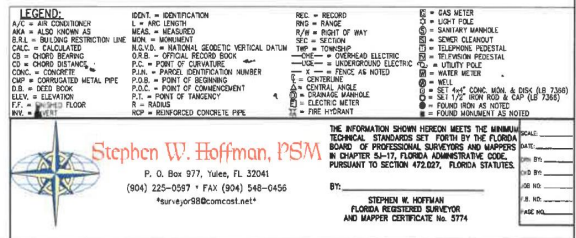


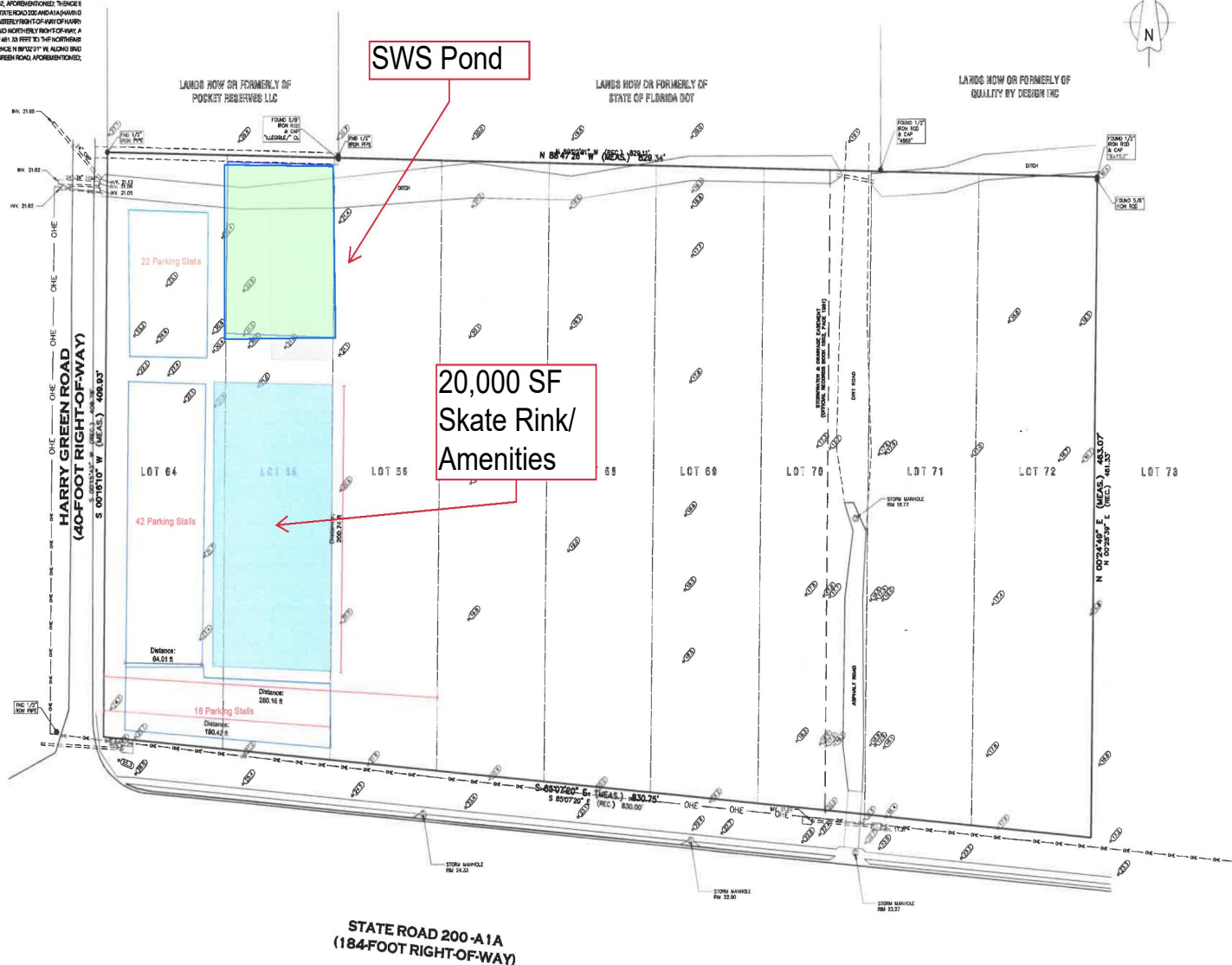
**DEVELOPMENT REVIEW COMMITTEE MEETING**  
**9:00 AM, April 15, 2025**  
**James S. Page Governmental Complex, 96135 Nassau Place**  
**Yulee, FL 32097**

- A. Turner Development Pre-application: The applicant is seeking a committee meeting to discuss their concept for an approximate 20,000 square foot skating rink/recreational use with interior amenities to support customer use and the improvements for exterior parking requirements.

