



STATE OF FLORIDA
**DEPARTMENT OF VETERAN
AND COMMUNITY AFFAIRS**
DIVISION OF LOCAL RESOURCE MANAGEMENT

BOB GRAHAM
Governor

JOAN M. HEGGEN
Secretary

MICHAEL C. GARRETSON
Director

April 15, 1982

Director of County Programs
Nassau County
Post Office Box 1010
Fernandina Beach, Florida 32034

Dear Sir:

Reference: 8LLG-AX-08-62-02-028

Your local government received a planning grant from this Department under the Local Government Comprehensive Planning Assistance Program. The grant period was from October 1, 1980 to September 30, 1981.

Section II of your contract with the Department specifies that your grant and required matching funds will be audited as part of your regular year end audit. A copy of that audit was to have been submitted to this Department within 30 days of its completion, but in no case more than six months after termination of the grant, i.e., March 31, 1982. To date, this contract obligation has not been met.

Please send me one copy of relevant pages from the year end audit report which show receipts and expenditures for the LGCPA grant program, including the local match. If your audit did not include this grant, please have the enclosed audit form completed by an independent Certified Public Accountant and return it to me.

If you have any questions, please contact me at 904/488-7956.

Sincerely,

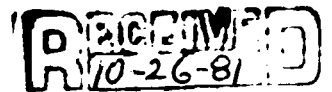
A handwritten signature in black ink, appearing to read 'Amiya Das'.

Amiya Das
Grant Coordinator

AD/jp
Enclosure



STATE OF FLORIDA
**DEPARTMENT OF VETERAN
AND COMMUNITY AFFAIRS**
DIVISION OF LOCAL RESOURCE MANAGEMENT



BOB GRAHAM
Governor

JOAN M. HEGGEN
Secretary

MICHAEL C. GARRETSON
Director

October 23, 1981

Mr. Douglas Jones
Zoning Administrator
Nassau County Commission
Post Office Box 1010
Fernandina Beach, Florida 32034

Dear Mr. Jones:

Subject: Local Government Comprehensive Planning
Assistance Program Grant 1980-81 Closeout

On September 4, 1981 a grant closeout package was mailed to you. The following materials should have been submitted to this Department by October 15, 1981, but as of today I have not received the material crossed out.

- X1. One copy of each document funded by this program
(see Appendix A of Contract)
- X2. Evaluation of the program
- X3. Budget Status report

In order to process these materials and to make the final 10 percent grant payment before the October 30, 1981 deadline, we must receive the materials indicated above as soon as possible. If the material is in the mail already, please ignore this letter.

If you have any questions, please call me at 904-488-9210.

Sincerely,

Amiya Das
Program Coordinator

AD/jp



Nassau County Building and Zoning Department

ROUTE 2 BOX 176

FERNANDINA BEACH, FLORIDA 32034

(904) 261-3511

MELVIN F. DOUGHERTY
BUILDING OFFICIAL

L. DOUGLAS JONES
ZONING ADMINISTRATOR

October 27, 1981

R. "Dan" Castle, Executive Director
Northeast Florida Regional Planning Council
8641 Baypine Road (Suite 9)
Deerwood Center
Jacksonville, Florida 32216

RE: LGCPA Grant Closeout, FY 80-81

Dear Dan:

Attached is a copy of the closeout as required by the Department of Veteran and Community Affairs.

I should point out that we have not received the "Administrative Procedures Manual" as shown in Appendix A of our contract. Please send a draft of this document as soon as possible so that I may forward a copy to the State for our closeout. Thank you.

Sincerely,


L. Douglas Jones
Planning and Zoning Director

Attachments

LDJ/dg

cc: John F. Armstrong, Chairman
Arthur I. Jacobs



Nassau County Building and Zoning Department

ROUTE 2 BOX 176

FERNANDINA BEACH, FLORIDA 32034

(904) 261-3511

MELVIN F. DOUGHERTY
BUILDING OFFICIAL

L. DOUGLAS JONES
ZONING ADMINISTRATOR

October 27, 1981

Mr. Amiya Das, Program Coordinator
Department of Veteran and Community Affairs
Division of Local Resource Management
2571 Executive Center Circle, East
Tallahassee, Florida 32301

RE: LGCPA Grant Closeout
Nassau County


Dear Mr. Das:

Enclosed are "draft" copies of our proposed "Regulations for Road Construction and Subdivisions" and "Zoning Ordinance" for Nassau County, Florida. Final copies of the regulations will be forwarded upon adoption.

We have also enclosed the Evaluation Form and Budget Status Form.

We appreciate your valuable assistance you have provided throughout this grant period. Thank you.

Sincerely,



L. Douglas Jones,
Planning and Zoning Director

Attachments

cc: John F. Armstrong
R. "Dan" Castle

LDJ/jk

LOCAL GOVERNMENT COMPREHENSIVE PLANNING
ASSISTANCE PROGRAM

Program Budget Status Report

Name of Grantee: Board of County Commissioners, Nassau County

This form has been developed pursuant to Chapter 9B-5, Florida Administrative Code, as amended, to help monitor the expenditures of program grant funds and local matching funds and/or services. Please have this form completed by the individual who has been responsible for administering your grant. The form must be signed by the chief elected official and returned to the Department of Veteran and Community Affairs by October 15, 1981.

