callahan area.

Developer: Submitted plans: 2 February 2007, distributed: 13 February 2007. Re-Submittal: 7 June 2007, distributed: 12 June 2007. Re-Submittal: 16 August 2007, distributed: 21 August 2007.

Re-Submittal: 26 March 2009, distributed: 31 March 2009. Re-Submittal: 18 June 2009, distributed: 23 June 2009.

Building: 14 June 2007: approved as submitted.

Computerized Data: 13 February 2007: to be received and approved by GIS prior to DRC approval

Concurrency: 15 December 2008: Final Certificate of Concurrency approved with conditions.

Engineering: 9 July 2009: approved with conditions: 1. Add a notation that sod will be placed around each inlet and on any side slopes greater than 3:1 (Appendix D, Article 11, Section 11.8 and 11.11.1.2 of the Nassau County Municipal Code) 2. Object markers should be added at any drainage swale inlets and other structures that are within the shoulder clear zone of the street. (Appendix D, Article 11, Section 11.1.2 and 11.11.1.5 of the Nassau County Municipal Code).

Fire/Rescue: 14 February 2007: approved as submitted.

Health: 19 February 2007: approved as submitted.

Growth Management: 1 April 2009: approved: Please note that Section 22.07 of the Land Development Code (LDC) will be ignored in favor of a Board of County Commissioners vote on 9/17/08 to establish density of 1du per acre for uplands. All development orders must be consistent with the adopted Comprehensive Plan and deference is proved to the Board's interpretation.

Traffic: see engineering comments.

SJRWMD: #40-089-109941-1, issue date: 16 February 2009.

HAWKS LANDING, PLAT

OR, 23 lots, 63.10 acres, located on Davis Road off of Musslewhite Road, Callahan area.

Developer: Submitted plans: 2 February 2007, distributed: 13 February 2007. Re-Submittal: 16 August 2007, distributed: 21 August 2007. Re-Submittal: 9 April 2009, distributed: 14 April 2009. Re-Submittal: 22 October 2009, distributed: 3 November 2009. Re-Submittal: 17 December 2009, distributed: 22 December 2009.

Building: 13 February 2007: approved as submitted.

Computerized Data: 13 February 2007: to be received and approved by GIS prior to DRC approval

Concurrency: 15 December 2008: Final Certificate of Concurrency approved with conditions.

Engineering: 23 December 2009: approved as submitted.

Fire/Rescue: 13 February 2007: approved as submitted.

Health: 13 September 2007: approved as submitted.

Growth Management: 5 November 2009: approved as submitted: Please note that Section 22.07 of the Land Development Code (LDC) will be ignored in favor of a Board of County Commissioners vote on 9/17/08 to establish density of 1du per acre for uplands. All development orders must be consistent with the adopted Comprehensive Plan and deference is provided to the Board's interpretation.

Traffic: see engineering comments.

911 Addressing: 3 November 2009: approved as submitted.

SJRWMD: #40-089-109941-1, issue date: 16 February 2009.

HERITAGE OAKS, SP06-014

RS-1, To Develop 6 1/2 acre lots served by a dry pond with well and septic., 4.81 acres located off Black Rock Road between Glenwood Oaks Lane and Cedar Road, Yulee, Florida.

Developer: Submitted Plans: 2 March 2006, distributed : 7 March, 2006. Re-Submittal: 4 May 2006, distributed: 9 May 2006. Re-Submittal: 14 July 2006, distributed: 18 July 2006. Re-Submittal: 17 August 2006, distributed: 22 August 2006. Re-Submittal: 17 November 2006, distributed: 21 November 2006. Re-Submittal: 7 June 2007, distributed: 12 June 2007.

Building: 8 March, 2006: approved as submitted.

Computerized Data: 6 November 2007: approved as submitted.

Concurrency: 15 April 2011: Final Certificate of Concurrency granted for five (5) single family dwelling units.

Engineering: 18 June 2007: approved as submitted.

Fire/Rescue: 8 March, 2006: approved as submitted.

Growth Management: 11 May 2006: approved as submitted.

Health: 22 March 2006: N/A We have no requirements for this subdivision. It is well/septic and no sewer extension requirements.
Traffic: 18 June 2007: approved as submitted.
SJRWMD: #42-089-104170-1; issue date: 29 March 2007.

HERITAGE OAKS, PLAT

RS-1, To Develop 6 1/2 acre lots served by a dry pond with well and septic., 4.81 acres located off Black Rock Road between Glenwood Oaks Lane and Cedar Road, Yulee, Florida.
Developer: Submitted Plans: 2 March 2006, distributed : 7 March 2006. 30 January 2007, distributed: 6 February 2007. Re-Submittal: 15 June 2007, distributed: 19 June 2007.
Building: 8 March 2006: approved as submitted.
Computerized Data: 6 November 2007: approved as submitted
Concurrency: 15 April 2011: Final Certificate of Concurrency granted for five (5) single family dwelling units.
Engineering: 16 February 2007: approved as submitted.
Fire/Rescue: 8 March 2006: approved as submitted.
Growth Management: 2 July 2007: approved as submitted.
Health: 20 June 2007: approved as submitted.
Traffic: 16 February 2007: approved as submitted.
SJRWMD: #42-089-104170-1; issue date: 29 March 2007.
911 Addressing: 21 February 2007: approved as submitted.

HIDDEN OAK ESTATES, SP08-014

OR, 5 lots, 7.51 acres, located at 85013 Avant Road, Yulee area.
Developer: Submittal: 14 May 2008, distributed: 20 May 2008. Re-Submittal: 23 September 2008, distributed: 30 September 2008. Re-Submittal: 13 January 2009, distributed: 20 January 2009.
Building: 23 May 2008: approved as submitted.
Computerized Plans: 20 May 2008: to be received and approved by GIS prior to DRC approval
Concurrency: 5 August 2008: Final Certificate of Concurrency granted w/conditions.
Engineering: 20 October 2008: approved as submitted.
Growth Management: 9 February 2009: approved as submitted.
Fire/Rescue: 20 May 2008: approved as submitted.
Health: 7 October 2008: approved as submitted.
Traffic: 20 October 2008: approved as submitted.
SJRWMD: #42-089-114139-1, issue date: 27 May 2008.

HIDDEN OAK ESTATES, PLAT

OR, 5 lots, 7.51 acres, located at 85013 Avant Road, Yulee area.
Developer: Submittal: 14 May 2008, distributed: 20 May 2008. Re-Submittal: 23 September 2008, distributed: 30 September 2008. Re-Submittal: 13 January 2009, distributed: 20 January 2009.
Building: 23 May 2008: approved as submitted.
Computerized Plans: 20 May 2008: to be received and approved by GIS prior to DRC approval
Concurrency: 5 August 2008: Final Certificate of Concurrency granted w/conditions.
Engineering: 25 February 2009: approved with conditions: It has been noted that part of the entrance street is jointly owned with the adjacent land owner and that access over the land is granted. Under these circumstances, the other property owner must also sign the plat so that there is a clear legal access for the future lot owners.
Fire/Rescue: 20 May 2008: approved as submitted.
Growth Management : 9 February 2009: approved as submitted.
Health: 7 October 2008: approved as submitted.
Traffic: 25 February 2009: see Engineering comments.
SJRWMD: #42-089-114139-1, issue date: 27 May 2008.
911 Addressing: 20 January 2009: Road names accepted.

LIVING WATERS WORLD OUTREACH CHURCH, PHASE 1, SP08-006

OR with Conditional Use, 40,208 sf total with a 250 seat sanctuary, 250 seat related school and 16,800 sf gymnasium and 94 parking spaces on 15.90 acres, Fernandina Beach area.
Developer: Submitted Plans: 6 March 2008, distributed: 11 March 2008. Re-Submittal: 29 May 2008, distributed: 3 June 2008. Re-Submittal: 13 November 2008, distributed: 18 November 2008.

Building: 19 November 2008: 1. Need to provide Ramp Details to comply with Section 11-4.8 handrails, rail extensions, edge protection, etc. 2. Stripe pedestrian crosswalk between Sanctuary and School. 3. Need to add an accessible route for fire exit on the rear of building per Section 11-4.1.3(9). 4. Note: Site Plan was revised which generated these new comments. (School Building was added).

Computerized Data: 11 March 2008: to be received and approved by GIS prior to DRC approval

Concurrency: 18 June 2010: Final Certificate of Concurrency approved w/ conditions.

Engineering: 10 December 2008: PREVIOUS COMMENTS: #3. This is the third review submittal and the traffic report still has not been submitted for review. With the substitution of the school in place of the church, this report is vital. It is expected that left and right turns into the site will be required with this phase, due to the school traffic and safety concern of students. (Appendix D, Article 9, Section 9.8.1.1 of the Nassau County Municipal Code) #4. I checked with our department and the concurrency application is yet to be filed. (Appendix A, Article I, Section 1, Section 9.8.1.1 of the Nassau County Municipal Code) #6. The dedication of the additional right of way for Nassauville Road to Nassau County needs to be completed before final approval. New right and left turn lanes may require additional right of way and it is suggested that a preliminary design of the turn lanes be made to determine if more right of way needs to be donated before completing the documents (Chapter 29, Article III, Section 29.41 of the Nassau County Municipal Code) NEW COMMENTS: 32. The portion of entranceway lying within the County Right of Way must be built to match the County Road standards. There should be a detail of this construction. (Chapter 29, Article III, Section 29.42 of the Nassau County Municipal Code) 33. Add a notation that all signs and pavement markings within the site meet Nassau County standards. (Appendix D, Article 11, Section 10.9.1 of the Nassau County Municipal Code) 34. For your paving, specify whether a course of fine mix asphalt is to be used. Also what traffic level is planned? (Appendix D, Article 11, Section 11.8.2 of the Nassau County Municipal Code). 36. The plans show a silt fence, but there are no erosion detail sheets with best management practices and this sheet should be added to the plans. (Appendix D, Article 10, Section 10.6.5 of the Nassau County Municipal Code) 37. There should be a standard notation on the plans stating that all work within the Nassau County Right of Way must have a right of way permit. (Appendix D, Article 6, Section 6.1 of the Nassau County Municipal Code) 38. The plans should reflect that a 16" wide strip of sod is required on the street side of the sidewalks on Old Nassauville Road. There should also be a notation that all swales in Nassau County Right of Way must be 3:1 or shallower, otherwise sodding is required. (Appendix D, Article 11, Section 11.8.2 and 11.11.1.2 of the Nassau County Municipal Code) 39. There is insufficient information on the plans to verify that there will be positive drainage in the Old Nassauville Road swales after completion of the project. Please verify that your plans will insure positive drainage of runoff in the road ditch. (Appendix D, Article 11, Section 11.11.1.3 of the Nassau County Municipal Code)

Fire Rescue: 11 March 2008: approved as submitted.

Health: 24 March 2008: approved as submitted.

Growth Management: 20 November 2008: 1. If a natural buffer is claimed then it must be shown on the plans. For example, it appears that the northern parcel is mostly wetlands. If not, then refer to Table 37-5 which requires buffer type "L" to residential. 2. Some landscape islands show two trees and some show one tree. Please amend to show one tree. 3. Use of 100% oak trees violates 37.05(b), species diversity. 4. Shading of landscape areas, please explain why some areas are shaded and some are not. 5. 50% reduction of required parking for school is encouraged and approvable according code if acceptable comparative information can be provided (e.g. data from ITE or ULI publications). 6. Notation on page 4: Conditional use is required for all phases, not "Future Expansions". Conditional Use number should be listed for phase I (E07-027) and Conditional Use number phases II through IV should be labeled as "Conditional Use Approval Required" or equivalent. 7. Trees adjacent to collector road per 37.05 (d) 2. Although not required in future areas, trees adjacent to retention pond are located within dedicated ROW and should be on private property only. 8. Location of on site lighting per 5.3(2)L Site Development Requirements. 8. Land Coverage (Comp Plan Policy 1.02.05). Staff acknowledges land coverage reported on page four. However, areas of future development, if included, should be removed from calculations to avoid conflict with future phases. 9. Per E07-027, Deed for 10 foot strip of ROW must be received before site plan approval.

