



Nassau County Department of Planning & Economic  
Opportunity  
96161 Nassau Place  
Yulee, Florida 32097

Taco E. Pope, AICP  
Director

## Preliminary Binding Site Plan Application

### Property Location

Parcel Identification Number: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Location or Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Property Owner

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

### Agent

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

(Owner's Authorization Form required, see page 5)

### Brief Description of the Proposed Use

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number of Acres: \_\_\_\_\_ Number of Parking Spaces Provided: \_\_\_\_\_

Number of Structures: Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_

Building Height: \_\_\_\_\_ Building Square Footage: \_\_\_\_\_

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## Development Plan Checklist

Ordinance 2010-08, Land Development Code, Section 5.07, Submission Requirements, sets forth the procedure for Development plan review. **Eight (8) in 11" x 17" or 24" x 36" format of plans are required with the completed application, appropriate fees and required substantiating documents as listed in the Checklist.**

All items on this application and checklist must be addressed. Any items not addressed will cause the submittal package to be deemed incomplete. The County reserves the right to reject incomplete submittals. A determination of a complete submittal is not a reflection of compliance with applicable standards for review.

**Class II, III & IV** (for descriptions of Class, please see Sec. 5.07(A) 2, LDC or PEO staff)

**Included    Not Included**

- |       |       |   |
|-------|-------|---|
| _____ | _____ | Signed application accompanied by Owner's Authorization and applicable fees |
| _____ | _____ | Survey  |

**Tabulations**

- |       |       |  |
|-------|-------|--|
| _____ | _____ | Gross site acreage   |
| _____ | _____ | Total building area  |
| _____ | _____ | Total parking area and parking ratio                                 |
| _____ | _____ | Total surface area of stormwater retention facilities at top of bank |
| _____ | _____ | Jurisdictional wetlands and wetland buffer width                     |
| _____ | _____ | Submerged areas (MLW or DWE)   |
| _____ | _____ | Total Landscape areas and buffers                                    |
| _____ | _____ | Floor area ratio in accordance with 2030 Comprehensive Plan          |
| _____ | _____ | Impervious surface ratio in accordance with 2030 Comprehensive Plan  |

**Proposed uses(s)**

- |       |       |  |
|-------|-------|--|
| _____ | _____ | Residential dwelling units by unit type for residential uses and lot sizes |
| _____ | _____ | Gross floor area of all non-residential uses and identification of the use |

**On-Site**

- |       |       |  |
|-------|-------|--|
| _____ | _____ | Property dimensions and existing and proposed easements and rights-of-way  |
| _____ | _____ | Exterior dimensions of all principal structures (except single family detached), height, finished floor elevation and number of stories. |
| _____ | _____ | Setbacks to property lines, easements and wetlands.  |
| _____ | _____ | Distances between structures   |
| _____ | _____ | Fire hydrants or dry wells   |
| _____ | _____ | Stormwater ponds, easements and major stormwater conveyance systems  |
| _____ | _____ | Wetlands preserved, impacted and mitigated   |
| _____ | _____ | Floodways, flood plains and flood hazard areas   |

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- |       |       |   |
|-------|-------|---|
| _____ | _____ | Driveway location and dimensions including and return radii and pavement material drive aisle width |
| _____ | _____ | Number and dimension of parking spaces  |
| _____ | _____ | Cross-access locations and dimensions   |
| _____ | _____ | Off-street loading areas for passengers or freight  |
| _____ | _____ | Drive-through locations including stacking and escape lanes   |
| _____ | _____ | Landscape area dimensions   |
| _____ | _____ | Sidewalks   |
| _____ | _____ | Bicycle lanes and racks   |

**Off-site**

- |       |       |   |
|-------|-------|---|
| _____ | _____ | Width and length of turn lanes and tapers   |
| _____ | _____ | Conceptual water supply and sewage disposal facilities including points of connection |
| _____ | _____ | Main extensions and laterals  |
| _____ | _____ | Lift stations   |
| _____ | _____ | Fire hydrants   |
| _____ | _____ | Proposed traffic signalization phasing and sequencing                                 |

**Ancillary items (As Applicable)**

- |       |       |   |
|-------|-------|---|
| _____ | _____ | Phase lines   |
| _____ | _____ | Accessory uses and structures including exterior sales, service or storage areas        |
| _____ | _____ | Exterior lighting including height of poles and notes on shielding of luminaires        |
| _____ | _____ | Fences and walls  |
| _____ | _____ | Dumpsters and enclosures  |
| _____ | _____ | Sign location(s) and dimensions (L,W,H)   |
| _____ | _____ | Rights-of-way and all other lands or improvements proposed for dedication to the public |
| _____ | _____ | Environmental/Wildlife Assessment (>5 acres) per Section 5.07(C)(2)                     |
| _____ | _____ | Tree inventory and retention plan (Amelia Island Only)                                  |

**Checklist Acknowledgement**

**Explanation for items not included:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 Signature (owner or agent)

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 (Verified by Development Review Coordinator)

\_\_\_\_\_  
 Date

**OWNER'S AUTHORIZATION FOR AGENT**

\_\_\_\_\_ is hereby authorized TO ACT ON BEHALF OF

\_\_\_\_\_, 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:

- |  |   |
|--|---|
| <input type="checkbox"/> Rezoning/Modification | <input type="checkbox"/> Conditional Use                          |
| <input type="checkbox"/> Variance              | <input checked="" type="checkbox"/> Preliminary Binding Site Plan |
| <input type="checkbox"/> Plat                  |   |

BY:

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Telephone Number

State of Florida  
County of \_\_\_\_\_

Signed and sworn before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By \_\_\_\_\_

Identification verified: \_\_\_\_\_

Oath sworn: \_\_\_\_\_ Yes \_\_\_\_\_ No

\_\_\_\_\_  
Notary Signature

My Commission expires: \_\_\_\_\_