	<u>Total Required by Contract</u>	<u>Amount Expended During Program Year* (Oct. 1, 1979 - Sept. 30, 1980)</u>
State Grant	\$ <u>17,837.00</u>	\$ <u>18,281.61</u>
Local Contribution-Total	\$ <u>8,918.50</u>	\$ <u>9,012.18</u>
Cash	\$ <u>-0-</u>	\$ <u>-0-</u>
In-kind Services	\$ <u>8,918.50</u>	\$ <u>9,012.18</u>
Total Project Cost	\$ <u>26,755.50</u>	\$ <u>27,293.79</u>

*Note: This figure should include the value of all work done or services provided during the program year whether or not payment for the work or services has actually been made by September 30, 1980. Therefore, if all of the work identified in the contract has been completed, the amount of the grant and matching funds/services identified in this column should equal the amounts listed in the first column.

This Form Was Completed By:

L. Douglas Jones

(name)

Planning & Zoning Director

(title)

October 22, 1981

(date)

I hereby certify that the information given above accurately and adequately portrays the expenditure of grant and matching funds/services pursuant to the program. I further certify that all planning work funded with the grant and matching funds was completed on or before September 30, 1981 and that all in-kind services were provided by this date.

Chief Elected Official:

John F. Armstrong Sr.
(signature)

October 27, 1981

(date)

f. Contracting and subcontracting procedures and requirements

Excellent X Good _____ Fair _____ Poor _____

Comments _____

g. Disbursement of funds

Excellent X Good _____ Fair _____ Poor _____

Comments _____

h. Progress report

Excellent _____ Good X Fair _____ Poor _____

Comments _____

i. Other areas (please specify) _____

2. Evaluate the impact of the grant on the efforts of your government to comply with the Local Government Comprehensive Planning Act of 1975.

Extremely Helpful X Somewhat Helpful _____ Not Helpful _____

Comments The grant allowed Nassau County to develop and update our methods of implementing our Comprehensive Plan. Additional funds are needed however to update our Comp. Plan for the large scale Kings Bay Impact we will receive.

This form was completed by:

L. Douglas Jones 261-3511
(name)

Planning and Zoning Director
(position or title)

10/15/81
(date)

Chief Elected Official:

John F. Compton Sr
(signature)

10/27/81
(date)

Return Form To:

Mr. Amiya Das, Program Coordinator
Florida Department of Veteran and
Community Affairs
Bureau of Local Government Assistance
2571 Executive Center Circle, East
Tallahassee, Florida 32301

LOCAL GOVERNMENT COMPREHENSIVE PLANNING
ASSISTANCE PROGRAM

EVALUATION FORM

Name of Grantee: Board of County Commissioners, Nassau County

This form has been developed pursuant to Chapter 9B-5, Florida Administrative Code, as amended, in an effort to provide each grant recipient the opportunity to describe the strengths and weaknesses of the Local Government Comprehensive Planning Assistance Program administered by the Department. The information provided by grantees will be used to evaluate the program's operation and to improve the program structure and operation in subsequent years. Please have this form completed by the individual who has been responsible for administering your grant. The form should be signed by the chief elected official and returned to the Department of Veteran and Community Affairs by October 15, 1981.

1. For each subject area listed below, please check the response that best describes that aspect of the program and offer comments, criticisms and suggestions which you feel are appropriate:

a. Basic program approach and policy

Excellent _____ Good X Fair _____ Poor _____

Comments _____

b. Application procedures

Excellent _____ Good X Fair _____ Poor _____

Comments _____

c. Application scoring system

Excellent _____ Good X Fair _____ Poor _____

Comments More emphasis should be given to the type of "need" of the applicant rather than so much emphasis on "fiscal effort".

