



AN ORDINANCE ADOPTING SUBDIVISION REGULATIONS FOR THE UNINCORPORATED AREAS OF NASSAU COUNTY; CREATING PLAT REQUIREMENTS; ESTABLISHING FEES; ESTABLISHING ROAD DESIGN AND CONSTRUCTION STANDARDS; REQUIRING SUBDIVISION TO PROVIDE PAVED ACCESS TO COUNTY ROADS; REQUIRING LAND DEDICATION FOR RECREATION PURPOSES; REGULATING EASEMENTS; CREATING DRAINAGE REQUIREMENTS; ESTABLISHING BOND REQUIREMENTS; PROVIDING PENALTIES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioner has been made aware of the need for standardized road regulations standards including design and construction for Nassau County; and

WHEREAS, the Board of County Commissioners has determined that there is a need for standardized regulations for subdivisions, including standardized plat requirements, and

WHEREAS, the growth in Nassau County requires increased maintenance costs for roads, and

WHEREAS, there is a need for standardized drainage, recreation and bonding requirements, and

WHEREAS, the Board of County Commissioners, after thorough review of the subject areas, set forth herein, finds that it is the best interest of the citizens of Nassau County to promulgate uniform regulations.

NOW THEREFORE BE IT ORDAINED this 24th day of February, 1987, that:

SECTION I

INTENT AND PURPOSES

A. Intent - The public health, safety, comfort and welfare require the harmonious, orderly and progressive development of land. It is the intent of this Ordinance that both individual land owners and developers be required to meet the same requirements in constructing new roadways and drainage improvements. It is also the intent of this Ordinance to create

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uniform subdivision regulations for the unincorporated areas of Nassau County. In addition, the Ordinance provides for uniform plat requirements; bonding; and water and sewer requirements. In addition, it is in the interest of the public that the County establish requirements for the design and construction of adequate roads, for the design and installation of adequate drainage facilities; for uniform bonding requirements.

B. Purposes - This Ordinance is 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 improvement 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 provisions 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.

(14) To provide uniformity for road design, construction and paving and the road systems of Nassau County.

(15) To provide uniform drainage, health and bond requirements.

SECTION II

DEFINITIONS

The definitions listed in Part I - Platting of Section 177.031, Florida Statutes, are hereby adopted by reference. In addition, other terms in this Ordinance are hereby defined. Any definition in 177.031, which are also set forth herein are to be considered supplemental and not contradictory.

A. Approved County Road - Any local road or local street, constructed according to Nassau County Resolution 83-7 and specifications herein.

B. Base Course - Compacted limerock or shell layer (or in approved applications, soil cement) placed over the subgrade to support the asphalt or concrete surface. It also includes the prime and tack coats where required.

C. Board - The term "Board", as used herein, refers to the Board of County Commissioners of Nassau County.

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. Family Unit - Persons related by marriage (husband & wife only) or lineal consanguinity.

F. 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.

G. Owner - The private owner or developer constructing on or owning the right of ways and lands being improved. The word "OWNER" shall not be construed to be the County or Florida Department of Transportation by reason of their ownership of right of ways.

H. Pavement - The pavement system consists of the complete system - subgrade, base and surface course.

I. 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.

J. Private Driveways - A driveway located within a right of way or easement owned by property owners adjoining the driveway. A driveway may not serve more than three (3) dwelling units and may not extend beyond property lines of those units served. The right of way or easement must be recorded. Additional units may be added only by upgrading the roadway to private or public roadway standards. A driveway located entirely within a single family lot need not be located within an easement.

K. Private Roadways - A street or road located within a right of way or easement owned by a homeowners association, private individuals or any entity other than Nassau County or the

State of Florida. Ownership of private roadways shall be vested jointly in all abutting land owners. Retention of the ownership of the private roadway by the developer is not permitted unless he is the sole owner of all abutting properties and agrees that any properties abutting the private roadway which may be conveyed to others in the future will include the use of the private roadway by the lot owners, their guests, invitees, successors and assigns.

L. Public Roadways - A street or road located within a right of way owned by Nassau County or Florida Department of Transportation. The street must have been dedicated or deeded and accepted by either agency.

M. Sidewalk - A paved surface, parallelling and usually separated from the street, used as a pedestrian walkway.

N. Subdivision - The division of real property in the un-incorporated 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.

O. Subdivision Review Committee - A committee consisting of the County Engineer, Planning and Zoning Director, County

Environmental Health Director, Director of Emergency Services, and County Attorney chaired by the County Engineer.