Traffic: see engineering comments.

SJRWMD: #40-089-85946-2, issue date: 7 May 2008.

THE LOFTON CREEK CAMPGROUND EXPANSION, SP11-008

CG, 1.35 acres, 19 RV camping sites, located on the southwest side of Lofton Creek Boat Ramp, Yulee area.

Developer: Submittal: 19 August 2011, distributed: 24 August 2011.

Building: 30 August 2011: 1. Board Walk to Lofton Creek to be accessible. 2. Existing facilities are required to be accessible.

Computerized Plans: 24 August 2011: to be received and approved by GIS prior to DRC approval.

Concurrency: 24 August 2011: The Lofton Creek Campground Expansion received Certificate of Concurrency of February 11, 2011, for the development of 1.02 upland portion of the 1.36 acre parcel located immediately adjacent to S.R.200, between Lofton Creek and Lofton Creek Campground for the expansion of the existing campground.

Engineering: 30 August 2011: 1. The access driveway from S.R. 200 may not be used for the maneuvering of vehicles. (Ordinance 99-17, App. D, 9.9.2).

Fire/Rescue: 25 August 2011: approved as submitted.

Growth Management: 30 August 2011: approved as submitted.

Health: 26 August 2011: 1. Utility Extension Plan Review – fee based on the following guidelines; \$300.00 plan review for extension to a subdivision or \$20.00 per developed lot where the sewer line passes more than 15 developed properties (home or businesses); \$100.00 plan review for extension to a single residence or business – provide plans for sewer extension for review / determination of Utility Extension Fee. (unless applied before April 2005 for Utilities) 2. The proposed site plan is requesting public water and public sewer capability; therefore, a letter from the utility provide indicating that water and sewer is available will be required prior to final approval. 3. Provide site plan for sewer extension showing all wells including adjacent properties, or note on plans “no wells within 200’ of proposed sewer extension” (indicate page number). 4. Completed site plan review application with \$45.00 fee required prior to final approval.

Traffic: see engineering comments.

SJRWD: awaiting developers response.

THE LOFTON CREEK MARINA, SP10-005

CG, 2,848 sf, 8 parking spaces, 1.46 acres, located at 463526 SR200, Yulee area.

Developer: Submittal: 25 March 2010, distributed: 30 March 2010.

Building: 23 April 2010: 1. Provide F.R.E. of new structure & accessible parking. 2. Provide the 12 ft. dimension on handicap parking space, center line to center line. 3. Provide a 3 ft. strip of detectable warning material & specify the “Truncated Dome” design.

Computerized Plans: 30 March 2010: to be received and approved by GIS prior to DRC approval

Concurrency: 9 May 2008: Final Certificate of Concurrency granted with conditions.

Engineering: 21 April 2010: 1. The entrance drive is too narrow; Nassau County requires a 24-36 foot wide driveway for commercial sites exiting onto major collector streets. The driveway needs to be a minimum of 24 feet wide. Depending on the permeability or non-permeability of the driveway surface, adequate drainage facilities may also be required. (Appendix D, Article 9, Section 9.3.1 of the Nassau County Municipal Code) 2. A Florida Department of Transportation driveway permit may be required, unless the Department decides that the current access is “grandfathered in”. An application for a permit needs to be made to determine if a permit is necessary. (Appendix D, Article 6, Section 6.3 of the Nassau County Municipal Code) 3. The Concurrency Certificate submitted with the plans states that the new building is replacing an existing 3103 square foot building; however, the construction plans do not indicate an existing or prior building on the site. The plans should be revised to show existing or removed structures. If the proposed new building is replacing an existing building of equal or greater area, then the new structure is “grandfathered in” with regard to providing drainage and detention improvements. If not, then drainage improvements are required. This exception applies only to the new building and not to accessory improvements. (Appendix D, Article 10, Section 10.3.3.2(a) and Section 10.3.3.2(c) of the Nassau County Municipal Code) 4. A non standard driveway surface is being proposed, this substitution is only allowed by a variance. A variance request must be submitted to the Director requesting a variance showing a hardship would be caused by requiring normal paving. Also, there must be an engineer’s statement that the driveway surface will support the weight of a fire engine and consist of non toxic and non objectionable material that will not adversely impact the site or adjacent areas. If a variance is not granted and asphalt paving is required then adequate drainage improvements for the paved area will be a requirement. (Appendix D, Article 9, Section 9.9.1 of the Nassau County Municipal Code) 5. There are no parking spots, lane widths, islands, etc. shown on the plans and should be added. 6. Plans do not indicate if the “boat ramp” and “frame dock” are existing or proposed, they should be so marked. (Appendix D, Article 5, Section 5.1.2 of the Nassau County Municipal Code) 7. No access roads, walks or any parking has been shown for the boat ramp and dock; these improvements should be added to the plans if the ramp and dock are to be used. (Appendix D, Article 5, Section 5.1.2 of the Nassau County Municipal Code) 8. A portion of the site is within a wetlands area as determined by Nassau County’s GIS system, this area needs to be shown on the plans or documentation provided that the area is not in a wetlands. (Appendix D, Article 5, Section 5.1.2 of the Nassau County Municipal Code) 9. If any improvements are

proposed within the wetlands, then a permit or exemption letter will be required from St. Johns River Water Management District and the Army Corps of Engineers. (Appendix D, Article 6, Section 6.3 of the Nassau County Municipal Code) 10. A scale should be added to sheet 1 of the plans. (Appendix D, Article 5, Section 5.1.2 of the Nassau County Municipal Code)

Fire/Rescue: 30 March 2010: 1. Provide a fire hydrant at the intersection of entrance drive and S.R. 200 right of way. 2. New fire hydrant(s) shall be installed so that 4 ½ -inch port is facing roadway by which it is accessed. Hydrant(s) shall be positioned not more than 7 feet 6 inches away from curb or berm of the roadway. 3. Provide a minimum of 20 feet of width for entrance drive which serves as a fire lane to building. 4. Entrance drive and parking lot shall be engineered to accommodate 32 tons. Provide engineering design. 5. Indicate use of building. 6. Show roadway to boat ramp and surface material. 7. Indicate location(s) of all boat storage locations.

Growth Management: 5 April 2010: 1. Legal description of property on plans. (5.3(1)B). 2. Name, location, owner and architect of the proposed development (5.3(2)A). 3. Parking and Circulation (5.3(2)H). Show that parking meets minimum of one space per 300 sf of building area. 5. Easements (5.3(2)J). Provide court book/page reference to easement rights for type of development. 6. Landscaping (5.3(2)K). Show that parking area conforms to Section 37.05 Note: existing trees can be shown to meet all requirements except for end of parking isles. However, these trees must still be shown on plans. 7. Lighting and signs (5.3(2)L). Will any signage be used? Lighting of a public parking area is provided on commercial projects. 8. Please show or state how waste will be collected from site. Dumpster optional. (5.3(2)O). 9. State use of building within building footprint (e.g. "clinic" or "grocery store"). (5.3(2)F). 10. All waterway facilities (docks, ramps, etc.) must be shown as pre-existing and state such on plans. Alternatively, provide authorization from DEP for construction of new facilities in Outstanding Florida Waters (OFW).

Health: 9 April 2010: 1. Provide site plan for sewer extension showing all wells, proposed and existing, or note "no wells within 200' of proposed sewer extension" on plans. (includes existing wells on adjacent properties). 2. Completed site plan review application with \$45.00 fee required prior to final approval. 3. All existing septic and wells shall be abandoned with the appropriate permits. 4. The proposed site plan is requesting public sewer capability; therefore, a letter from the utility provider indicating that sewer is available will be required prior to final approval of plan.

Traffic: see Engineering comments.

SJRWMD: 12 June 2009: exempt.

MINER PINES, SP08-003

RS-2, 24.43 acres, 60 lots, located on the westside of Miner Road between Turk Lane & Shady Oak Drive, Yulee area.

Developer: Submitted Plans: 19 November 2007, distributed: 26 February 2008. Re-Submittal: 15 May 2008, distributed: 20 May 2008.

Building: 3 March 2008: approved as submitted.

Computerized Data: 26 February 2008: to be received and approved by GIS prior to DRC approval

Concurrency: 27 February 2008: Denied; Final Certificate of Concurrency cannot be granted at this time.

Engineering: 11 June 2008: PREVIOUS COMMENTS: #1. Concurrency is still in Review (Appendix A, Article I, Section 1, Section 1.03 of the Nassau County Municipal Code) #2. St. Johns River Water Management District permit is still in review. (Appendix D, Article 6, Section 6.3 of the Nassau County Municipal Code) #4. Street plan and profiles sheets have been added but there are no borings results indicating the ground water depth. Identifying the location of the ground water table is very important and this information should be added. (Appendix D, Article 5, Section 5.1.2 of the Nassau County Municipal Code) #5. JEA does not do lighting plans; this is the responsibility of the design engineer. Generally for subdivision of this size, there should be adequate lighting at the subdivision entrance, in all cul de sacs and at all street intersections. On straight sections of street there should be street lights no further than 300 to 400 feet apart. The type and height of the street lamps should be specified. (Chapter 29, Article III, Section 29-43 (b) of the Nassau County Municipal Code) #6. I could not find a traffic report in your submittal. The report referenced was submitted to Concurrency. I checked the report in their file and it did not identify average daily trips for the project. This information needs to be added as it is the basis for determining if turn lanes are required or not. (Appendix D, Article 5, Section 5.1.2 of the Nassau County Municipal Code) #34. The street sign details appear to be FDOT's and not Nassau County's. Please replace the details with Nassau County sign details. (Appendix D, Article 11, Section 11.9.1 of the Nassau County Municipal Code)

Fire/Rescue: 20 May 2008: approved as submitted.

Growth Management: 20 May 2008: 1. Landscape plan is still not included. "Landscape Timbers" as indicated on Sheet 16 is not a classification of landscaping recognized by code. 2. Recreation is calculated

but no recreation area is shown on plans. Is recreation area in another location in county? Please verify. Calculation does not follow formula of units x 2.44 x .014= acres. 3. Entrance signs are shown, however, Sec. 30.01 permits only one sign nine sf max.

Health: 21 May 2008: approved as submitted.

Traffic: see engineering comments.

SJRWMD: 16 July 2007: application filed.

MINER PINES, PLAT

RS-2, 24.43 acres, 60 lots, located on the westside of Miner Road between Turk Lane & Shady Oak Drive, Yulee area.

Developer: Submitted Plans: 21 February 2008, distributed: 26 February 2008.

Building: 3 March 2008: approved as submitted.

Computerized Data: 26 February 2008: to be received and approved by GIS prior to DRC approval

Concurrency: 27 February 2008: Denied; Final Certificate of Concurrency cannot be granted at this time.