d. Award of grants and notification process

Excellent X Good _____ Fair _____ Poor _____

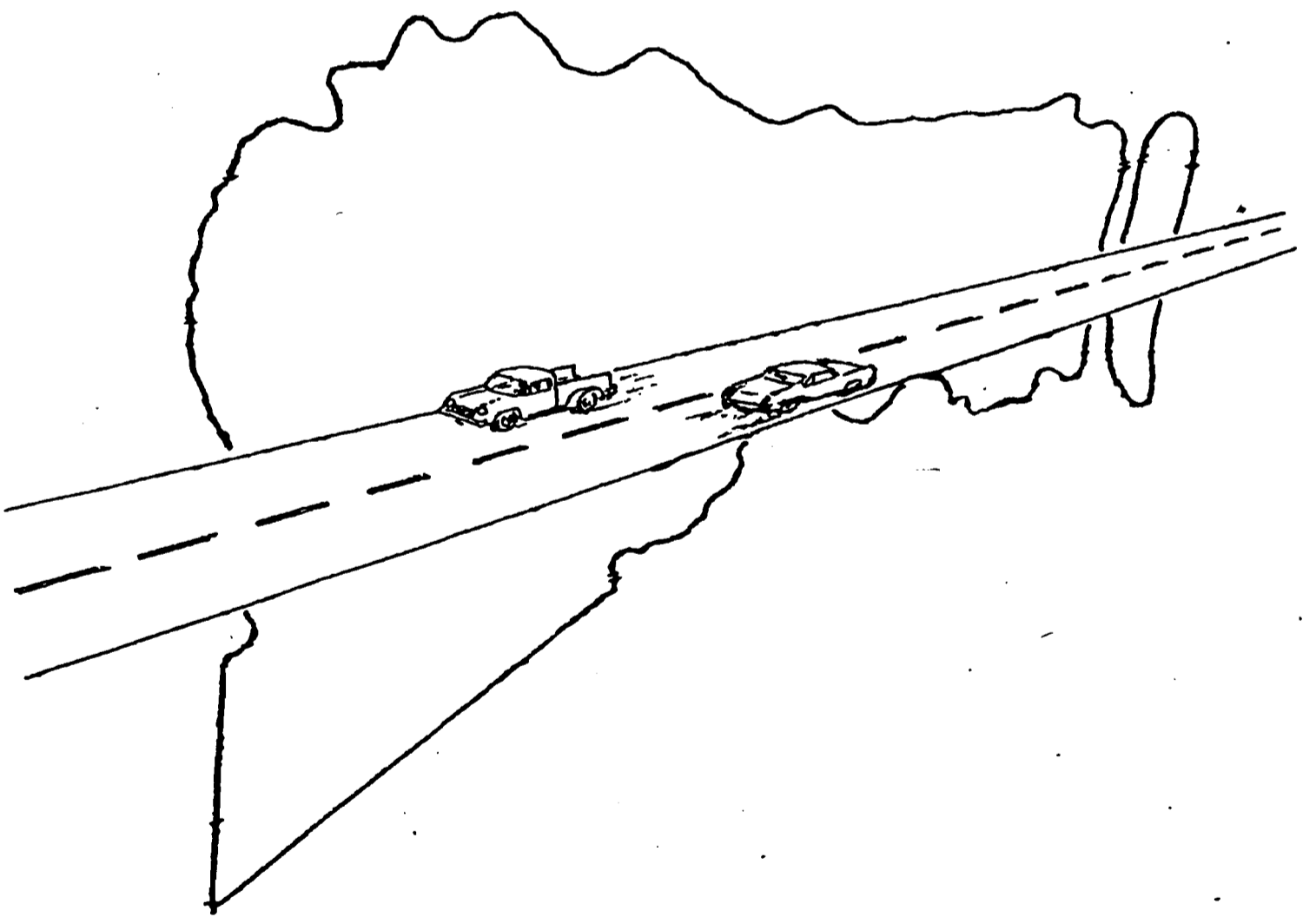
Comments _____

e. Grant conditions

Excellent X Good _____ Fair _____ Poor _____

Comments _____

PROPOSED REVISIONS TO
REGULATIONS
For
Road Construction And Subdivisions



Nassau County, Florida

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SECTION I

INTENT AND PURPOSES

- A. Intent - The public health, safety, comfort and welfare require the harmonious, orderly and progressive development of land. The subdivision of land is a vital step in the urbanization process and the progress of the county's development. Once land has been shaped into lots, blocks and streets, correction of defects is costly and difficult. Substantial public responsibility is created by each new subdivision, involving the maintenance of streets, drainage, utilities and other health facilities and the provision of additional public services. As the general welfare, health, safety and convenience of the county are thereby directly affected by the use of land as a subdivision, it is in the interest of the public that subdivisions be designed and developed in accordance with sound rules and proper minimum standards.
- B. Purposes - These subdivision regulations are adopted for the following purposes:
- (1) To establish uniform and adequate standards for the design of subdivision plats and for minimum improvements.
 - (2) To provide regular and orderly procedures for the uniform and expeditious processing of subdivision plats by the proper agencies and officials.
 - (3) To insure coordination of subdivision plats with public improvements plans of the county.
 - (4) To insure subdivision design which will encourage the development of sound and economically stable communities, and the creation of healthful environments.
 - (5) To prevent traffic hazards and provision of safe and convenient traffic circulation, both vehicular and pedestrian.

- (6) To discourage premature, uneconomical scattered development.
- (7) To assure cooperation and greater convenience for developers.
- (8) To increase the safety from fire, flood and other dangers.
- (9) To ensure proper legal descriptions and monumenting of subdivided land.
- (10) To prevent or reduce the pollution of air, streams and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the jurisdiction of Nassau County in order to preserve the integrity, stability and beauty of the community and the natural value of the land.
- (11) To provide for open spaces and recreational areas through the most efficient design and layout of the land.
- (12) To guide the future growth and development of the County, in accordance with the Comprehensive Plan and the Zoning Ordinance.
- (13) To minimize public and private losses due to flood conditions.