P. Subgrade - Soil support in the roadway - stabilized, addition of clay, shell, limerock, etc.

Q. Surface Course - asphalt or concrete wear surface placed over the based course.

R. 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.

S. Swale - A manmade, stabilized trench which contains contiguous areas of standing or flowing water for a brief period following a rainfall event. A swale has a top-to-width ratio of the cross section equal or greater than 6:1 or side slopes of three feet (or greater) horizontal to one foot vertical

SECTION III

PLATS

1. 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, Director of Emergency Services 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. 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 Arrow, scale and date.

(7) Contours of 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) The location of permanent bench marks which shall be provided at convenient points with elevations indicated.

(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.

(13) The current zoning district classification of the property being subdivided.

(14) All flood hazzard zones must be indicated.

(15) All wetland jurisdictional areas as required by Florida Administrative Code 10D-6 .

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 24' x 36' in size. One-half inch margin at right,

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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. The original copy shall be submitted on linen tracing cloth or stable base film consistent with Sub Section 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, unless assignment of a different numbering system would be more logical and better serve a public purpose as may be approved by the County Engineer.

(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 permanent 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 and 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 and 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) All flood hazard zones.

(15) 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 acknowledgement by the owner or owners.

(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 Commissioner's.

(g) By the Public Safety Director.

(h) 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. St. Johns River Water Management District Permit - Prior to plat acceptance the applicant must have proof of St. Johns River Water Management District permit approval or exemption.

F. Review Fee - a review fee will be charged and the specific fees shall be adopted by the Board and attached hereto as Appendix "A". Said fees may be adjusted by the Board pursuant to a Resolution duly adopted by the Board.

G. Filing 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 by Resolution, consistent with state statutes.

H. Procedure - It is the responsibility of the developer or designee to insure that the final plat is signed by the appropriate County officials and then presented to the County Engineer no later than one (1) week prior to the third (3rd)

Tuesday of the month at which time the Board of County Commissioners will consider said plat.

SECTION IV

SUBDIVISIONS

A. General Conditions - Each subdivision shall contain improvements designed and constructed according to the requirements and specifications of this Ordinance and the applicable policies, resolutions, 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.

B. Roads - All roads within the subdivision shall be paved in accordance with the requirements set forth herein. All subdivisions shall have direct paved access to and connect 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 and the subdivision will cause the County maintained road or street to change classification from that of a marginal access road to a minor street or above as defined herein [see Section V, (c)] then the developer shall pave the County road or provide paved access from the subdivision to connect with a paved County road or paved street accepted by the County or paved State road. Said paving shall be in accordance with the requirement set forth herein.

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/or 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. Street Names - New streets shall be appropriately marked at each intersection with street regulatory signs. The applicant shall be responsible for cost of all initial street signs in the subdivision.

(1) Streets which are the extensions of existing streets shall bear the name of the existing street. All other streets shall be named in the following manner:

<u>DIRECTION</u>	<u>(GREATER THAN 1000 FEET)</u>	<u>(LESS THAN 1000 FEET)</u>
East and West	Avenue	* Court Lane
North and South	Street	Lane * Place
Diagonal	Boulevard Parkway Road Drive	Lane * Way
Curvilinear	Drive Boulevard Parkway Trail	Lane
Circle/Loop	Circle	

* Courts, Places and Ways always end in a cul-de-sac.

E. 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,

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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 2,200 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.

F. Cul-de-sacs - Where a street does not extend beyond the boundary of the subdivision and its continuation is not required by the Commission for access to adjoining property, its terminus shall not normally be nearer to such boundary than fifty (50) feet. However, the Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, or utilities. A cul-de-sac turnaround shall be provided at the end of a permanent dead-end street in accordance with County construction standards and specifications available from the County Engineer's office. For greater convenience to traffic and more effective police and fire protection, permanent dead-end streets shall, in general, be limited in length to one thousand (1000) feet.

G. Intersections

(1) Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two (2) streets at an angle of less than seventy-five (75) degrees shall not be acceptable. An oblique street should be approximately at right angles for at least one hundred (100) feet therefrom. Not more than two (2) streets shall intersect at any one point unless specifically approved by the County Engineer.

(2) Proposed new intersections along one side of an existing street shall, wherever practicable, coincide with an existing intersection on the opposite side of such street. Street jogs with center-line offsets of less than 150 feet shall not be permitted except where the intersected street has separated, dual drives, without median breaks at either such intersection. Where local streets intersect with major streets, their alignment shall be continuous. Intersections of major streets shall be a minimum of eight-hundred (800) feet apart.

H. 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 dimensions sufficient to permit the establishment of front building lines on each side of the lots having street frontage.

(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 Bonding 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.

(10) Lots shall not, in general, derive access from an arterial street. Where driveway access from an arterial street may be the only possible access for several adjoining lots, the Board may require that such lots be served by two combined access drives in order to limit possible traffic hazards from multiple access to such streets. Where possible, driveways should be designed and arranged so as to avoid requiring vehicles to back into traffic on arterial roads.