Engineering: 5 March 2008: 1. The street right of way dedication should be changed. The streets can be dedicated to the public, but not to Nassau County. The County Commissioner decided not to accept new subdivision streets for maintenance. There should be some group identified as responsible for maintenance. Normally it is the homeowners association. (Chapter 29, Article II, Section 29-12 of Nassau County Municipal Code) 2. The existing 70 foot wide right of way for Miner Road is less than the 90 foot right of way required for minor collectors. Therefore an additional ten feet of right of way adjacent to Miner Road and dedicated to Nassau County should be shown on the plat. (Chapter 29, Article III, Division 2, Section 29-41 of the Nassau County Municipal Code) 3. The construction plans have not yet been reviewed. With 60 lots there probably will be both right turn in and left turn in lanes to be added to Minor Road. This may require additional right of way in addition to the 10 feet listed above. A sidewalk along Miner Road will also be required; it can be within the right of way or outside of the right of way on an easement. (Appendix D, Article 9, Section 9.81 and Article 11, Section 11.7.1 of the Nassau County Municipal Code) 4. The minimum first floor elevations are missing in the FFE tables. (Appendix D, Article 10, Section 10.8.1 of the Nassau County Municipal Code) 4. The secondary/ emergency road access on Lots 54 and 55 should be a right of way, not an easement. (Appendix D, Article 11, Section 11.9.1 of the Nassau County Municipal Code) 5. Please label the 20 foot access easement between lots 5 & 6 as emergency access and utility easement. It may be possible to arraign another emergency access to the subdivision from the adjoining property. This would be desirable because the Southern part of the development has only one way out. (Chapter 29, Article III, Division 2, Section 29-48 (b) and Article I, Section)

Fire/Rescue: 26 February 2008: approved as submitted.

Growth Management: 4 March 2008: 1. Nassau County Site Plan comments (e.g. wetland buffers, row design, etc.) mailed under separate cover. 2. All street names shall have the written approval of the 911 Coordinator. 3. Dedication for park(s) shown. 3. Location of setback lines. 4. Zoning District(s) property is located in.

Health: 28 March 2008: 1. The proposed plan is requesting public water and public sewer capability; therefore, a letter from the utility provider indicating that water and sewer is available will be required prior to final approval of plan. (same comment for Site Plan application) 2. Provide net and gross acreage on each lot. 3. Provide site plan for sewer extension showing all wells, or note "no wells within 200' of proposed sewer extension". (includes existing wells on adjacent properties).

Traffic: see engineering comments.

SJRWMD: 16 July 2007: application filed.

911 Addressing: 26 February 2008: approved as submitted.

OAKWOODS, REPLAT

OR, 1 acre, 1 lot, located on Shady Oak Drive, West, Yulee area.

Developer: Submittal: 5 July 2006, distributed: 11 July 2006. Re-Submittal: 20 September 2007, distributed: 25 September 2007.

Building: 14 July 2006: approved as submitted.

Computerized Plans: 4 October 2006: approved as submitted.

Concurrency: 14 July 2006: Project does not meet the Sect. 3 "Applicability" standard of Ord.99-06.

Engineering: 15 October 2007: approved with condition: There is one minor error that should be corrected on the final plat, the year is still wrong on the Adoption and Dedication statement, please change.

Fire/Rescue: 12 July 2006: approved as submitted.

Growth Management : 8 October 2007: 1. Please include the acreage involved within the legal description. The original Tract 6 indicates a 45,213 square feet or 1.03 acre tract. the legal description only indicates 43,560 square feet. Is Tract 6 being re-platted to correct an error contained on the plat

recorded in Plat Book 5, Page 370 & 371? [Section 3.3.1 of the Nassau County Development Review Regulations]. 2. Lot square footage needs to be included on the plat. [Section 3.3.5 of the Nassau County Development Review Regulations]. 3. The property lies within the Category 4 and 5 storm surge areas. [Section 3.3.15 of the Nassau County Development Review Regulations].

Health: 16 October 2007: 1. Please submit completed plat review application with \$75.00 review fee.

Traffic: 15 October 2007: see Engineering comments.

SJRWMD: awaiting developers response.

911 Addressing: 11 July 2006: approved as submitted.

OMNI AMELIA ISLAND PLANTATION CONVENTION CENTER & HOTEL EXPANSION, SP11-007

PUD, 155 room, 7 stories high hotel and a 41,000 sf addition of the convention center with a 669 total parking spaces, Amelia Island area.

Developer: Submittal: 22 August 2011, distributed: 23 August 2011. Re-Submittal: 3 October 2011, distributed: 3 October 2011. Re-Submittal: 2 November 2011, distributed: 2 November 2011.

Building: 1. Provide Accessible parking spaces in the parking garage closest to building entrance. (Also , accessible route cannot be in the vehicular travel lanes) 2. Provide Accessible Parking Striping detail, \$ 250. fine sign, " Van Accessible " signage, Detectable warning material specifications & locations. NOTE : The new Beach Club Grill & pool improvements are seaward of the CCCL line and will need to comply with the Florida Building Code , Sec.3109

Computerized Plans: 23 August 2011: to be received and approved by GIS prior to DRC approval.

Concurrency: 31 August 2011: Concurrency for the Omni AIP Convention Center & Hotel Expansion is vested to the extent outlined in the Amelia Island Plantation PUD.

Engineering: 10 October 2011: 1. The minimum pipe size (or equivalent) for storm sewer systems is fifteen inches. The use of eight inch P.V.C. will require approval from J. Scott Herring, Public Works Director. (Ordinance 99-17, App. D, 10.6.4.8). 2. The maximum pipe lengths are set by App. D, 10.6.4.8. Should the Engineer decide to use fifteen inch pipe or receive approval to use eight inch pipe, then the maximum pipe length is 200 feet. (Ordinance 99-17, App. D, 10.6.4.8). 3. Please adjust illegible text on sheet TC-18. 4. Please provide a copy of the Coastal Construction Control Line permit from the Bureau of Beaches and Shores of the Florida Department of Environmental Protection per the conditions of the St. John's River Water Management District. (Ordinance 99-17, App. D, 6.3). 5. Please provide complete details for the proposed pond expansion and the proposed drainage structures within the Nassau Amelia Utilities property. Show all easements, properties, existing infrastructure, etc. (Ordinance 99-17, App. D, 10.7.1). 6. Utility plans will be reviewed by the Nassau Amelia Utilities on receipt of requested information.

Fire/Rescue: 4 October 2011: approved as submitted.

Growth Management: 4 October 2011: 1. Lighting Plan: spoke to applicant's lighting contractor (IALD) on 9/22/11 and it was agreed that the County's lighting standards for turtle protection Section 37.07 would be applied (since 62B-55.006 FAC. is a model ordinance with suggested guidelines and is not adopted by the BOCC). Staff has agreed to allow the conforming lighting plan to be submitted with construction drawings provided that a statement on engineering plans is provided that "lighting will conform to Nassau County turtle protection standards Section 37.07". 2. Evidence of submittal to FWCC regarding gopher tortoises plan. Section 5.07(c)2(h) requires that the evidence of submittal be provided prior to receiving conceptual approval. The engineering plans show erosion control plan pages but no pages addressing the location of gopher tortoise burrows as shown in August 1, 2011 Dial Cordy report. Nor does the engineering submittal provide evidence of coordination/application with FFWCC regarding a tortoise plan as required by Section 5.07(c)2(h) 3. Tree planting pages illustrate trees to be planted inside of water retention basins. Is it the intent to place cypress trees along the perimeter? Please clarify. 4. Screening of garage (wall coverage, berms) is not explicit on tree planting pages (shown on PBSP and required by PUD).

Health: 3 November 2011: approved as submitted.

Traffic: see Engineering Comments.

SJRWMD: awaiting developers response.

THE PADDOCK CLUB AT KINGS FERRY, SP08-021

OR, 39 lots, 61-59 acres, located on Kings Ferry Road (CR115A), Hilliard area.

Developer: Submittal: 2 September 2008, distributed: 9 September 2008. Re-Submittal: 26 February 2009, distributed: 3 March 2009.

Building: 10 June 2009: approved as submitted.

Computerized Plans: 9 September 2008: to be received and approved by GIS prior to DRC approval

Concurrency: 10 March 2009: Final Certificate of Concurrency with Conditions approved.
Engineering: approved with conditions: 1. A St. Johns River Water Management District permit must be obtained and a copy produced at the project's pre-con meeting before construction begins. 2. Developer must comply with terms of a resolution passed by the Nassau County Board of County Commissioners requiring turn lanes off of Highway 115A and submit "Development Order/Agreement" prior to the required Pre-Construction conference.

Fire/Rescue: 9 September 2008: approved as submitted.

Growth Management: 9 March 2009: PREVIOUS COMMENTS: #4. Flood hazard boundaries or statement that entire site is outside of flood zone (5.3(2)N). 2nd Submittal: Flood Hazard boundary drawn but is backwards (flood area is shown as "X"). #10. Park dedication. Nassau County Comprehensive Plan Policy 7.01.03 requires park dedication for residential projects. Paddock Club's planned amenity center will provide a 20% credit toward this requirement. Standard requirement is 14 acres per 1000 population. With credit, 11.5 acres per 1000 population. Resulting formula is 39 units x 2.44 persons x 11.5/1000=1.09 acres. Please contact Daniel Salmon at the County Parks Dept. for required contribution. #11. Please calculate and record lot size for all lots to hundredth of acre. Lots 7, 8, 22, 23 do not appear to be one acre (43,560 sf). A corresponding plat showing lots that do not meet the minimum lot size for the OR district cannot be approved.

Health: 3 April 2009: approved as submitted.

Traffic: See engineering comments.

SJRWMD: 3 August 2008: application filed.

THE PADDOCK CLUB AT KINGS FERRY, PLAT

OR, 39 lots, 61.59 acres, located on Kings Ferry Road (CR115A), Hilliard area.

Developer: Submittal: 2 September 2008, distributed: 9 September 2008. Re-Submittal: 26 May 2009, distributed: 2 June 2009.

Building: 17 September 2008: 1. Need to delineate Special Flood Hazard area flood zone lines (A & X) on plat.

Computerized Plans: 8 January 2008: to be received and approved by GIS prior to DRC approval

Concurrency: 10 March 2009: Final Certificate of Concurrency with Conditions approved.

Engineering: 6 October 2008: 1. Referring the Adoption and dedication statement; please remove the phrase, "all of said lands which encompass the right of way of streets will be subject to an approval of County Commission before adoption and dedication to Paddock Club homeowners association". (Chapter 29, Article II, Section 29-12 (13) of the Nassau County Municipal Code) 3. Note #14 refers to five tracts that are to be deeded to the Homeowners Association: a. Tract A could not be found, please identify location on the plat in your reply. b. Tract B is future road access point for possible expansion for the development. Does the developer wish to dedicate this tract to the Homeowners' Associations? c. Tract C is the detention pond, tracts D & E are drainage easements. Use of the word "tract" implies a transfer of land, not easements. It is suggested that the plat be reworded so that all drainage easements the detention pond easement be dedicated to the homeowners' Association and omit the word "tract". (Chapter 29, Article II, Section 29-12 (13) of the Nassau County Municipal Code) 4. What about tracts W-1, VNB 1, 2 & 3? Shouldn't they be deeded to some entity? (Chapter 29, Article II, Section 29-12 (13) of the Nassau County Municipal Code) 5. Both gross and net useable area areas should be shown on all lots. (Chapter 29, Article II, Section 29-12 (5) of the Nassau County Municipal Code) 6. The detention pond easement should be a specific metes and bounds description and shown on the plans. The description of "5 feet outside the perimeter" is inexact and not appropriate. (Chapter 29, Article II, Section 29-12 (7) of the Nassau County Municipal Code) 9. At least one of the two drainage easements to the detention pond should be designated as drainage and access easement, so that there is a defined access to the pond for maintenance. (Appendix D, Article 10 Section 10.6.7 of the Nassau County Municipal Code)

Fire/Rescue: 9 September 2008: approved as submitted.