SECTION II

DEFINITIONS

The definitions listed in Part I - Platting of Section 177.031, Florida Statutes, are adopted by reference. Other terms in these regulations are defined for the purpose hereof, as follows:

- A. Approved County Road - Any local road or local street, constructed according to specifications herein.
- B. Board - The term "Board", as used herein, refers to the Board of County Commissioners of Nassau County.
- C. Surveyors - The term "Surveyor", as used herein, refers to a land surveyor registered in Florida and engaged by the developer to survey and plat the land for subdivision or resubdivision.
- D. Developer's Engineer - The term "developer's engineer", as used herein, refers to a professional engineer, registered in Florida, engaged by the developer to prepare engineering plans and to supervise construction.
- E. Nassau County Comprehensive Plan - A series of elements containing maps, fact, tables and figures adopted by the Board to guide future developments, consistent with the requirement of the Local Government Comprehensive Planning Act, as amended.
- F. Plat - A map or representation on which the subdivider's plan for subdivision is presented and which he submits for approval and intends in final form to record.
- G. Subdivision - The division of real property in the unincorporated areas of Nassau County, Florida into three (3) or more contiguous lots, parcels, tracts, tiers,

blocks, sites, units or any other division of land, designated by reference to the number or symbol of the lot, parcel or such units contained in the plat or drawing of such subdivision for the purpose, whether immediate or future, of transfer of ownership, or if the establishment of a new street is involved, any division of such parcel. The word includes establishment of new right-of-ways and alleys and additions when they result in such division of real property. When appropriate to the context, the word also includes resubdivision. This shall not apply to gifts or devise within a family unit nor to any approved PUD subdivision as defined in Nassau County Zoning Ordinances.

- H. Subdivision Review Committee - A committee consisting of the County Engineer, Planning and Zoning Director, County Environmental Health Director, Building Official, and County Attorney chaired by the County Engineer.

SECTION III

JURISDICTION AND PROCEDURE

- A. General Procedure - The Nassau County Clerk of the Circuit Court shall not accept for purpose of recording the subdivision of land into three (3) or more parcels until a plat has been prepared and approved according to these regulations. In the event an unapproved plat is recorded, it shall be stricken from the public records upon the adoption of an appropriate resolution by the Board. The following procedures for securing subdivision plat approval shall be followed in submitting, reviewing and acting upon all subdivision plats within the unincorporated areas of Nassau County, Florida. The subdivider and/or his surveyor, engineer or land planner is encouraged, but not required, to discuss informally his preliminary studies and sketches for any subdivision of land with the County Engineer, as well as the County Health Department and Zoning Department. Many times these discussions may lead to a more complete preliminary plat and safeguards the subdivider from unnecessary expense and loss of time by not conforming to the standards set forth herein.
- B. Preliminary Plat - Five (5) copies of the application with the preliminary plat containing the information stipulated in this section and any supplementary material shall be submitted to the County Engineer's office and two (2) copies to the County Health Department.
- Following submission, the preliminary plat and supplementary material submitted for conformity thereof, shall be reviewed by the subdivision review committee. After

negotiations with the subdivider on changes deemed advisable and the kind and extent of improvements made by him, the County Engineer shall, within thirty (30) days, act thereon as submitted or modified and if approved, shall express approval as conditional approval and state the conditions of approval, if any, or if disapproved, shall express its disapproval and its reasons thereof.

The action which shall be noted on four (4) copies of the preliminary plat is hereby limited to a period of twelve (12) months, after which time the subdivider is required to resubmit a (new) preliminary plat. The preliminary plat shall have the following information as a minimum:

- (1) The location of present property and section lines boundaries of incorporated areas, streets, buildings, lakes and water courses.
- (2) Any existing sanitary or storm sewers, water mains, and culverts within the tract or adjacent thereto.
- (3) The proposed location and width of streets, lots, setback lines, easements, and typical street cross-sections showing proposed pavements, wearing surfaces curbs, shoulders, etc.
- (4) The title under which the proposed subdivision is to be recorded and the name of the subdivider platting the tract.
- (5) The names and adjoining parcels of unsubdivided land.
- (6) North Point, scale and date.
- (7) Contours of the land on two foot intervals or less on U. S. Coast and Geodetic Datum and an area outside the boundaries that will show the final disposition of all surface drainage.
- (8) Bench marks shall be provided at convenient points with locations and elevations indicated on preliminary plan.

- (9) A location (key) map shall show the relation of the proposed subdivision to existing community facilities, main traffic arteries, etc.
- (10) Subsurface conditions of the tract stating depth of the ground water table unless test pits are dry at the depth of three (3) feet, the results of soil percolation tests, and soil profile to show hard pan, muck, clay strata, etc.
- (11) A written statement regarding proposed grades of streets and the facilities for surface water drainage.
- (12) All parcels of land proposed to be dedicated or reserved for public use, such as parks, easements, and sidewalks.