I. Easements - Easements at least seven and one-half (7 1/2) 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 right-of-ways.

J. 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.

K. Easement for Ingress and Egress - Easements dedicated for ingress and egress to provide access to property not having direct access on a State, County or approved private roadway, shall be in conformance to the Nassau County Zoning Ordinance.

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The County will not accept a plat for recording purposes for lots utilizing easements for ingress and egress.

L. Other Provisions - All Sections set forth in this Ordinance contain provisions applicable to subdivisions.

SECTION V

ROAD AND DRAINAGE STANDARDS

A. DATA SUBMITTAL AND INSPECTION

The County shall be notified at least five (5) working days in advance of the beginning of construction on private or public roadways, drainage facilities, driveways, and the construction of any other facilities within the right of way of such roadways. Drainage and roadway improvements shall be constructed only in conformance with County approved plans. At the time of plan approval the County Engineer will determine if the project is large enough to justify a pre construction conference. Pre construction conferences shall include all interested parties (Nassau County, General Contractor, Engineer of Record, Representatives of any Utility Companies affected by the project and others as determined by the County Engineer.)

1. One complete set of marked as built drawings for roads and drainage system shall be submitted to the County Engineer.

2. Test reports prepared by a qualified licensed, testing laboratory shall be furnished prior to requesting County acceptance of streets on the following:

- a. Limerock bearing ratio (L.B.R.) Tests on subgrade
- b. Compaction tests on subgrade and base

3. The County shall be notified of the completion of the following items of work and shall make an inspection of this work within 24 hours of notification:

- a. Storm sewers prior to backfilling, (including underdrains).

- b. Stabilized subgrade.
- c. Curb and Concrete Work.
- d. Roadway Base.
- e. Surface Course.

Should the County be unable to perform the inspection within 24 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 plans, specifications and permits.

f. The Owner or Developer shall allow a qualified County representative to visit the project site to make a visual inspection of the progress of work and the assure compliance with the specifications.

g. The County shall be notified when the project is complete, upon receiving a written request for final inspection of the completed work, the County shall within one (1) week, perform the Final Inspection. The Final Inspection shall be a joint inspection with representatives of the County, the Contractor and the Engineer of record present. The County shall notify the Developer, in writing, of the results of the inspection and all remedial action necessary to comply with County requirements.

h. Any construction not meeting County standards or not in conformance with the approved plans (as modified with County approval during construction), specifications or permits shall be brought into compliance at the applicant's expense.

All drainage facilities and easements must be documented by the Applicant to assure that capacity and right of way is adequate from the source in the development to the receiving body of water without adversely impacting upstream or downstream owners.

B. ROADWAY DESIGN - All roadway design and construction plans must be submitted to the County for review and approval. Each shall bear the seal and signature of a Florida Registered Professional Engineer responsible for the project and shall equal or exceed the following design standards. Typical cross-sections are provided in Exhibits 1 through 6. Cross sections shown in these regulations may not be incorporated in the plans by reference.

C. Right-of-way and Road Classification - Minimum right-of-way shall be as shown in the Table 1 below, or of sufficient width to provide for adequate drainage facilities and utilities whichever is greater: The Board of County Commissioners may allow limited lesser width under circumstances wherein the Board determines the public interest would not be unduly affected by such exception. The right of way shall not be encumbered by utility easements.

T A B L E N O. 1

<u>Roadway Classification</u>	<u>Dwelling Units Served</u>	<u>On Street Parking None</u>	<u>R-O-W Width (Curb/Gutter)</u>		<u>R-O-W Width (Swales)</u>		
			<u>1 Side</u>	<u>2 Sides</u>	<u>None</u>	<u>2 Side</u>	<u>2 Sides</u>
Driveway	1	(1)	NA	NA	(1)	NA	NA
Driveway	2-3	30' (2)	NA	NA	30' (2)	NA	NA
Marginal Access	1-25	40'	50'	60'	50' (3)	60' (3)	70'
Minor Street	26-200	40'	50'	60'	60' (3)	70' (3)	80'
Collector Street	201-500	60'	70'	80'	60' (4)	90'	100'
Arterial Street	500'+	100'	NA	NA	125 (5)	NA	NA

(1) 30' minimum wide recorded easement to property line of dwelling unit served - none inside property line of dwelling.

(2) Must be a recorded easement

(3) If swale depth exceeds 30" R-O-W width must be increased.

(4) Wider rights of way may be required in areas where drainage needs dictate swale cross sections larger than those that can be accommodated within a 60' right of way.

(5) 200' width if major drainage & retention areas are proposed within the right of way.

Sidewalks shall be required within the public rights of way of all streets where curb and gutter are constructed unless in the opinion of the County Engineer, after proper study, it is determined that the amount of anticipated pedestrian traffic does not justify the need for sidewalks.