Growth Management: 9 June 2009: 1. Letter from Mrs. Fufidio and Salmon acknowledged. Plat approval will be contingent upon park dedication as stated. 2. Please calculate and record lot size for all lots to hundredth of acre. Lots 7, 8, 22, 23 do not appear to be one acre (43,560sf). Square footage is still not indicated within lot or within a table. If measured manually, lot 23 (for example) is more than 1,000sf short of the required one acre minimum. 3. Landscaping at entrance. Four magnolias are shown on table but six are shown plotted.

Health: 7 October 2008: 1. Please submit completed plat review application with \$140.00 fee. 2. Certificate shall be changed to indicate septic and well. 3. Any existing wells or septic systems shall be abandoned with the appropriate permits.

Traffic: see engineering comments.

911 Addressing: 9 September 2008: All roads are acceptable and approved as submitted.

SJRWMD: 3 August 2008: application filed.

PINERIDGE ROAD ESTATES

OR, 1 lot, 3.0 acres, located off of Ratliff Road on Pineridge Road, Callahan area.

Developer: Submittal: 31 January 2008, distributed: 5 February 2008.

Building: 11 February 2008: approved as submitted.

Computerized Plans: 5 February 2008: to be received and approved by GIS prior to DRC approval

Concurrency: 6 February 2008: A review of our records does not indicate the above referenced project has concurrency at this time. Therefore, an application for concurrency determination should be made or the applicant should provide documentation that a certificate was previously issued.

Engineering: 29 February 2008: 1. A note should be added to the plat stating that the lot cannot be subdivided without permission from Nassau County Board of County Commissioners. (Chapter 29, Article III, Section 29-43 (b) of the Nassau County Municipal Code) 2. The width of the "flagpole" part of the lot is not identified, nor is the curve distance "C1". This information is required. (Chapter 29, Article II, Section 29-12 (7) of the Nassau County Municipal Code) 3. A note should be added that a street light is required on the entrance Cul de sac. This can be a "cobra" light on an existing telephone pole. (Chapter 29, Article III, Section 29-43 (b) of the Nassau County Municipal Code) 4. The radius of the existing Cul de sac should be identified. (Appendix

Fire/Rescue: 11 February 2008: approved as submitted.

Growth Management: 5 February 2008: 1. Identify the required 25' upland buffer and include the required wetland table and wetland language as described in ordinance 2006-57. [Section 3.3.13 of the Nassau County Development Review Regulations].

Health: 6 February 2008: 1. Provide net and gross acreage on all lots. 2. Please submit completed plat review application with \$75.00 review fee.

Traffic: see engineering comments.

911 Addressing: 6 February 2008: Denied due to incorrect street name. Correct street name to Pineridge Drive.

SJRWMD: awaiting response.

SOUTHEASTERN BANK-YULEE BRANCH, SP08-024

CG, 2,660 sf with 3 drive thru lanes, 18 parking spaces, located on the south side of A1A west of US Hwy. 17, Yulee area.

Developer: Submittal: 8 October 2008, distributed: 14 October 2008. Re-Submittal: 18 November 2008, distributed: 25 November 2008.

Building: 14 October 2008: approved as submitted.

Computerized Plans: 14 October 2008: to be received and approved by GIS prior to DRC approval

Concurrency: 10 November 2008: Concurrency is vested as the applicant is demolishing the existing building and replacing it with a new building on the same parcel.

Engineering: 17 December 2008: The plans and drainage report are fine. As soon as we have a copy of the St. Johns River Water Management District and FDOT permit, the project will be approved. (Appendix D, Article 6, Section 6.3 of the Nassau County Municipal Code)

Fire/Rescue: 14 October 2008: approved as submitted.

Growth Management: 1 December 2008: 1. Comprehensive Plan Policy 2.03.01, ROW preservation requires SR200 maintain 125 feet. It appears this section is on 108 feet. This development's share of the deficit would be 8.5 feet $((125-108)/2=8.5)$.

Health: 17 December 2008: 1. Utility Extension Plan Review-fee based on the following guidelines; \$300.00 plan review for extension to a subdivision or \$20.00 per developed lot where the sewer line passes more than 15 developed properties (home or businesses); \$100.00 plan review for extension to a single residence or business- provide plans for sewer extension for review/determination of Utility Extension Fee. (unless applied before April 2005 for Utilities). 2. Describe how sewer line will be encased to meet setback requirements. 3. Complete site plan review application with \$45.00 fee required prior to final approval.

Traffic: see engineering comments.

SJRWMD: 9 October 2008: application filed.

TIMBER CREEK COMMERCIAL, SP06-059

PUD, 13 acres, infrastructure for future out-parcels, located on SR200 between Edwards Road and Timber Creek Boulevard, Yulee area.

Developer: Submitted plans: 1 November 2006, distributed: 7 November 2006. Re-Submittal: 31 October 2007, distributed: 6 November 2007.

Building: 9 November 2006: approved as submitted.

Concurrency: 7 November 2006: awaiting comment.

Computerized Data: 7 November 2006: to be received and approved by GIS prior to DRC approval

Engineering: 30 November 2007: PREVIOUS COMMENTS: #2. The St. John's permit is in process. (Appendix D, Article 6, Section 6.3 of the Nassau County Municipal Code) #3. The FDOT permit is in process. (Appendix D, Article 6, Section 6.3 of the Nassau County Municipal Code) NEW COMMENTS: 10. The submittal did not include a drainage report, storm sewer design or traffic study. Therefore only a partial review can be performed. (Appendix D, Article 5, Section 5.11 and Article 10, Section 10.6.3.3 of the Nassau County Municipal Code) 12. The proposed intersection of Street A with Timber Creek Blvd needs to be revised. As shown, it is a difficult intersection and confusing to drivers. Either specific striping to guide drivers should be added or the south lane of Street A pulled back to match the north lane. (Chapter 29, Article III, Section 29-47 (a) & (b) of the Nassau County Municipal Code) 13. If semi trailer trucks are expected in the commercial area, please review the 25 foot turning radius. It is doubtful that a semi can make the turn without crossing over into the south lane of Street A. (Appendix D, Article 11, Section 11.1.2 of the Nassau County Municipal Code) 14. On the Edwards Road intersection, the new entrance infringing on the right turn lane, it would be better to move the intersection as far South as possible so as to clear the turn lane. (Appendix D, Article 3, Division 2, Section 29-42 of the Nassau County Municipal Code) 15. Nassau County has a fire station site next to this parcel and needs to exit onto Street A. Please coordinate this entrance with the proper county personnel and include the fire station entrance on the plans (Appendix D, Article 3, Division 2, Section 29-42 of the Nassau County Municipal Code) 16. Again, can a semi trailer truck enter Edwards's road without crossing over into the opposite lane with a 25 foot curb radius? Please check and revise if needed. (Appendix D, Article 11, Section 11.1.2 of the Nassau County Municipal Code) 17. The street profile shown on the plans does not have the street slopes or existing ground elevations of boring shown and these should be added. (Chapter 29, Article II, Section 29-13 (2) of the Nassau County Municipal Code) 18. The typical street cross section is incomplete. It does not show the street right of way, curbs or swales, sidewalks or striping. All of these should be added to the detail. (Chapter 29, Article II, Section 29-13 (2) of the Nassau County Municipal Code) 20. The storm sewer shown seems to be almost all manholes with stub outs? How will the streets drain? Storm sewers do not have stub outs. Revise as needed. (Chapter 29, Article II, Section 29-13 (1) of the Nassau County Municipal Code) 21. Based on 120,000 square feet of commercial space plus parking and drives, it would appear that the storm sewer as shown and detention pond are woefully undersized. (Appendix D, Article 10, Section 10.6.1 and 10.6.3.3 of the Nassau County Municipal Code) 22. Out parcels 1-5 all drain north to the highway. The plans indicate first floor elevation about 3 feet above the street indicating a lot of fill. How will these lots drain to the storm sewers in the street? (Appendix D, Article 10, Section 10.6.1 and 10.6.3.3 of the Nassau County Municipal Code) 23. A grading plan for the whole commercial area should be included in the plans. (Chapter 29, Article II, Section 29-13 (3) (6) of the Nassau County Municipal Code) 24. Pre and post drainage plans should be added to the construction plans. (Chapter 29, Article II, Section 29-13 (5) of the Nassau County Municipal Code) 25. Either a bulkhead design should be added to the plans or separate plans signed and sealed by a P.E. should be submitted. The plan cannot be approved without signed and sealed bulkhead plans. (Appendix D, Article 10, Section 10.8.3 of the Nassau County Municipal Code)

Fire/Rescue: 6 November 2007: 1. Delete the fire hydrant as shown on WS-1. 2. Provide a fire hydrant at the intersection of Street B and SR200. 3. Provide a fire hydrant at the intersection of Street A and Edwards Rd. 4. Provide a fire hydrant at the intersection of Street A and Street B. 5. Provide a fire hydrant at the intersection of Street A and Timbercreek Blvd.

Health: 18 November 2007: 1. Provide site plan for sewer extension showing all wells, or note "no wells within 200' of proposed sewer extension". (includes existing wells on adjacent properties). 2. \$35.00 fee for each additional review.

Growth Management: 3 December 2007: 1. Eliminate maximum impervious area per lot percentage from the site development information. [Section 5.3.2.c of the Nassau County Development Review Regulations]. 2. Site circulation comments. [Section 5.3.2.g of the Nassau County Development Review Regulations]. Please coordinate access points with the Nassau County Fire Department for access to the fire station site. 3. Include the location of parking areas. [Section 5.3.2.h of the Nassau County Development Review Regulations]. 4. Provide a landscaping plan for the subject site. [Section 5.3.2.k of the Nassau County Development Review Regulations]. NEW COMMENTS: 5. Pursuant to PUD Condition 5.e, a twenty foot vegetative buffer and a six foot high opaque fence is required between the residential site and the commercial site. Please include the buffer area and opaque fencing on the site plan. IF the land included in the 20 foot required buffer and place a note on the plans stating that the buffer is not to be disturbed. If the vegetative buffer no longer exists, please include a landscape plan to replace the required buffer. [Section 5.3.2.k of the Nassau County Development Review Regulations]. 6. Pursuant to Article

30 of the Land Development Code, no signage shall be located in any ROW. Please modify the location of the proposed signage to comply with County regulations. In addition, the site plan depicts two signs at each entrance. Please reduce the number signs to one sign at each entrance. PUD condition 5.d states that, "each entry sign shall not exceed 150 sf per sign face unless approved at final development plan review". The site plan review process will determine the location of signage on site. However, actual structural plans for signage are required to be permitted through a separate permit application. 150 sf per sign face will be the maximum allowed in accordance with the PUD conditions. [Section 5.3.2.1 of the Nassau County Development Review Regulations]. 7. As required, please provide a landscape plan for the site. Understanding that each individual property will submit a landscape plan at site development, a master landscape plan including entry features is required. Growth Management suggest that a 10 foot wide landscape strip comprised of an assortment of canopy trees, accent/understory trees, and shrubbery be provided between the SR200 ROW and the commercial sites. [Section 5.3.2.k of the Nassau County Development Review Regulations]. 8. Be advised all commercial development within the Timber Creek PUD is governed by the CN, Commercial Neighborhood, zoning district. [Section 5.3.2.b of the Nassau County Development Review Regulations]. 9. Please provide a sidewalk system designed to tie into the existing sidewalks in the adjacent residential development. This requirement is to ensure safe pedestrian low both internally from shop to shop and for foot traffic from the abutting residential development. [Section 5.3.2.g of the Nassau County Development Review Regulations].