C. Final Plans - Any final engineering or improvement plans shall be submitted in triplicate on black and white or blue line prints drawn at a scale of not more than fifty (50) feet to the inch on sheets 22' x 36' in size. One-half inch margin at right, top and bottom edges and three inch margin at left (binding) edge. The final plans shall be signed by the developer's engineer.

D. Final Plats - The final plat shall conform to the preliminary plat as approved. Five (5) copies shall be submitted on linen tracing cloth or stable base film consistent with §177.091, Florida statutes. The final plat shall show the following:

- (1) The Boundary lines of the area being subdivided with distance and bearings and the legal description of the property.
- (2) The lines of all proposed streets with their widths and names.
- (3) The outline of any portions of the property intended to be dedicated for public use, such as for schools, parks, etc.
- (4) The lines of adjoining streets with their widths and names.

- (5) All lot lines together with the identification system for all lots and blocks, and the square foot area of each lot. The lot number within a subdivision shall be assigned counter-clockwise from the northeast corner and shall follow in a logical numerical order within a particular block.
- (6) The location of all setback lines and easements provided for public use, service, utilities or drainage.
- (7) All dimensions both linear and angular for locating the boundaries of the subdivision, lots, streets, easements, and any other areas for public use or private use. Linear dimensions are to be given to the nearest 1/100 of a foot. Closure shall be shown on the plat.
- (8) The radii, arcs, chords, chord bearings, points of tangencies and central angles for curved streets and rounded block corners, per Section 177.061, Florida Statutes.
- (9) The location of all survey monuments and bench marks with their descriptions.
- (10) The name of the subdivision, the scale of the plat, points of the compass and the name of owner or owners of the subdivision.
- (11) Certification of a currently registered surveyor of the State of Florida as to the correct representation of the plat per Section 177.091, Florida Statutes.
- (12) Private restrictions and trusteeships and their period of existence.
- (13) Acknowledgement of the owner or owners to the plat and restrictions, including dedication to public use of all streets and parks, the dedication of or granting of easements required and a statement that all streets are paved and drained or will be paved and drained before any lots are sold.
- (14) The Plat must be signed by the following:
 - (a) By a Notary Public or other officer authorized by law to take acknowledgements as to the certification of the acknowledgment by the owner or owners.

(14) continued

- (b) By the County Health Officer certifying the water supply and sewage system's acceptability or approving the plat subject to review of each lot for septic tanks by the County Environmental Health Officer according to the Florida Administrative Code.
- (c) By the County Engineer as to approval for the Subdivision Review Committee.
- (d) By the County Attorney as to approval for Nassau County.
- (e) By the Zoning Administrator as to approval for the Zoning Department.
- (f) By the chairman of the Board as to approval for Nassau County Commissioners.
- (g) By the Clerk of the Circuit Court of Nassau County as to plat having been filed for record. The plat book and page designation shall be obtained from the Clerk at the time it is presented to the Clerk for recording.

E. Fee - A filing fee to defray the cost of recording the plat and preparing record copies for distribution shall be submitted by the subdivider to the County Clerk prior to approval by the Board of County Commissioners. Said fees shall be made payable to Clerk of the Circuit Court and shall be in such amount as established by the Board of County Commissioners consistent with state statutes.

In addition, a fee may be charged to defray the costs incurred by Nassau County in reviewing and inspecting preliminary and final plats. The fee schedule shall be adopted by resolution of the Nassau County Board of County Commissioners.

SECTION IV

DESIGN STANDARDS

- A. General Conditions - Each subdivision shall contain improvements designed and constructed according to the requirements and specifications of these regulations and the applicable policies, regulations and ordinances of Nassau County, including the Nassau County Comprehensive Plan and the laws of the State of Florida. The land proposed for subdivision shall be suitable for development and upon completion of the drainage construction described in the drainage plans, shall not be subject to damaging floods, poor drainage, erosion or other conditions detrimental to the health, safety and general welfare of the public. Subdivisions shall be designed so as to conform to and take advantage of the topographic and other natural features of the land. All proposed subdivisions shall comply fully with the existing zoning regulations applicable to the land. All roadway and drainage plans and construction shall conform to the specific requirements contained herein.

- B. Streets - A proposed subdivision shall have direct access to a county maintained road or street dedicated to public use which has been accepted for maintenance by the County or the Florida Department of Transportation or a road approved by the Board of County Commissioners for maintenance purposes. Where a proposed subdivision does not immediately adjoin such a road or street, the subdivider shall provide access from the subdivision to such a road or street in accordance with the requirements set forth within these regulations.

- C. Relation to Adjoining Street System - The arrangement of streets in new subdivisions shall make provisions for the continuation of the principal existing streets

in adjoining areas (or their proper projection where adjoining land is not subdivided) insofar as that may be deemed necessary by the Board for public requirements. The street arrangement shall not cause hardships to owners of adjoining property when they plat their own land and seek to provide convenient access to it. Offset streets shall be avoided but in no event shall there be less than 150 feet between offsets. The angle of intersection between streets shall not vary by more than twenty (20) degrees from a right angle.