Sidewalks shall be required in conjunction with any road construction or reconstruction in order to facilitate pedestrian access from the street to the schools, parks, playgrounds, commercial areas or other nearby streets, where in the opinion of the County Engineer such pedestrian access is justified as a safety precaution.

If pavement within a roadway is divided to allow for preservation of a tree within the right of way, the applicant must demonstrate that adequate width remains for utilities and drainage between the shoulder and the right of way line. The County will not assume maintenance responsibility for landscaped medians within the County right of way.

No driveway may be constructed closer than 100 feet to the right of way line of any intersection or the nearest driveway except for single family dwellings located on marginal access or minor streets intersecting with a marginal access or minor street, where minimum separation shall be 50 feet. Two driveways on a single parcel are not allowed without prior County approval.

D. Minimum Surface Course Width

Minimum surface course width shall be as follows:

TYPE OF DEVELOPMENT	ROADWAY CLASSIFICATION	PAVEMENT WIDTH (FEET)		
		NONE	ONE SIDE	TWO SIDES
Residential Single Fam. & Duplex	Driveway	SURFACE COURSE IS OPTIONAL		
	Marginal Access	20	30	40
	Minor Street	20	30	40
	Collector Street	24	34	44
	Arterial	24*	NOT ALLOWED	NOT ALLOWED
*2-24' Required for 2000 D.U. and greater. Traffic Analysis Required				
Residential Estate-Type	Minor Street	20	30	40
	Collector Street	24	34	44
Commercial, Multi-Family, Industrial, Institutional	Minor Street	24	34	44
	Collector Street	28	38	48
	Arterial	2-24	NOT ALLOWED	NOT ALLOWED

If pavement within a roadway is divided to allow for preservation of a tree within the right of way, the minimum pavement width shall be 12 feet for each segment of the divided pavement. Pavement edges must be suitably designed and constructed to prevent pavement damage.

Acceleration and deceleration lanes shall be installed by the Applicant at any driveway connection to a County road where the number of dwelling units (or the equivalent as defined above) exceeds 25, and left turn lanes are required if the number of dwelling units exceeds 50, unless otherwise approved by the County Engineering Department.

E. PAVEMENT REQUIREMENTS

1. Stabilized Subgrade:

a) Requirements: All roadway and driveway subgrades shall have a minimum width of 2 feet greater than the surface course width listed in Section 9. Where surface source is listed as optional, minimum width of stabilized subgrade shall be 16 feet. Minimum depth and bearing value shall be as follows:

<u>Type of Roadway</u>	<u>Stabilized Depth</u>	<u>Limerock Bearing Ratio (L.B.R.)</u>
<u>Residential Marginal & Minor</u>	8"	30

<u>Residential Multi-Family, Collector</u>	8"	30
<u>Industrial, Commercial Institutional & All Arterial</u>	12"	40

Where the existing soils to be used in the roadway subgrade have the required bearing value, no additional stabilizing material need be added or mixed in. The width of the stabilized subgrade shall be a minimum of two (2) feet greater than the finished surface course.

b) Stabilizing Materials: The stabilizing material, if required shall be high-bearing value soil, sand-clay, limerock, coquina shell or other material approved by the County.

c) Construction: The Construction of the stabilized roadbed, including compaction, shall conform to the DOT standard specifications, latest edition. Minimum density shall be 95% - (Modified Proctor Method)

d) Testing: Tests for the subgrade bearing capacity and compaction shall be located no more than 500 feet apart and shall be staffered to the left, right and on the centerline of the roadway. When in the judgement of the County, conditions warrant additional testing to assure compliance with the specifications, the Developer's Engineer will be advised in writing that additional tests will be required and the extent of such additional tests.

2. Base courses for flexible pavements and Portland cement concrete pavements:

a) Requirements: Subject to the recommendation of the County, base course materials shall be limerock or coquina shell* with a minimum thickness and density as follows:

<u>TYPE ROADWAY</u>	<u>MINIMUM THICKNESS</u>	<u>MINIMUM DENSITY</u>
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Residential Marginal, Minor, Collector	6"	98% Modified Proctor
Industrial, Multi-Family Commercial, All Arterial Institutional	8"	98% Modified Proctor

*See Note Following b)

b) Materials and Construction: The width shall be a minimum of one (1) foot greater than the finished surface course. limerock and coquina shell shall conform to the DOT standard specifications, latest edition, for base course materials, including construction methods*.