Traffic: see engineering comments.

SJRWMD: #4-089-65699-1, issue date: 14 March 2005.

TOMPKINS LANDING, SP07-030

OR, 88 lots, 186.57 acres, located on Tompkins Landing Road west of CR121, Hilliard area.

Developer: Submitted plans: 23 August 2007, distributed: 28 August 2007.

Building: 17 September 2007; approved as submitted.

Concurrency: 10 April 2007: Final Certificate of Concurrency Granted with Conditions.

Computerized Data: 28 August 2007: to be received and approved by GIS prior to DRC approval

Engineering: 18 September 2007: A partial review of the project has been made and a full review is in progress, shown below are some comments, which mostly are identical to the comments on the plat. One of the major questions on this project is the right of way width of the access road Tomkins Logging Road. I have checked the title of three of the properties on this road; two of the titles refer to tracts, "less the right of way of Tomkins Logging Road". The third title refers to Tomkins Logging Road as a 30 foot wide right of way. A copy of this title is enclosed with this letter. It is imperative that you acquire copies of the titles on property adjacent to the Tomkins Logging Road to verify the right of way or if there is insufficient right of way, make plans to acquire the necessary right of way. (Appendix D, Article 11, Section 11.2.1 of the Nassau County Municipal Code) 1. The subdivision is based on accessing an adequate Tompkins Landing County Road. The access road will need to be upgraded and right of way verified before the plat is approved. (Appendix D, Article 11, Section 11.2.1 of the Nassau County Municipal Code) 2. Nelson Road is an existing road; it should be identified on the plat as a 60 foot wide public street. (Chapter 29, Article II, Section 29-12(6)0 (7) & (13) of the Nassau County Municipal Code) 3. Running River Road is about 1300 feet long. Section 4.6 of ordinance 2000-14 limits dead end streets to 1000 feet. It will be necessary to add a circle, blister or something to allow a turn a round and reduce the dead end distance. (Chapter 29, Article III, Section 29-46 of the Nassau County Municipal Code) 4. Running River Road enters the intersection with Tomkins Landing Road at about a 60 degree angle. Section 4.7 of ordinance 2000-17 requires intersections to intersect as close as possible to a right angle. The intersection should be revised to conform to the ordinance. (Chapter 29, Article III, Section 29-47 of the Nassau County Municipal Code) 6. Tract A is a recreation area, more information is needed regarding its use. Will there be roads, structures, parking? Depending on its use, there may be a request for some modification of the Cul de sac. (Appendix D, Article 5, Section 5.1.2 of the Nassau County Municipal Code) 7. Note # 9 should read "Nassau County Board of County Commissioners" not County Government. (Chapter 29, Article II, Section 29-12 of the Nassau County Municipal Code) 9. Make sure that all detention ponds have a maintenance access easement so as to allow a vehicle to get to the ponds. (Appendix D, Article 10, Section 10.6.7 of the Nassau County Municipal Code)

Fire/Rescue : 28 August 2007: approved as submitted.

Health: 13 September 2007: 1. Please submit completed site plan application with \$145.00 fee.

Growth Management: 24 September 2007: 1. I would appear that there is the possibility, with the redesign of lots 4-8 and realignment of Canopy Creek Court, service could be provided to certain proposed lots without impacting wetlands. Nassau County encourages avoidance of wetlands when possible. [Section 5.3.2.n of the Nassau County Development Review Regulations]. 2. All developments over 40 acres require an environmental survey by an environmental professional acceptable to the Nassau County.

[Section 5.3.2.p of the Nassau County Development Review Regulations]. 3. Portions of the required upland buffer abutting Lot 11 do not appear to meet the required 15' minimum. Please provide the minimum buffer. [Section 5.3.2.n of the Nassau County Development Review Regulations]. 4. Please provide the SJRWMD permit number permitting the impact of wetlands on site. [Section 5.3.2.n of the Nassau County Development Review Regulations]. 5. Please depict plans for the area depicted as tract "A" on the plat of Tompkins Landing. Plans for development of the existing water front park used by the community, rightfully or not, is relevant to site review. 6. Please certify that all lots are designed to provide adequate building sites and all corner lots have dimensions sufficient to permit the establishment of front building lines on each side of lots having street frontage. [Section 5.3.2.f of the Nassau County Development Review Regulations]. 7. Sheet 4 identifies the FLUM designation as Medium Density Residential. According to County records the property has FLUM designation as Agricultural. [Section 5.3.2.b of the Nassau County Development Review Regulations]. 8. The Legend on Sheet 7 addressing wetland buffers is illegible, please correct. [Section 5.3.2.n of the Nassau County Development Review Regulations].

Traffic: see engineering comments.

SJRWMD: 22 March 2007: application filed.

TOMPKINS LANDING, PLAT

OR, 88 lots, 186.57 acres, located on Tompkins Landing Road west of CR121, Hilliard area.

Developer: Submitted Plans: 23 August 2007, distributed: 28 August 2007.

Building: 17 September 2007: approved as submitted.

Computerized Data: 28 August 2007: to be received and approved by GIS prior to DRC approval

Concurrency: 10 April 2007: Final Certificate of Concurrency Granted with Conditions.

Engineering: 13 September 2007: 1. The subdivision is based on accessing an adequate Tompkins Landing County Road. The access road will need to be upgraded and right of way verified before the plat is approved. (Appendix D, Article 11, Section 11.2.1 of the Nassau County Municipal Code) 2. Nelson Road is an existing road; it should be identified on the plat as a 60 foot wide public street. (Chapter 29, Article II, Section 29-12 (6) (7)& (13) of the Nassau County Municipal Code) 3. Running River Road is about 1300 feet long. Section 4.6 of ordinance 2000-14 limits dead streets to 1000 feet. It will be necessary to add a circle, blister or something to allow a turn a round and reduce the dead end distance. (Chapter 29, Article III, Section 29-46 of the Nassau County Municipal Code) 4. Running River Road enters the intersection with Tompkins Landing Road at about a 60 degree angle. Section 4.7 of ordinance 2000-17 requires intersections to intersect as close as possible to a right angle. The intersection should be revised to conform to the ordinance. (Chapter 29, Article III, Section 29-47 of the Nassau County Municipal Code) 6. Tract A is a recreation area, more information is needed regarding its use. Will there be roads, structures, parking? Depending on its use, there may be a request for some modification of the Cul de sac. (Appendix D, Article 5, Section 5.1.2 of the Nassau County Municipal Code) 7. Note #9 should read "Nassau County Board of County Commissioners" not County Government. (Chapter 29, Article II, Section 29-12 of the Nassau County Municipal Code) 9. Make sure that all detention ponds have a maintenance access easement so as to allow a vehicle to get to the ponds. (Appendix D, Article 10, Section 10.6.7 of the Nassau County Municipal Code)

Fire/Rescue: 28 August 2007: approved as submitted.

Growth Management: 24 September 2007: 1. The Nassau County Comprehensive Plan Section 1.02.05.1, identifies the jurisdictional wetlands on the proposed site as Conservation. The Comprehensive Plan includes additional language that requires the preservation of environmentally sensitive land. Please remove the individual lot lines from the identified Conservation land and required upland buffers. Also, include all identified wetlands and the required upland buffers in a conservation easement. [Section 3.3.16 of the Nassau County Development Review Regulations]. 2. According to the Certificate of Concurrency dated April 10, 2007, "The project is estimated to generate a total of 7.311 acres of recreation demand. Recreation requirements will be addressed by the Nassau County Growth Management Department during the development review approval process". Section 2.06.D.2, Measurement of Available Capacity, Parks/Open Space, of the Land Development Code establishes an acceptable recreation. Please provide documentation demonstrating that current County facilities will satisfy the newly created demand. In the alternative, dedication of land is required or, if desired, the BOCC may except payment of funds in lieu of land dedication. [Section 3.3.3. of the Nassau County Development Review Regulations]. 3. Please provide the required upland buffer table. [Section 3.3.16 of the Nassau County Development Review Regulations]. 4. Portions of the required upland buffer abutting Canopy Creek Court at Lot 11 do not appear to meet the required 15' minimum. Please provide the minimum buffer. Also, use the shading technique for identification constantly throughout the plat. [Section 3.3.16 of the Nassau County Development Review Regulations]. 5. Please provide the SJRWMD permit number permitting the impact

of wetlands on site. [Section 3.3.16 of the Nassau County Development Review Regulations]. 6. Additional information is required for tract "A". Please identify the beneficiaries of said tract and what facilities will be put in place. The development of a river front park used by the community, rightfully or not, is relevant for review. [Section 3.3.6 of the Nassau County Development Review Regulations]. 7. Please demonstrate that all lots are designed to provide adequate building sites and all corner lots have dimensions sufficient to permit the establishment of front building lines on each side of lots having street frontage by placing building footprints on each lot. Reference Development Review Regulation 4.9.3 & 4.9.4. [Section 3.3.7 of the Nassau County Development Review Regulations]. 8. All lots are required to be a minimum of one acre, 43,560 square feet. [Section 3.3.7 of the Nassau County Development Review Regulations].

Health: 13 September 2007: 1. Please submit completed plat review application with \$195.00 fee. 2. Certificate needs to indicate private well and septic. 3. Show net and gross acreage.

Traffic: see engineering comments.

SJRWMD: 22 March 2007: application filed.

911 Addressing: 31 August 2007: approved as submitted.

TREVETT-TRADEPLEX, SP08-007

IW, 2 buildings 24,750 sf each, total 49,5000 sf, 10.45 acres, located on the northeast corner of A1A & Gene Lasserre Blvd., Yulee area.

Developer: Submitted plans: 13 March 2008, distributed: 18 March 2008.

Building: 7 April 2008: approved as submitted.

Computerized Data: 18 March 2008: to be received and approved by GIS prior to DRC approval.

Concurrency: 20 August 2007: Final Certificate of Concurrency granted with conditions.