D. Rights-of-Way and Street Design - Right-of-way shall be as listed in Street Design Standards (Table One, Section V-B.) or of sufficient width to provide for adequate drainage facilities and utilities, whichever is greater.

E. Street Names - New streets shall be appropriately marked at each intersection. Streets which are extensions of existing streets shall bear the name of the existing street. All streets shall be named in the following manner.

<u>Direction</u>	<u>(Greater than 1,000 ft.)</u>	<u>(Less than 1,000 ft.)</u>
East and West	Streets	Places
North and South	Avenues	Court
Diagonal	Roads	Ways
Curving	Drives	Lanes or Circles

F. Blocks

(1) Where a tract of land is of such size and location as to prevent a lot arrangement related to a normal street design, there may be established courts, dead-end streets, or cul-de-sacs, provided, however, that proper access shall be given to all lots from a dedicated street or court.

(2) Residential blocks shall be not more than 1,800 feet in length. The width of any residential block shall be sufficient to allow two (2) tiers of appropriate

depth, except where lots abut directly upon an expressway, major arterial, lake, waterway, or a land use other than residential. Block requirement will vary according to zoning requirements for industrial and commercial subdivisions.

G. Lots

- (1) The minimum building setbacks required are those stipulated in the zoning ordinance for the pertinent district.
- (2) Lots shall have a minimum width as stipulated in the zoning ordinance for the pertinent district.
- (3) Corner lots shall have widths sufficient to permit the establishment of front building lines on both the front and side of the lots adjoining the streets.
- (4) The arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and the character of the surrounding development.
- (5) Restrictions requiring buildings to be set back to such building lines shall be shown on the plat.
- (6) All side lines of lots shall be at right angles to straight street lines and radial to curved street lines, except where a variation to this rule will provide a better street and lot layout.
- (7) All of the above items shall conform to Section IX of these regulations.
- (8) Wherein the specification of this subsection conflicts with the zone requirements of the regulations and restrictions stipulated in the Zoning Ordinance, the more restrictive shall prevail.
- (9) The size and dimensions of lots for industrial or commercial uses will vary and shall be consistent with the requirements stipulated in the Zoning Ordinance for that particular use. For industrial subdivisions a minimum lot size of two (2) acres will be required unless varied by the Board.

- H. Easements - Easements at least seven and one-half (7½) feet in width shall be provided on each side of all back lot lines, and five (5) feet in width on each side of side lot lines where necessary for poles, wires, conduits, sewers, gas, water or drainage swales. Easements of greater width may be required along or across lots where necessary for proper drainage for street rights-of-way.
- I. Easement along streams or canals - Whenever any street or important surface drainage course is located in any area being subdivided, the subdivider shall provide an adequate easement along the stream for sanitary sewer installations and for the purpose of widening, deepening, improving or for drainage use.

SECTION V

REQUIRED IMPROVEMENTS AND DESIGN CRITERIA

- A. General Criteria - Receipt of the signed copy of the approved preliminary plan signed by the County Engineer and reviewed by the Subdivision Review Committee is authorization for the subdivider to proceed with the preparation of plans and specifications for the following minimum improvements and with preparation of the final plat. Prior to the construction of any improvements required, the subdivider shall furnish the County Engineer all plans, information and data necessary to determine the character of said improvements. These plans and the site shall be examined and will be approved in accordance with the requirements herein.
- B. Street Improvements
 - (1) All streets and public ways shall be cleared and graded to their full width of right-of-way, including side slopes, and to the appropriate grade,

and shall be surfaced in accordance with the applicable standard specifications of the Department of Transportation and Manual of Uniform Minimum Standards and shall have the following minimum specifications:

- (a) Pavement - See Street Design Standards Table One.
 - (b) Shoulder - 6 feet in width.
 - (c) Front and back slopes not less than 3 to 1.
 - (d) All shoulders and slopes will be seeded, mulched, and fertilized.
 - (e) Paving specifications and application shall be according to the current edition of the Department of Transportation Specifications for Road and Bridge Construction.
 - (f) Street Cross-drains will be required to have headwalls and endwalls.
- (2) If required to prevent erosion or excessive washing of the shoulders, protective measures shall be taken as required by the County or its representative.
- (3) Curbs and gutters shall be constructed along both sides of all streets and in accordance with the standards of the Department of Transportation. A modified curb, constructed in accordance with Nassau County Specifications may be used on streets with gradients of two per cent (2%) or less. Where required, turn-outs will comply with County specifications and be constructed before the house is completed and before the lot or house is sold.
- (4) The pavement bases shall be constructed of the following type having a minimum thickness of six (6) inches.
- (a) Sand-Bituminous Sand Mix
 - (b) Florida Limerock Base
 - (c) Limerock Stabilized Base (#300 per square yard)
 - (d) Shell Cement Mix
 - (e) Soil Cement Mix