*Note: On special applications where base material may be subjected to greater than normal moisture, soil cement may be used after approval by the County Engineer. In such instances, the applicant shall submit the justification, test data to be used to determine mix, contractors experience record, and quality control procedures. he must also state whether a fabric or other method will be used in the system to minimize surface cracking.

c) Prime and Tack Coats: All bases shall be primed in accordance with the DOT standards specifications, latest edition. Tack coat shall not be required on primed bases except on areas which have become excessively dirty and cannot be cleaned, or in areas where the prime has cured and lost all bonding effect. Tack coat material and construction methods shall conform to DOT standard specifications, latest edition.

d) Testing: Tests for base thickness and compaction shall be located no more than 500 feet apart and shall be staggered to the left, right and on the centerline of the roadway.

When conditions warrant additional testing to assure compliance with the specifications, the developer's Engineer will be advised in writing that additional tests will be required and the extent of such additional tests.

If tests indicate thickness less than those allowed by D.O.T. specifications, the developer may either increase thickness, recompact and retest to meet specified values, or substitute 1/2 inch additional surface course for each inch or fraction thereof the base course does not meet specified thickness.

3. SURFACE COURSE FOR FLEXIBLE PAVEMENTS:

a) Requirements: Surface courses for flexible pavements shall be type S-1 or Type 11 Asphaltic concrete, and shall meet the following minimum thickness requirements:

TYPE OF DEVELOPMENT	ROADWAY CLASSIFICATION	MINIMUM SURFACE COURSE THICKNESS	TYPE
Residential Single Family & Duplex	Marginal Access	1	11
	Minor Street	1	11
	Collector Street	1-1/4"	S-1
	Arterial	1-1/2"	S-1
Estate Type	Minor Street	1	11
	Collector Street	1	11
Commercial, Multi- Family, Industrial Institutional	Minor Street	1- 1/4"	S-1
	Collector Street	2"	S-1
	Arterial	2"	S-1

b) Materials and Construction: Asphaltic concrete type S-1 or Type 11, including prime and tack coats, shall conform to the DOT standard specifications, latest edition, for materials and method of construction.

4. PORTLAND CEMENT CONCRETE PAVEMENT:

a) Stabilized subgrade thickness requirements: Stabilized subgrade requirements for portland cement concrete pavements shall be the same as those for flexible pavements outlined in paragraph 2.

b) Pavement: Minimum pavement thickness requirements are as follows:

<u>TYPE OF DEVELOPMENT</u>	<u>MINIMUM THICKNESS</u>
Residential	5"

c) Materials and Construction: Portland cement concrete pavement, including joints, shall conform to the DOT standards specifications, latest edition, for materials and method of construction.

5. Contractors must provide certified test results of the degrees of compaction of the subgrade and the base from an independent, qualified test laboratory.

6. Grassing and mulching must be included throughout all rights of way & easements serving the project to protect the rights of way and receiving body of water against erosion, siltation and rivulets caused by surface run-off. Grasses must be argentina bahia or an approved alternative. Winter Rye and/or millet may be mixed for protection until germination of perennial grass. Grassing must be fully established and right of way free of disease and damaging insects prior to County approval of the project.

7. Maintenance of Facilities after Construction: All privately owned facilities constructed after the effective date of this Ordinance shall be continuously maintained by a homeowners association, the Developer, or other entity approved by the County and designated in the construction application. Failure to adequately maintain the facilities shall be a violation of this Ordinance. This includes landscaped medians within the County right of way.

F. DRAINAGE DESIGN

1. General: No drainage system, natural or man-made shall be altered, designed, constructed, abandoned, restricted or removed without prior approval of the County and all appropriate State and Federal Agencies. Where any applicant proposes to

construct any facility he must demonstrate that his project will not unduly impact drainage of any other land owner.

No subdivision shall be platted nor shall construction commence for any multifamily, commercial, industrial or institutional project until the drainage design for such project has been approved by the County Engineer. The drainage design plans for the project shall be prepared, signed and sealed by a registered professional engineer. The design shall equal or exceed design standards set forth hereinafter and the policies and procedures established by St. Johns River Water Management District and Department of Environmental Regulations, the Florida Department of Transportation, and all other applicable State Agencies and the design criteria contained therein. The maximum allowable velocity shall be in conformance with the values listed in Section G(1).

All drainage facilities and easements for drainage must be documented to assure the County that capacity and right of way is adequate from the source, through the development, to the receiving body of water without unduly affecting upstream or downstream property owners. Any improvements or increase in capacity of those facilities required to serve the project shall be made at the expense of the applicant.

2. Design Basis: All subdivisions, multi-family, commercial, industrial and institutional projects must provide for retention of storm water within the boundaries of the project. For projects within areas designated for "zero discharge", storage shall accommodate a 10 year, 24-hour storm event. For all other areas, retention must accommodate the greater of (a) the first one half inch of storm water within the boundaries of his project, or (b) The first 1" of storm flow from all roofs, sidewalks, paved surfaces and parking areas (at 100%

runoff), whether paved or not. The project must also provide detention for all storm flows. Detention must prevent peak flows after development from exceeding the peak flow prior to development. Retention or detention areas for multi-family, commercial, industrial and institutional projects may not be located in public road rights of way or within single family districts.