Engineering: 1 April 2008: 1. St. Johns River Water Management District permit will be required before final approval. (Appendix D, Article 6, Section 6.3 of the Nassau County Municipal Code) 2. A wetland mitigation plan for the affected wetland within the project will be required before final approval is given. (Appendix D, Article 6, Section 6.3 of the Nassau County Municipal Code) 3. A Corp of Engineers permit for work in the wetland area may or may not be needed. If the Corps does not require a permit, a letter from them to that effect will be acceptable. (Appendix D, Article 6, Section 6.3 of the Nassau County Municipal Code) 4. There should be plan and profile sheet for the street. (Chapter 29,Article II, Section 29-13 (2) of the Nassau County Municipal Code) 5. If the intent is to subdivide the site into five parcels, then a record plat is required. The plat will be required to show an allocation of concurrency floor area per parcel and a statement that each parcel (lot) cannot be subdivided without permission from the Board of County Commissioners. (Chapter 29,Article I, Section 29-2 of the Nassau County Municipal Code) 6. County design requirement allow only 50% imperviousness in commercial and industrial projects. As submitted, the Northern 3 +/- acres uses almost all of the impervious area; this doesn't allow for any significant development on the Southern four parcels. Please explain the intention behind this design. (Appendix A, Section 15.08 (B) (1) of the Nassau County Municipal Code) 8. The street has stop signs and stop bars on each end, but should also have a double yellow center line on each end. (Appendix D, Article 11, Section 11.1.2 of the Nassau County Municipal Code) 9. There should be a typical street section detail on the plans (Chapter 29,Article II, Section 29-13 (2) of the Nassau County Municipal Code) 10. There should be a second typical detail showing street construction in the wetland. (Chapter 29,Article II, Section 29-13 (2) of the Nassau County Municipal Code) 11. A sidewalk will be required adjacent to Gene Lasserre Blvd along the frontage of the site. Another sidewalk will be required on the south side of the new street. (Appendix D, Article 11, Section 11.7.1 of the Nassau County Municipal Code) 12. The new street should have a name. (Chapter 29, Article III, Section 29-44 of the Nassau County Municipal Code) 13. A lighting plan is shown on the plans. However, street lights should be added at both street intersections on the new street. Cobra lights are acceptable, but there are better and more efficient lights available. (Chapter 29,Article III, Section 29-43 (b) of the Nassau County Municipal Code) 15. There needs to be transfer pipes under the street in the wetland so as not to block the flow in the wetland. (Appendix D, Article 10, Section 10.6.4.2 of the Nassau County Municipal Code) 16. Is there a need for a culvert at the entrance of Gene Lasserre Blvd? There are inlets on the side of the street that are too high, but we have no records of the existing storm sewer system. Please review the existing improvements and ensure that there is no flow blockage at the entrance. (Appendix D, Article 10, Section 10.6.4.2 of the Nassau County Municipal Code) 17. There is an absence of detail on the detention basin shown on Sheet 8. The top of bank, bottom of pond, side slopes and dimensions should all be shown on the plan. Our Ordinance requires a buffer on the wetland side of the pond. There should be at least one detail of the construction of the bank in the wetland showing the berm and method of construction and compaction. (Appendix D, Article 10, Section 10.6.7.1 of the Nassau County Municipal Code) 18. . Section 10.6.7.1 requires a 15 foot wide buffer on the wetland sides of the detention pond. (Appendix D, Article 10, Section 10.6.7.1 of the Nassau County Municipal

Code) 19. The site is designed so that the south part of the site will drain into storm sewer system in the street. Since the existing natural drainage is away from the street, it will be necessary to fill some portion of the south part of the site so as to affect drainage to the north. There should be notation on the plans indicating that all parcels south of the street must be graded so as to provide for drainage into the street inlets. Unless this is clarified now, there will be confusion at some later date when a building permit is applied for on these sites. (Appendix D, Article 10, Section 10.6.7.1 of the Nassau County Municipal Code) 21. Both of the boundary nodes in your ICPR model have a constant stage of 23 feet. These should be revised to reflect a maximum stage of 25.62 feet for a 25 year rain event. (Appendix D, Article 10, Section 10.6.3.3 of the Nassau County Municipal Code) 22. Both of the basins have a time of concentration of 10 minutes. This time seems reasonable for the developed condition, but not the pre developed condition. It would be almost impossible for the predevelopment time of concentration to be this low and it should be revised upwards. Computations should be included in the report. (Appendix D, Article 10, Section 10.6.3.3 of the Nassau County Municipal Code) 23. More documentation is needed for the curve number and per cent impervious connected for basin b-1. How were these numbers determined? In particular did it include the parcels on the south side? Since the County only allows a maximum of 50% imperviousness on the site, it is difficult to imagine a situation where 68% imperviousness exists in the final development. Please explain how these numbers were determined. (Appendix D, Article 10, Section 10.6.3.3 of the Nassau County Municipal Code) 24. The first sheet of the storm sewer spread sheet includes those storm sewers on the north side of the street. As per the plans, this area is almost total asphalt parking and building. A runoff factor of 0.68 is not appropriate and it should be about 0.98. Please revise. (Appendix D, Article 10, Section 10.6.4.2 and 10.6.4.3 of the Nassau County Municipal Code) 25. The runoff factor on the second sheet may or may not be appropriate as the plans do not include any impervious area. Please provide a breakdown of pervious and impervious assumption used to determine this runoff number used in the computations. (Appendix D, Article 10, Section 10.6.4.2 and 10.6.4.3 of the Nassau County Municipal Code) 26. On the second sheet, all three spur sewer lines have incorrect hydraulic grade lines as they are much lower than the hydraulic grade line in the main line. These grades lines should be revised to match the grade line in the main line. (Appendix D, Article 10, Section 10.6.4.2 and 10.6.4.3 of the Nassau County Municipal Code)

Fire Rescue: 18 March 2008: approved as submitted.

Health: 20 May 2008: approved as submitted.

Growth Management: 27 March 2008: 1. Please remove all lot lines and any reference to lots (i.e. "Lot Line (Typ)") from plans. Since these are not lots, the county cannot approve them as such. 2. Please state intended use(s) on buildings; Also square footage, and heights of buildings. 3. A 15 ft. buffer is required adjacent to ROW as per 37.05 of the new landscape code. The buffer also needs to be planted with trees and screening in compliance with 37.05. 4. Project improvements cannot be built in the ROW. 5. Add note to landscaping page that owner is responsible for all maintenance including irrigation. Also, a note that groundcovers shall be planted to achieve finished appearance within one year. 6. Please illustrate compliance with Comp Plan policies 6.02.03j and k. These sections speak to avoidance of wetlands and required mitigation for unavoidable wetland impacts. 7. If site plan is for entire 10.4 acres, and properly fronting along A1A is counted as 5.61 acres of "Open Space", then this property should be changed in designation from "Future Development" to "Open Space".

Traffic: see engineering comments.

SJRWMD: 13 March 2008: application filed.

TYLER PLAZA WEST, SP08-008

CG, 4.17 acres, 2 buildings, 34,650 sf total, located on the south side of SR200/A1A at Meadowfield Bluff Road, Yulee area.

Developer: Submitted plans: 20 March 2008, distributed: 25 March 2008.

Building: 7 April 2008: 1. Provide concrete wheel stop on all parking spaces in front of buildings accessible route cannot be reduced by overhang of parked vehicles. 2. Provide accessible route connecting restaurant building with retail with painted crosswalk with detectable warning on both sides.

Computerized Data: 25 March 2008: to be received and approved by GIS prior to DRC approval.

Concurrency: 9 April 2008: A review of our records does not indicate the above referenced project has concurrency at this time. Therefore, an application for a concurrency determination should be made or the applicant should provide documentation that a certificate was previously issued.

Engineering: 9 April 2008: 1. The site will need a St. Johns River Water Management District permit before final approval is given by the County. (Appendix D, Article 6, Section 6.3 of the Nassau County Municipal Code) 2. The site will need an environmental permit before final approval is given by the County. (Appendix D, Article 6, Section 6.3 of the Nassau County Municipal Code) 3. The site will need concurrency and this will require a traffic report showing proposed traffic generation of the site. Both daily

trips and peak hour trips should be included in the report. (Appendix D, Article 5, Section 5.1.1 and 5.1.2 of the Nassau County Municipal Code) 4. The general construction notes have no reference to conforming to Nassau County construction standards. These items should be added. (Appendix D, Article 5, Section 5.1.1 of the Nassau County Municipal Code) 5. Pavement details do not agree with Nassau County design requirements. Please revise as needed. (Appendix D, Article 11, Section 11.5 of the Nassau County Municipal Code) 6. Sidewalks need to be installed next to Highway A1A and Meadowfield Bluff Road. (Appendix D, Article 11, Section 11.7.1 of the Nassau County Municipal Code) 7. The site should have two access points. The site design should be revised so as to allow free traffic flow between the new project and the existing shopping center to the East. (Chapter 29, Article III, Division 2, Section 29-48 (b) of the Nassau County Municipal Code) 8. Details should be added regarding the wooden bulkhead on the South and East side of the project. At a minimum, the type of construction and heights should be in the details. (Appendix D, Article 10, Section 10.8.3 of the Nassau County Municipal Code) 9. Drainage report and plans indicate that detention pond is to be a dry pond. However, no geotech report or computations have been provided indicating the infiltration rate is sufficient for this type of design. Also, it appears that you double counted the volume in the pond used for water pollution detention also as runoff detention volume. (Appendix D, Article 10, Section 10.6.2.2 of the Nassau County Municipal Code) 10. All pages in the drainage report should be numbered consecutively. (Appendix D, Article 5, Section 5.1.2 of the Nassau County Municipal Code) 11. There is a possible problem with the runoff from Highway A1A. Your plans indicate a storm sewer draining the median of the highway discharging into the highway right of way near the site's project line. The existing contours are such that the runoff from the highway and nearby swale all drain onto and across the project's site. When you fill the site, this flow will be blocked and some provision will need to be added to the plans to convey this flow around the site or through it. (Appendix D, Article 10, Section 10.6.3 of the Nassau County Municipal Code) 12. Please review the location of the culvert under the entrance street. It appears that the inlets will be too high to accept the drainage inflow. Also, the line appears to be in the wrong location and it should be moved East to the low point in the drainage pattern. (Appendix D, Article 10, Section 10.6.3 of the Nassau County Municipal Code) 14. If the bottom portion of the detention pond is used for water quality storage, it cannot also be used for detention storage and the weir elevation would need to be raised. (Appendix D, Article 10, Section 10.6.3 of the Nassau County Municipal Code) 16. This is a commercial project; a 6 foot high chain link fence is required around the detention pond as Section 10.6.1.4. (Appendix D, Article 10, Section 10.6.1.4 of the Nassau County Municipal Code) 17. There were no storm sewer computations include in the drainage report and they are required and should be added. (Appendix D, Article 10, Section 10.6.4 of the Nassau County Municipal Code)

Fire Rescue: 25 March 2008: approved as submitted.

Health: 4 April 2008: 1. Provide site plan sewer extension showing all wells including adjacent properties, or note on plans "no wells within 200' of proposed sewer extension" on plans. 2. The proposed site plan is requesting public water and public sewer capability; therefore, a letter from the utility provide indicating that water and sewer is available will be required prior to final approval. 3. Dumpster pad (for restaurant) shall have a drain with locking cap and hose bibb for wash down shown on plans. 4. Utility Extension Plan Review – fee based on the following guidelines; \$300.00 plan review for extension to a subdivision or \$20.00 per developed lot where the sewer line passes more than 15 developed properties (home or businesses); \$100.00 plan review for extension to a single residence or business-provide plans for sewer extension for review/determination of Utility Extension Fee (unless applied before April 2005 for utilities. 5. \$45.00 application fee required prior to final approval.

Growth Management: 28 March 2008: 1. Please illustrate compliance with Comp Plan policy 6.02.03 j and k. These sections speak to avoidance of wetlands and required mitigation for unavoidable wetland impacts. Credit can be taken for trees and understory that are preserved within these areas. 2. Provide table that illustrates that 10% of internal parking area is landscaped and that at least 10% pervious green space exists (Ord 2008-01). Also, any areas within the flood plain must be 60% open space (comp plan policy 1.01.07). 3. Specify landscaping (shrubbery) around dumpsters as required by A1A overlay. 4. State that signage will comply with A1A overlay regulations. 5. Buffer to A1A does not meet landscaping nor 10 foot minimum standard. 6. Landscaping page shall state that owner is responsible for all maintenance of landscaping including irrigation and that ground covers shall achieve finished appearance within one year. 7. Easternmost retail building violates 20 ft rear setback. 8. Please show ownership or easement from Meadowfield Bluff Road to project area.