- (5) All pavement bases shall have a surface wearing course of one of the following types, as outlined in the Department of Transportation Specifications:
 - (a) Double Surface Treatment.
 - (b) Asphaltic Concrete Surface Course, one inch minimum thickness.
 - (c) Hot sand asphalt surface course, one inch minimum thickness.
- (6) Subgrades, paving bases and surface wearing course, shall be constructed in accordance with the specifications of the Department of Transportation.
- (7) The owner or developer shall retain a reputable commercial laboratory/testing company who shall certify to the County that all materials entering into the completed work are in accordance with these specifications. Where the pavement base is to be Sand-Bituminous Road Mix, or soil cement mix, the laboratory shall furnish a report covering the blending of soil materials with bituminous materials or cement prior to base construction. A report of the laboratory shall be required covering the completed pavements.
- (8) Concrete sidewalks will not be required in residential areas, unless in the opinion of the Board after proper study, pedestrian traffic will justify the installation of sidewalks as a safety precaution.
- (9) All street markers will be constructed, painted and erected in accordance with Nassau County specifications. Street markers will be installed by the developers at the locations shown on the drawings.
- (10) Radii at intersections shall be a minimum of twenty-five (25) feet.
- (11) All subdividers as described under these regulations shall place appropriate road signs as indicated on the plat to be recorded. Said signs shall be constructed by the Road Department of Nassau County and paid for by the subdivider.

TABLE ONE
STREET DESIGN STANDARDS

Street Type	Pavement Width (*)		No. Lanes	Dedicated Right-of-Way Width		Minimum Length of Tangent Between Reverse Curves	Minimum Sight Distance	Minimum Diameter of Turnaround	Maximum Length of Cul-de-Sac	Return Radius
	Swale	Curb and Gutter		Swale	Curb and Gutter					
Highways and Arterials	48	48	4	150	100	400	400	N/A	N/A	60
Collector Streets	24	24	2	80	80	300	300	N/A	N/A	50
Local Roads	22	22	2	66	60	200	200	R/O/W-120 Pavement-100	N/A	25
Subdivision Roads	20	20		60	50	100***	200	R/O/W-120 Pavement-100	1000	
Low Density Subdivision and Dead End Roads**	18	18	2	60	50	100***	200	R/O/W-120 Pavement-100	1000	25
Private Streets (PUD or Townhouse)	20	20	2	60	50	100***	200	R/O/W-120 Pavement-100	1000	25
Marginal Access:										
a. 2 lanes, one way	20	20	2	60	50	Variable***	200	N/A	N/A	25
b. 1 lane	12	12	1	30	25	Variable***	200	N/A	N/A	25

NOTE: All dimensions are in feet.

* Measured at back of curb.

** Less than 1000 feet in length with provisions for offstreet parking

*** Design speed reduced accordingly

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C. Drainage Requirements

- (1) All drainage pipe shall have adequate capacity to carry the runoff resulting from a rainfall intensity which is exceeded on the average of once in five years. All drainage facilities shall be designed for a positive outfall to existing storm sewer system, lakes, canals, rivers, streams, or previously constructed County or State Road ditches. If the added runoff from the developed area over-taxes the existing road or outfall ditches, then the developer shall include in his plans sufficient work to enlarge the present facilities to care for the added drainage imposed on the system.
- (2) Where storm sewers are provided, the maximum overland flow shall be four hundred (400) feet. Minimum grade for curb and gutter shall be 0.3%; however, 0.5% shall be held insofar as practical.
- (3) All drainage pipe shall be corrugated metal pipe, plain, or reinforced concrete pipe, plain or extra strength vitrified clay pipe except that, corrugated metal pipe shall not be installed under a paved road unless asphalt coated. Minimum pipe size shall be fifteen inches in diameter.
- (4) All plans shall show in addition to contours, the outline and size in acres of drainage areas at the various points of concentration.
- (5) Catch basins, drop inlets, curb inlets and manholes shall be a Class A. concrete or brick construction and in accordance with Department of Transportation Standards. All grates shall be cast iron or steel with minimum size of two square feet net open area.
- (6) Where land is subject to periodic flooding, the one hundred year, 24 hour flood plain shall be delineated on the plat according to County Ordinance and no building will be permitted within the flood plain unless the first floor elevation is raised above the one hundred year flood plain elevation or flood proofed according to County Building Regulations.
- (7) Where a positive outfall is inadequate and revision of the outfall is not practical, the developer may include a retention basin in the drainage system as a means of controlling outfall flow. The basin shall be located in such a manner as to minimize damage when the design storm is exceeded. Sufficient drainage right-of-way shall be set aside to allow for access and to allow for a continuous maintenance berm around the perimeter of the retention basin.

D. Water Lines

- (1) Where an approved public water supply is reasonably accessible, each lot within the subdivision shall be provided with a connection to such water supply. The water service for each lot will be installed at the time of the application for a building permit. All mains, to be under paving, will be constructed prior to the paving installation. Fire hydrants will be installed in all subdivisions where a public water supply is available or will be constructed as in D (2) below.
- (2) Where no existing public water supply is available and the installation of a public water supply system will be required at the time of application for a building permit, the private water supply system shall be constructed in such a manner that an adequate supply of potable water will be available to each lot. The rules and regulations of the Nassau County Health Department shall govern the installation of the system.