3. Drainage Map: The project Engineer or surveyor shall include in the construction plans a master drainage map showing all existing and proposed features. The map shall be prepared on a scale not to exceed one (1) inch equals two hundred (200) feet.

4. Drainage during Construction: All off-site drainage entering the property prior to the commencement of construction must be maintained through the construction period. Approved silt barriers must be placed to prevent silt, erosion or other pollutants from leaving the site. If off site siltation occurs, it must be halted immediately, or all work must cease until the silting is stopped. Any such siltation deposited off site must be removed prior to County acceptance of the project.

5. Maintenance of Drainage facilities after Construction: All privately owned drainage facilities constructed after the effective date of this Ordinance shall be continuously maintained by a homeowners association, the Developer, or other entity approved by the County and designated in the construction application. Failure to adequately maintain the facilities shall be a violation of this Ordinance.

G. ROADWAY DRAINAGE

In addition to meeting the criteria for drainage outlined in Section F, the drainage of all roadways, driveways and parking areas shall meet the criteria set forth in this section.

1. Roadway Ditches and Swales:

a) Minimum gradient shall be 0.1% or the minimum required to provide for the design flow, whichever is greater.

b) Maximum gradients shall be determined from soil characteristics. Ditch erosion protection shall be provided as specified herein.

c) Ditch Protection: Unless otherwise required by the County, the following will be standard ditch protection:

<u>DITCH GRADIENT</u>	<u>DITCH SIDE SLOPES</u>	<u>PROTECTION REQUIRED</u>	<u>MAX VELOCITY 10 YR. 24H STORM</u>
Less than 1.0%	Less than 1:3	Grassing and mulching	2 FPS
1.0% - 1.99%	1:3 - 1:2	Sodding	4 FPS
2.0% - Greater	Greater than 1:2	Ditch Paving	5 FPS

2. Sidedrains for Roadways Ditches:

a) Placement: Sidedrain pipe shall be placed in the flow line of the proposed roadway swale with an invert elevation 0.3' below the proposed flow line.

b) Construction Details: A schedule showing the size, type and invert elevation sidedrain needed to gain entrance to each project lot shall appear in the project construction plan.

3. Minimum Pipe Diameter:

Minimum Pipe Diameter shall be as follows:

<u>TYPE</u>	<u>MINIMUM DIAMETER</u>
Cross Drain	15" or Equivalent
Sidedrain	15" or Equivalent
Underdrains*	6"

* Underdrains may not be used for retention/detention of storm water unless specifically approved by the County Engineering Department.

4. Materials:

The following pipe materials are acceptable:

Cross and Side Drains

a) Reinforced concrete pipe (preferred)

b) Corrugated steel pipe and pipe arch, galvanized and asphalt coated.

c) Structural plate steel pipe and pipe arch, galvanized and asphalt coated.

d) Corrugated clad aluminum pipe and pipe arch

Workmanship and pipe materials shall conform to department of transportation specifications, latest edition.

5. Length: The maximum length of pipe to be used without an access structure shall be:

<u>PIPE SIZE</u>	<u>MAXIMUM LENGTH</u>
15"	200'
18" - 36"	400'
42" - Larger	500'

All culvert pipes must be joined as directed in Florida department of Transportation specifications. Minimum cover shall be 12" unless otherwise approved.

The invert depth and diameter of all culverts shall be approved by the County.

In the event any existing culvert is found to be installed by the owner to incorrect grade, or is found to be damaged or is found to be of insufficient capacity, the County shall notify the owner in writing, and said culvert shall be replaced at the expense of the owner, within 30 days.

6. Owner responsibilities: All swales and drainage facilities located within County right of way are the property of Nassau County. No fencing, shrubs, trees or construction other than grassing may be placed on the right of way without County approval.

Construction and maintenance for driveway crossings of County swales and/or ditches shall be the responsibility of the

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individual owner. No person may block or impede the flow of water through any county or private drainage system.

If swale crossing does not include a culvert, driveway portion of swale must be paved with a minimum of four (4) inches of reinforced 3000 PSI concrete with flow line at design grade. In some instances, other flow lines may be established for water retention. These systems must be approved in advance by the Engineering Department.

In the event any swale paving is found to be installed incorrectly by the owner or the swale must be modified in cross section, the County will remove the swale paving and the owner will be required to replace the paving to the new grade or to install a culvert, at the owner's option and expense.

7. Bridges & box culverts shall be designed and constructed in accordance with Florida Department of Transportation standards.