Traffic: see engineering comments.

SJRWMD: 5 November 2007: application filed.

VERIZON WIRELESS COMMUNICATIONS TOWER, SP11-009

OR, Conditional Use (E11-006) 250', 23.9 acres, located on CR108 between Willie Hodges Road & Old Alachua Trail, Hilliard area.

Developer: Submittal: 14 October 2011, distributed: 17 October 2011.

Building: 17 October 2011: approved as submitted.

Computerized Plans: 17 October 2011: to be received and approved by GIS prior to DRC approval.

Concurrency: 17 October 2011: Project is exempt from Concurrency Review.

Engineering: 17 October 2011: awaiting comment.

Fire/Rescue: 17 October 2011: approved as submitted.

Health: 17 October 2011: 1. Provide size of fuel storage tank for generator. 2. Completed site plan review application with \$25.00 fee required prior to final approval.

Growth Management: 17 October 2011: approved as submitted.

Traffic: see Engineering Comments.

SJRWMD: awaiting developers response.

WEST MEADOW PLANTATION, SP07-014

OR, 25.96 acres, 20 lot subdivision, located on Bismark Road, Callahan area.

Developer: Submitted plans: 6 December 2006, distributed: 24 April 2007. Re-Submittal: 18 December 2007, distributed: 8 January 2008, Re-submittal: 23 April 2008, distributed: 29 April 2008.

Building: 27 April 2007: approved as submitted.

Concurrency: 31 May 2007: Final Certificate of Concurrency w/ Conditions Granted.

Computerized Data: 24 April 2007: to be received and approved by GIS prior to DRC approval

Engineering: 15 May 2008: PREVIOUS COMMENTS: #17. Referring to the ditch cross sections on Sheet 3 of the construction plans; Ditch side slopes P1-P1 and P2-P2 are less than 3:1 based on measured height and width of slopes. Side slopes need to be greater. (Appendix D, Article 11, Section 11.11.1.4 of the Nassau County Municipal Code) b. Ditch cross sections P3-P3 and P4-P4 are proposed realignment of the existing Nassau County drainage easement extending through Lots 9, 10, 5, 6 and 20. The new sections have less cross section area than the existing ditch section. The new ditch realignment should have equal or greater cross sections area and top width than the existing ditch. (Appendix D, Article 11, Section 11.11.11 of the Nassau County Municipal Code) #22. The table is fine, but it is on Page 24. Either move the table to the front pages of the report or add a sentence in Section 1 of the report stating that the flow results are given on Page 24. This is important because non- technical people sometimes refer to these reports and do not know how to sift through the report to find this information. (Appendix D, Article 5, Section 5.1.2 of the Nassau County Municipal Code) #31. The comment was based on the Pre-development and Post development drainage maps identified as Sheets 1 and 2 in the drainage report. On these sheets PRNOFF-3 and PONOFF-3 are identified as points at the project boundary line. The spot elevation in the construction plans is a spot elevation and not identified as either point. With regard to erosion, the ditch velocity at this point isn't included in the drainage report. However at 9 inches deep and 4 feet wide, the water cross section area is very close to 3 square feet. You stated that the computed 25 year flow was about 19.11 cfs. This indicates that the ditch velocity is about 6.4 feet/ second. Section 11.11.1.2 of Nassau County Ordinance 99-17 requires flexible or rigid ditch lining whenever the velocity exceeds 4.0 feet/ second. Therefore, appropriate ditch lining is required in this ditch wherever the flow velocity is greater than 4 feet/ second. (Appendix D, Article 11, Section 11.11.1.2 of the Nassau County Municipal Code) #34. Failure to match the existing flow line at the property line may result in changes in upstream channel flow or effects of flow. Present computations do not provide any data as to any possible effect on the upstream channel. Either match the existing flow line at the project boundary line or extend the ICPR program at least 50 feet upstream and recompute the data. If the results indicate no adverse effect on the upstream channel, then the present design is acceptable. (Appendix D, Article 10, Section 10.6.4.9 of the Nassau County Municipal Code) #36. The comment was intended to be a polite way to request that you check your work as there is a problem with your input data. Your ICPR program results produced a maximum downstream stage for Ditch-6 for a 25 year rain of 20.17 feet. This peak occurred at 12.31 hours. However POBNDY, the downstream boundary node below the two ponds has a peak stage of 16.2 feet at 14.0 hours. 16.2 is conveniently just a bit below the weir elevation of 16.5 feet. This entry data is in error and should match the maximum stage and time in the results for Ditch-6. Please correct the entry data for POBNDY and re run the program. (Appendix D, Article 10, Section 10.6.3.3 of the Nassau County Municipal Code) #39. High delta Q's are a sign of instability in the ICPR program and possible erroneous results. If you check the ICPR instructions or their web site you can verify this.

I did a closer review on this issue and noted that the worst variations were with an existing pipe. Since it will be replaced anyway it can be ignored. However a Delta Q of 24.8 cfs was found at Pipe-O4, which is the new pipe under the proposed street. (Appendix D, Article 10, Section 10.6.3.3 of the Nassau County Municipal Code) The progression in the program is Ditch-3 to Pipe-O4 to Ditch -5. The corresponding 25

year flows for these points are 19.07 cfs, 28.37 cfs and 19.38 cfs. There is no rational explanation for the increase in pipe flow and it is another indication of an error. I noticed that the entry data for the pipe did not include any entrance coefficients. I think that if you enter the proper coefficients that the problem will be resolved. (Appendix D, Article 10, Section 10.6.3.3 of the Nassau County Municipal Code) The second point of concern is at Ditch-01A, which I assume is at the southern project boundary. I can't be sure since neither Ditches-01A, 01B, 01C nor 01D are identified on that plans or in the report. Looking at the data, I did notice that there is a 0.1 foot bust in the inverts between 01A and 01B. It might also be necessary to review the roughness coefficients and other coefficients used in the computations. Please revise your computations to eliminate or at least reduce the two large delta Q's. (Appendix D, Article 10, Section 10.6.3.3 of the Nassau County Municipal Code) #43. I could not find a stop sign or stop bar on the cul de sac street intersection. (Appendix D, Article 11, Section 11.1.1 of the Nassau County Municipal Code) #45. I could not find a Nassau County standard street sign detail in the plans. (Appendix D, Article 11, Section 11.9 of the Nassau County Municipal Code)

Fire/Rescue : 24 April 2007: approved as submitted.

Health: 17 January 2008: approved as submitted.

Growth Management: 19 May 2008: 1. Pursuant to the Certificate of Concurrency, West Meadow Plantation generates a 1.66 acre demand on the Nassau County public park system. The CoC states that satisfaction of the created park and recreation demand will be addressed by Growth Management during the development review process. Nassau County Growth Management has reviewed the CoC that was issued for West Meadow Plantation on May 31, 2007. The formula utilized to determine the created park and recreation demand was flawed. The appropriate formula based on the Level of Service set forth in the Comprehensive Plan is *# of Dwelling Units X 2.411 person per household X 0.0014 (14 acres per 1000 persons)*. The appropriate acreage demand created from West Meadow Plantation subdivision is 0.675 acres. Prior to the development approval satisfaction of park and recreation demand must be addressed. Please contact Growth Management to arrange a meeting with Walter Fufidio, Planning Director, and Daniel Salmon, Parks and Recreation Director. [Section 3.3.3. of the Nassau County Development Review Regulations].

Traffic: see engineering comments.

SJRWMD: #40-089-107098-1, issue date: 26 June 2007.

WEST MEADOW PLANTATION, PLAT

OR, 25.96 acres, 20 lot subdivision, located on Bismark Road, Callahan area.

Developer: Submitted plans: 11 April 2007, distributed: 24 April 2007. Re-Submittal: 18 December 2007, distributed: 8 January 2008. Re-Submittal: 23 April 2008, distributed: 29 April 2008.

Building: 27 April 2007: approved as submitted.

Computerized Data: 24 April 2007: to be received and approved by GIS prior to DRC approval

Concurrency: 31 May 2007: Final Certificate of Concurrency w/ Conditions Granted.

Engineering: 12 May 2008: PREVIOUS COMMENTS: #1 and 5. Tract A and the 10 foot R/W dedication strip are fine, but both should be included in the adoption and dedication statement on the plat. The tract to be dedicated to the developer/ successor and the right of way to Nassau County. (Chapter 29, Article II, Section 29-12 (6) of the Nassau County Municipal Code) #2. The two 26' wide easements must be specified as for drainage and access. Identifying them as unobstructed drainage easement does not convey the right to access the ponds with vehicles or equipment. (Chapter 29, Article II, Section 29-12 (6) of the Nassau County Municipal Code) #6. The existing 50 foot wide drainage easement across the middle of the project is an existing County drainage easement and must be identified as such on the plat. (Chapter 29, Article II, Section 29-12 (6) of the Nassau County Municipal Code) #11. There should be a wetland or drainage easement surrounding the pond on Lots 14 and 15 to protect the pond. This has been discussed as far back as the initial DRC meeting. (Chapter 29, Article II, Section 29-12 (6) of the Nassau County Municipal Code)

Fire/Rescue: 29 April 2008: 1. In the signature certificate for the Fire Department, delete the words "County Public Safety Director" and replace with the words "Chief of Fire/Rescue".

Health: 9 May 2008: A review of the third submittal, it was noted that there are two locations for the County Health Certificate approval on the plat. One of these needs to be removed before the mylar can be signed by the Nassau County Health Department. One certificate approval reads the lots will be served by individual well and septic, the second reads the plat will be on public water and public sewage. Only one can be correct, we reviewed as private well and septic.

Growth Management : 16 May 2008: Outstanding comments from the January 24, 2008 review: 1. Please provide the square footage for each lot. [Section 3.3.5 of the Nassau County Development Review Regulations]. 2. Pursuant to the Certificate of Concurrency, West Meadow Plantation generates a 1.66 acre demand on the Nassau County public park system. The CoC states that satisfaction of the created park and

recreation demand will be addressed by Growth Management during the development review process. Nassau County Growth Management has reviewed the CoC that was issued for West Meadow Plantation on May 31, 2007. The formula utilized to determine the created park and recreation demand was flawed. The appropriate formula based on the Level of Service set forth in the Comprehensive Plan is *# of Dwelling Units X 2.411 person per household X 0.0014 (14 acres per 1000 persons)*. The appropriate acreage demand created from West Meadow Plantation subdivision is 0.675 acres. Prior to the development approval satisfaction of park and recreation demand must be addressed. Please contact Growth Management to arrange a meeting with Walter Fufidio, Planning Director, and Daniel Salmon, Parks and Recreation Director. [Section 3.3.3. of the Nassau County Development Review Regulations].

Traffic: see engineering comments.

911 Addressing: 11 January 2008: approved as submitted.

SJRWMD: #40-089-107098-1, issue date: 26 June 2007.

WOODBIDGE VILLAGE 4-9, PLAT

PUD, Woodbridge Village 4-9 with 396 lots on 254.13 acres located southwest side of Clements Road, Yulee, Florida 32097.

Developer: Submitted Plans: 1 February 2007, distributed: 6 February 2007. Re-Submittal: 26 July 2007, distributed: 31 July 2007. Re-Submittal: 18 October 2007, distributed: 23 October 2007.

Building: 1 August 2007: approved as submitted.

Computerized Data: 6 February 2007: to be received and approved prior to DRC approval.