E. Sanitary Sewers

- (1) Where an adequate sanitary sewer is reasonably accessible, each lot in the subdivision area shall be provided with a connection to such sanitary sewer. The subdivision sewer system and all connections shall comply with the regulations of the State Board of Health.
- (2) Where sewers are not accessible and septic tanks are not permissible, the owner or developer shall install and operate a sewage collection and treatment system of a capacity sufficient to serve the entire subdivision and all contemplated additions. All such systems shall be constructed in accordance with the regulations and requirements of and approval of the County Health Officer. The owner or owners must furnish written proof to the County Engineer to the effect that provisions for sanitary sewage disposal of the entire subdivision meet with the approval of the County Health Officer. No construction is to begin until this condition has been met.

F. Inspection

- (1) The County Engineer's Office shall be notified of the completion of the improvements and shall make an inspection of said work within 72 hours of notification. Should the County be unable to perform the inspection within the 72 hour period, the

developer may elect to proceed with construction by providing certification by a registered engineer that work is performed in compliance with the specifications.

- (2) Nassau County may have an inspector on the project during the construction period when deemed necessary. Said inspector shall be authorized to enforce the construction of said work in accordance with the approved plans and specifications. If any changes are required in the approved plans or specification during the period of construction, such changes must first be approved, in writing, by the County or its authorized representative so that subdivision files can be complete.
- (3) The developer shall have available, when necessary, a qualified engineer for the purpose of setting all line and grade stakes when required by the contractor or inspector.
- (4) The developer's engineer shall furnish the County Engineer with a written construction schedule at intervals of at least once per month. The schedule shall show the construction work to be accomplished during the period covered by the schedule.
- (5) Test reports prepared by a qualified testing laboratory shall be furnished prior to requesting county acceptance of streets for maintenance. As a minimum requirement the Florida Bearing value test on subgrade and compaction tests on subgrade and base will be furnished.

SECTION VI

ACCEPTANCE FOR MAINTENANCE BY COUNTY

- A. Prior to acceptance by the County, the owner shall furnish a certificate prepared by his engineer to the effect that all improvements have been completed in accordance with the approved plans and specifications.

- B. A performance bond in the amount of one hundred percent (100%) of the estimated cost of street improvement and other required improvements as stipulated in these regulations, will be posted by the subdivider with the county clerk together with the submission of the final plat.
- C. Upon completion of required improvements the owner shall notify the County Engineer in writing. Upon receipt of notification, the County will make an inspection of the construction work. If all required improvements are found to be satisfactorily completed after a period of 90 days from the time of inspection, the County will make a final inspection and refund the performance bond. If the required improvements are found to be unsatisfactory, the County will retain the portion of the performance bond equivalent to the estimated cost of the unsatisfactory improvement until all deficiencies are corrected consistent with design standards and criteria stipulated in these regulations.

SECTION VII

VARIATIONS AND EXCEPTIONS

- A. Whenever the tract to be subdivided 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 Board, after a report by the County Engineer, may vary or modify such requirements so that the subdivider 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.
- B. Condition of Waiver
An applicant seeking a variance will submit to the

County Engineer and the Board a written request stating the reasons and facts which support such a request. The 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 conditions of the variance 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.
- (3) The variance is consistent with the intent and purpose of the Zoning Ordinance, the Nassau County Comprehensive Plan and requirements stated herein.

SECTION VIII

ENFORCEMENT, PENALTIES, AND REMEDIES

- A. Any person, firm, corporation, association or other group who commits an unlawful act as described herein or violates any of the codes, regulations, restrictions is guilty of a misdemeanor punishable for each offense by not more than 60 days in the County Jail and/or a fine not to exceed \$500.00. For each day during which a violation occurs a separate offense shall be deemed committed.
- B. The violation of any unlawful act or of any of the codes, restrictions, and limitations promulgated under these regulations may be restricted by injunction, including a mandatory injunction, and otherwise abated in a manner provided by law. Such suit or action may be instituted and maintained by the Board of County Commissioners, or by any person, firm, corporation, association or other group affected by the violation of any such regulations, restrictions or limitations.

- C. Pursuant to Florida Statute 163.275 and these regulations, a purchaser of land sold in violation of this section may within one year from the date of purchase thereof, be entitled to bring an appropriate action to avoid such sale and to bring action against the seller for any damages which he suffers as a result of such sale. This section specifically authorizes a remedy consisting of setting aside such unlawful sales.

SECTION 12

CONFLICTS WITH PREVIOUS RESOLUTION

- A. Any resolutions in conflict herewith, and the laws are hereby repealed, to the extent of such conflict.
- B. If these regulations conflict with zoning regulations or other regulations in any area, the more strict regulations will be enforced.

SECTION 13

VALIDITY

- A. If any section, subsection, sentence, clause, or phrase, or this resolution is for any reason held to be invalid or void, such decision shall not affect the validity of the remaining provisions of this resolution.