SECTION VI

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 (2) below. The location of fire hydrants shall be approved by the Public Safety Director.

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. Stub outs for fire hydrants shall be provided and the fire hydrants shall be installed by the developer at the time the water system is placed in use.

3. Where no existing public water supply is available and it is anticipated that a public water supply will not be made available, the Board may require alternative fire protection measures. The alternative fire protection measures will be based on recommendations of the Public Safety Director and may include but not be limited to the installation of wells, pumps, drafting hydrants and other measures to allow adequate fire protection for the area being subdivided.

SECTION VII

SANITARY SEWER

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 or appropriate State Agency. 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 or

appropriate State Agency. No construction is to begin until this condition has been met.

SECTION VIII - PUBLIC USES

1. Open Space, Parks and Recreational Areas

a. Recreation Standards. The Board shall require that land be reserved for parks, playgrounds, beach access, boat ramps or other recreational purposes in locations designated on the Comprehensive Plan or otherwise where such reservations would be appropriate. Each reservation shall be of suitable size, dimension, topography and general character and shall have adequate road access, for the particular purpose envisioned by the Board. The area shall be shown and marked on the plat, "Reserved for Park and/or Recreational Purposes." When recreation areas are required, the Board shall determine the number of acres to be reserved using the basis of two and one-half (2.5) acres for every one hundred (100) dwelling units.

b. Minimum Size of Park and Playground Reservations. In general, land reserved for recreational purpose shall have an area of at least two (2) acres. Whenever the calculations would create less than two (2) acres, the Board may require that the recreational area be located at a suitable place on the perimeter of the subdivision so that additional land may be added at such time as the adjacent land is subdivided.

In any case where it is impractical or impossible to secure additional lands in order to increase the acreage to meet the minimum requirements, the developer may, with approval from the Board, pay an amount equal to the appraised value of the acreage that would be required to be dedicated. The funds would be placed in a Recreation Fund and be utilized to purchase additional land or provide improvements for recreational use in the same general vicinity.

c. Recreation Sites. Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, play field or other active recreation purposes and shall be relatively level and dry.

d. Other Recreational Reservations. The provisions of this section are minimum standards. None of the above paragraphs shall be construed as prohibiting a developer from reserving other land for active or passive recreation in addition to the requirements of this section.

SECTION IX

BONDING

A. GENERAL PROCEDURES

Bonds are required for all construction within a platted subdivision, for all road and drainage construction outside a developer's project boundaries, and for all construction within County or municipal service district rights of way.

The bonds referred to in this section may be in the form of a certified or cashier's check, irrevocable letter of credit, escrow agreement, surety bond, or corporate bond, the forms of which shall be subject to the approval of the Clerk of the Circuit Court.

Surety bonds shall be with a bonding company doing business in the State of Florida and acceptable to the Board of County Commissioners.

All bonds referred to in this section shall be payable to the order of Nassau County Board of County Commissioners on a form acceptable to the Clerk of the Circuit Court. Each bond shall include language covering "all improvements constructed on private or public easements and rights of way within the platted area".

B. CONSTRUCTION BOND

1. The Owner shall file a bond with the Clerk of the Circuit Court at the time permits for roads and drainage are issued. The bond will be to secure construction of the roadway and drainage improvements improvements required under these regulations and the delivery to the County of the applicable warranty bond. All construction must be completed by the Owner or Developer and accepted by the County within one year after the date the bond is received and approved by the Clerk of the Circuit Court. The bond must be payable to the County in a sum equal to 115% of the cost of constructing the roadway and drainage improvements as estimated by the subdivider's or owner's engineer and as approved by the County Engineering Department. The bond shall remain in force for a term of fourteen months from the date of approval. This bond requirement may be waived only by he Nassau County Board of County Commissioners.

2. If at the end of one year following receipt and acceptance of the performance bond by the Clerk, the Developer has not completed the improvements required and furnished a good and sufficient warranty bond to the County, the County shall give ten (10) days notice to the Developer and his surety that the County intends to hold a hearing on forfeiting of his bond. At that hearing, the Developer shall show cause why the construction permit should not be revoked and why the construction bond should not be enforced and collected.

3. The Developer shall have an opportunity to present evidence justifying the delay in completion at the time and place of the hearing so established. At the conclusion of the hearing, the Board of County Commissioners shall determine whether to grant an extension of time not to exceed one year for completion or to revoke the construction permit and forfeit the performance bond. If an extension is granted, the Developer shall cause the

bond to be extended for a minimum of 60 days beyond the new completion date.

C. WARRANTY BOND

1. General - When the request is made for acceptance of the bond improvements or for release of construction bond, the person, firm or corporation seeking such acceptance or release shall first furnish a good and sufficient bond acceptable to the Clerk in the following amount:

(a) Three (3) dollars per running foot of road length contained within the subdivision unit, or

(b) An amount equal to five percent (5%) of the total of all construction contracts issued for construction of roads, bridges, culverts and all related improvements, whichever sum is greater.