Concurrency: 25 September 2007: Conditions for Concurrency are outlined in the terms of a Developers Agreement, which was entered into on the 26th day of July 2004.

Engineering: 26 November 2007: approved as submitted.

Fire/Rescue: 12 February 2007: approved as submitted.

Health: 12 December 2007: approved as submitted.

Growth Management: 5 November 2007: approved as submitted.

Traffic: 26 November 2007: approved as submitted.

911 Addressing: 23 August 2007: approved with new road names.

SJRWMD: #4-089095962-2, issue date: 13 February 2007.

ACTIVE PROJECT STATUS REPORT

Status Key: S Sent for Department Comments
A Approved by Department/Agency
N Department/Agency approval not required
D Application Denied
A/C Approved w/ Contingency

Plat/Development Plans by Commissioner District	Distribution Date	Review Round	Bldg.	Engr.	Health	Grwth Mgmt.	Fire Rescue	Traffic	Concur- ency	911 Names
<u>District 1- Daniel B. Leeper</u>										
RPU Parking & Training Center, SP11-004	6/3/2011	1	D	A	D	D	D	S	S	N
<u>District 2 - Steve Kelley</u>										
Bailey Road Apartments, SP07-031	8/12/2008	5	A	D	A	D	A	D	A/C	N
Crane Island, PUD, SP08-026	10/28/2008	1	A	D	D	D	D	D	A/C	N
Dunes Lodge, PUD, SP07-022	10/2/2007	2	A	D	A	D	A	D	D	N
Enclave at Summer Beach, Phase II, SP07-037	1/22/2008	2	A	D	D	D	A	D	A/C	N
Lakes at Amelia Concourse, SP06-027	8/28/2007	4	A	A	A	A	A	A	A/C	N
Lakes at Amelia Concourse, plat	10/9/2007	5	A	A	A	D	A	A	A/C	A
Living Waters World Outreach Church Phase I	11/18/2008	3	D	D	A	D	A	D	A/C	N
Omni AIP Convention Ctr. & Hotel Exp.	11/2/2011	3	S	S	A	S	A	S	A/C	N
Woodbridge Village 4-9, plat	10/23/2007	3	A	S	A	A	A	S	A/C	A
<u>District 3- Stacy T. Johnson</u>										
Amelia Concourse, Phase III, SP07-024	12/4/2007	3	A	A	A	A	A	A	A/C	N
Amelia Concourse, Phase III, plat	12/11/2007	3	A	D	A	A	A	D	A/C	A
Blackheath Park, SP07-005	8/21/2007	3	A	A	A	A/C	A	A	D	N
Blackheath Park, re-plat	9/4/2007	2	A	A	A	D	A	A	D	A
Blackrock Baptist Church Addition, SP10-002	7/13/2010	2	A	D	S	D	A	D	S	N
Blueberry Cove, plat	6/15/2010	1	A	D	S	S	A	D	D	N
Family Dollar, SP11-005	9/23/2011	2	A	A	D	A	A	A	A/C	N
Hampton Lakes, Phase II, plat	7/10/2007	2	A	A	A	D	A	A	A/C	A
Heritage Oaks, SP06-014	6/12/2007	6	A	A	A	A	A	A	D	N
Heritage Oaks, Plat	6/19/2007	3	A	A	A	A	A	A	D	A
Hidden Oak Estates, SP08-014	1/20/2009	3	A	A	A	A	A	A	A/C	N
Hidden Oak Estates, plat	1/20/2009	3	A	A/C	A	A	A	A/C	A/C	A
The Lofton Creek Campground Exp SP11-008	8/24/2011	1	D	D	D	S	A	D	S	N
The Lofton Creek Marina, SP10-005	3/30/2010	1	D	D	D	D	D	D	A/C	N
Miner Pines, SP08-003	5/20/2008	2	A	D	A	D	A	D	D	N
Miner Pines, plat	2/26/2008	1	A	D	D	D	A	D	D	A
Oakwoods, Re-Plat	9/25/2007	2	A	A	D	D	A	A	N	A
Southeastern Bank-Yulee Branch, SP08-024	11/25/2008	2	A	A/C	D	D	A	A/C	A/C	N
Trevett-Tradeplex, SP08-007	3/18/2008	1	A	D	A	D	A	D	A/C	N
Tyler Plaza West, SP08-008	3/25/2008	1	D	D	D	D	A	D	D	N
<u>District 4- Barry Holloway</u>										
The Paddock Club @ Kings Ferry, SP08-021	6/2/2009	3	A	A/C	A	D	A	A/C	A/C	N
The Paddock Club @ Kings Ferry, plat	9/2/2008	1	D	D	D	D	A	D	A/C	A
Tompkins Landing, SP07-030	8/28/2007	1	A	D	D	D	A	D	A/C	N
Tompkins Landing, plat	8/28/2007	1	A	D	D	D	A	D	A/C	A
Verizon Wireless Comm. Tower, SP11-009	10/17/2011	1	A	S	D	A	A	S	A/C	N

ACTIVE PROJECT STATUS REPORT

Status Key: S Sent for Department Comments
 A Approved by Department/Agency
 N Department/Agency approval not required
 D Application Denied
 A/C Approved w/ Contingency

Plat/Development Plans by Commissioner District	Distribution Date	Review Round	Bldg.	Engr.	Health	Grwth Mgmt.	Fire Rescue	Traffic	Concur- ency	911 Names
<i>District 5- Walter J. Boatright</i>										
Amelia Outlet Center, SE09-001	3/16/2010	5	A	A	A	S	A	A	A/C	N
Amelia Outlet Center, plat	12/29/2009	3	A	A	A	D	A	A	A/C	A
Bent Oaks Plantation, SP07-006	4/22/2008	4	A	A	D	A	A	A	A/C	N
Bent Oaks Plantation, plat	2/20/2007	1	A	D	D	D	A	D	A/C	D
Clear Lake Estates, Unit Two, plat	4/4/2006	3	A	A	A	A	A	A	A	A
Hawks Landing, plat	12/22/2009	5	A	A	A	A	A	A	A/C	A
Hawks Landing, SP07-003	6/23/2009	5	A	A/C	A	A	A	A/C	A/C	N
Pineridge Road Estates	2/5/2008	1	A	S	D	D	A	S	D	D
Timber Creek Commercial, SP06-059	11/6/2007	2	A	D	D	D	D	D	S	N
West Meadow Plantation, SP07-014	4/29/2008	3	A	D	A	D	A	D	A/C	N
West Meadow Plantation, plat	4/29/2008	3	A	D	D	D	D	D	A/C	A



NASSAU COUNTY
DEPARTMENT OF PLANNING
AND ECONOMIC OPPORTUNITY
FLORIDA

Taco E. Pope, AJCP, Director
96161 Nassau Place
Yulee, FL 32097
(904) 530-6300

March 19, 2018

Joseph Amellio
1958 Saint George Court
Middleburg, FL 32068

Re: Application for a Variance

Mr. Amellio,

We received your application for a variance on March 15, 2018. We look forward to working with you on this application. However, the application we received is incomplete and does not meet the minimum submittal requirements for a variance per the Nassau County Land Development Code.

Per Section 5.05(B) of the Nassau County Land Development Code (LDC), the application for a variance must include the following:

- (B) The application for a variance shall include, but not be limited to, the following information which shall be provided by the applicant:
1. If the applicant is other than the owner(s) of the property, the signed written consent of the property owner(s) must be attached.
 2. A complete legal description of the property for which the variance is requested, along with a scaled diagram showing the setbacks and the location of the proposed construction.
 3. The location and current zoning classification of the property being considered for the variance.
 4. Describe the variance requested. A variance may be authorized only for the reduction of minimum street frontage, lot area and required yards (front, side, rear) or for the increase of height of structures and site coverage only when such increases are not in conflict with the adopted comprehensive plan and Florida Building Code. A modification to lot requirements shall not be granted a variance when such modification will result in an increase of density/intensity of use beyond that permitted by the Future Land Use Map 2010 for the underlying land use of the area. A variance shall not change the functional classification permitted or permissible by the comprehensive plan and future land use map, as currently adopted.
 5. A complete list of all property owners, mailing addresses and legal description of all property within three hundred (300) feet of the parcel for which the variance is requested. This information must be taken from the latest Nassau County tax rolls.

The application which was provided is insufficient. The legal description provided is incomplete, and no scaled diagram was provided. Additionally, the application does not address the review criteria defined in Sec. 29-152 of the Nassau County Subdivision Regulations:

- (b) *Condition of waiver.* An applicant seeking a variance will submit an application to the planning and economic opportunity office and include a written request stating the reasons and facts which support such a request and address the variance criteria. The application shall be on a form approved by the county manager. The application must be submitted at least thirty (30) days prior to a scheduled board meeting. The conditional use and variance board shall not approve a variance unless:
- (1) The particular physical conditions, shape or topography of the property involved causes an undue hardship to the applicant if the strict letter of the ordinance is carried out. An undue hardship does not include a financial hardship.
 - (2) The conditions, upon which a request for waiver are based, are peculiar to the property for which the waiver is sought, are not generally applicable to other property and do not result from actions of the applicant.
 - (3) The variance is consistent with the criteria for granting a variance specified in section 3.04(B)(3)(a)—(g) of the zoning ordinance and the requirements of Nassau County Comprehensive Plan.

The criteria for granting a variance are included herein:

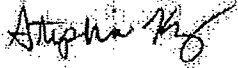
- (a) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the same zoning district.
- (b) The special conditions and circumstances do not result from actions of the applicant.
- (c) 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.
- (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.
- (e) The variance granted in the minimum variance that will make possible the reasonable use of the land, building, or structure.
- (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
- (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.

In order for us to continue processing the application, we request that you please provide the following:

- Complete legal description of the subject property ✓
- Scaled diagram or survey of the subject property ✓
- Written responses addressing the requirements outlined in Sec. 29-152
- Required application fee of \$483.82. ✓

Please provide these items so that we can continue to process your application. We will not be able to schedule the application for public hearing at the Conditional Use and Variance Board until we receive a complete application. Please contact this office with any questions you may have in your review of this information.

Sincerely,



Stephanie Kurtz
Planner I/GIS Analyst
skurtz@nassaucountyfl.com

cc.

Taco E. Pope, Director DPEO
Michael Mullin, County Attorney



Nassau County Public Works
96161 Nassau Place
Yulee, FL 32097

*J. Scott Herring, P.E.
Public Works Director*

MEMORANDUM

Date : November 27, 2017
To : Taco Pope
Planning and Economic Opportunity Director
From : J. Scott Herring, P.E.
Director of Public Works
Subject : Davis Road Paving

As requested, the Engineering Department has reviewed Davis Road as to potential paving. After a preliminary review, there does not seem to be any major obstacles to paving of Davis Road. The Right of Way will need to be verified, and if necessary a maintenance map will need to be filed for any missing right of way. Any objects in the right of way may need to be relocated. If this road does narrow as Davis Road approaches Musselwhite Road, this should not be a major impediment. The road can be narrowed and there are not any sight distance issues at the location that would cause concerns due to the narrowness of the roadway due to the low volume of traffic using Davis Road.

As to permitting requirements, the paving of Davis Road would be exempt from permitting requirements of the St. Johns River Water Management District as per Section 62-330.051 of the Florida Administrative Code (copy attached).

Should you have any further questions please contact the Nassau County Engineering Department.

cc: Becky Bray, Road and Bridge Director
Josephine Craver, Engineer II
Mike Mullin, County Attorney
Shanea Jones, County Manager

YULEE
(904) 530-6225

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