This bond is to be furnished to secure the timely maintenance of the roads and improvements as a guarantee against faulty workmanship, construction and materials. Said bond shall be submitted by the Developer or his agent to the Board of County Commissioners and shall remain in force until released as stipulated below, but in no case for less than fourteen (14) months. If the County elects to repair and take remedial action to correct deficiencies during the warranty period, the cost will be deducted from the bond amount.

D. RELEASE OF WARRANTY BOND

Eleven months after date of acceptance of the warranty bond by the Clerk, the Developer shall submit a request to the County for release of the Warranty Bond. The County shall again inspect the improvements covered by the Bond, and shall notify the Developer and his surety of any required remedial actions. The owner must complete all required repairs three (3) weeks prior to the schedule termination date of the Warranty Bond and notify the

County upon completion thereof, or forfeit the Bond. The County shall again inspect the improvements and notify the Developer of the acceptability of the repairs. If repairs are satisfactory, the Bond will be released by written authorization of the Board of County Commissioners. In the event the subdivider does not complete the required modification 3 weeks prior to the termination date of the warranty bond, he must provide the County evidence that the bond continues in force for an additional 90 days, or show cause why his bond should not be presented for collection. Authorization for bond extension must be approved by the County Commission.

SECTION X

GRANDFATHER CLAUSE AND SPECIAL EXCEPTIONS

A. This Ordinance shall not apply to projects constructed, or under construction prior to the effective date of this ordinance. Previously platted roads which have not been constructed are subject to the requirements of this Ordinance, unless bonds have been received and accepted on such roads.

B. In areas that are zoned for rural use and the street or easement serves not more than ten (10) home sites and the area serviced by such street or easement is not expected to reach a higher state of development within a reasonable period of time, the requirements for pavement may be relaxed by the Board of County Commissioners, to an appropriate degree. The road and its drainage system shall be designed to provide a graded, stabilized travel surface twenty (20) feet wide, six (6) inches deep to a limerock bearing ratio of 30. The road shall be a private road and shall be maintained to the above standard by the landowners owning the road. If subsequent subdividing is done to increase the number of lots or parcels above ten (10), the roadway must be improved to meet the requirements of this ordinance, and if the

road is intended to become a County road at that time, the right of way must be deeded to and accepted by the County.

C. Access roads for agricultural and timber operations are not required to meet the requirements of this ordinance as long as used solely for these purposes and are maintained by the owners. If roadways are converted to serve projects containing other uses, they shall be upgraded to meet the requirements of this ordinance prior to issuance of a building permit, a move-on permit or subdividing land. Improving agricultural and timber lands resulting in additional runoff shall be exempted from the requirements of Section X. If a permit has been issued by the Nassau County River Water management District (or letter of exemption) is on file with the County Engineering Department.

SECTION XI

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. Said construction bond shall be released.

SECTION XII

VARIATIONS AND EXCEPTIONS

A. Whenever the tract to the 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 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.

(3) The variance is consistent with the intent and purpose of the Zoning Ordinance, the Nassau County Comprehensive Plan and requirements stated herein.

SECTION XIII

ENFORCEMENT, PENALTIES, AND REMEDIES

A. Any person, firm, corporation, association or other group who violates any of the provisions of this Ordinance shall be prosecuted in the name of the State in a Court having jurisdiction of Misdemeanors and upon conviction, shall be punished by a fine not to exceed \$500.00 or by imprisonment not to exceed sixty (60) days or both. Each day that an offense or violation of this Ordinance continues shall be deemed a separate offense.

B. The violation of any provision of this Ordinance 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.

SECTION XI

CONFLICTS WITH PREVIOUS ORDINANCES AND RESOLUTIONS

A. All ordinances and resolutions in conflict herewith be, and the same are hereby repealed, to the extent of such conflict.

B. If this Ordinance conflicts with zoning regulations or other regulations in any area, the more strict regulations will be enforced.

SECTION XII

VALIDITY

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

SECTION XIII

THIS ORDINANCE shall become effective pursuant to Law.

ADOPTED this 24th day of February, 1987.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

By: Gene R Blackwelder
GENE BLACKWELDER
Its: Chairman

Attest: T. J. Greeson
T. J. Greeson
Its: Ex-Officio Clerk

EXHIBIT "A"

REVIEW FEE

A review fee will be charged as follows:

Subdivisions of 1 to 25 lots	\$150.00
Subdivisions of 26 lots and up	\$150.00 plus
	\$5.00 per lot.
Subdivisions located (or parcels	
located) in flood hazard areas	\$50.00
in addition	