[illegible]

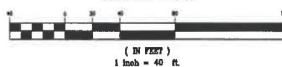
# MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF:

ALL THAT CERTAIN PIECE OR PIECES OF LAND LING AND BEING LOT 54 THROUGH LOT 73, IN H. FLOOD SUBDIVISION (UNRECORDED), BEING A PORTION OF JOHN WAGNER GRANT, SECTION 32, TOWNSHIP 3 NORTH, RANGE 27 EAST AND A PORTION OF SECTION 38, TOWNSHIP 3 NORTH, RANGE 27 EAST, HARRIS COUNTY, FLORIDA, BEING A PORTION OF THOSE LOTS DESCRIBED IN DEED BOOK 228, PAGE 244, PUBLIC RECORD OF HARRIS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, AS FOLLOWS: THENCE S 27°10'00" E ALONG THE WESTERLY LINE OF SAID SECTION 32, A DISTANCE OF 147.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EXTENDED ROAD 200 AND ADJACENT TO A 1/4 SECTION 32 (RIGHT-OF-WAY); THENCE S 89°17'20" E, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 86.15 FEET TO THE EASTERLY RIGHT-OF-WAY OF HARRY GREEN ROAD (HAVING A 40 FOOT RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE CONTINUE S 89°17'20" E, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 461.38 FEET TO THE EASTERLY LINE OF LOT 72; THENCE N 07°28'30" E, ALONG SAID EASTERLY LINE, A DISTANCE OF 461.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 72; THENCE S 89°17'20" E, ALONG THE NORTHERLY LINE OF SAID LOT 72, A DISTANCE OF 658.91 FEET; THENCE N 89°17'20" E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 183.28 FEET TO THE NORTHWEST CORNER OF LOT 54 AND THE EAST RIGHT-OF-WAY OF HARRY GREEN ROAD, AS FOLLOWS: THENCE S 27°10'00" E, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 458.78 FEET TO THE POINT OF BEGINNING.



STATE ROAD 200-A1A  
(184-FOOT RIGHT-OF-WAY)

GRAPHIC SCALE



|                                    |   |                               |                         |  |  |  |  |
|------------------------------------|---|-------------------------------|-------------------------|--|--|--|--|
| <b>LEGEND:</b>                     |   |                               |                         |  |  |  |  |
| A/C = AIR CONDITIONER              | IDENT = IDENTIFICATION                    | REC = RECORD                  | G = GAS METER           |  |  |  |  |
| AREA = ALSO KNOWN AS               | L = LINE LENGTH                           | R/W = RANGE                   | L.P. = LOT FILL         |  |  |  |  |
| B.B.L. = BUILDING RESTRICTION LINE | MEAL = MEASURED                           | P.W. = POINT OF WAY           | S.M. = SANITARY MANHOLE |  |  |  |  |
| CALC. = CALCULATED                 | MON. = MONUMENT                           | SEC. = SECTION                | S.C. = SLOPE CLEAROUT   |  |  |  |  |
| CO = CHORD BEARING                 | N.E.V. = NATIONAL GEODETIC VERTICAL DATUM | TWP. = TOWNSHIP               | T.P. = TELEPHONE PESTAL |  |  |  |  |
| CO = CHORD DISTANCE                | O.R.B. = OFFICIAL RECORD BOOK             | U.E.L. = UNDERGROUND ELECTRIC | T.P. = TELEPHONE PESTAL |  |  |  |  |
| CONC. = CONCRETE                   | P.C. = POINT OF CURVATURE                 | U.P. = UTILITY POLE           | U.P. = UTILITY POLE     |  |  |  |  |
| CMP = CORRUGATED METAL PIPE        | P.I. = POINT OF BEGINNING                 | V.C. = VERTICAL CURVE         | V.C. = VERTICAL CURVE   |  |  |  |  |
| D.B. = DEED BOOK                   | P.O.C. = POINT OF COMMENCEMENT            | V.C. = FENCE AS NOTED         | V.C. = VERTICAL CURVE   |  |  |  |  |
| ELEV. = ELEVATION                  | P.T. = POINT OF TANGENCY                  | V.C. = CENTRAL ANGLE          | V.C. = VERTICAL CURVE   |  |  |  |  |
| F.F. = FINISHED FLOOR              | R = RADIUS                                | V.C. = CURVATURE MANHOLE      | V.C. = VERTICAL CURVE   |  |  |  |  |
| INV. = INVERT                      | R.C.P. = REINFORCED CONCRETE PIPE         | V.C. = ELECTRIC METER         | V.C. = VERTICAL CURVE   |  |  |  |  |
|                                    |   | V.C. = FIRE HYDRANT           | V.C. = VERTICAL CURVE   |  |  |  |  |

|   |  |  |  |
|---|--|--|--|
| <p><b>Stephen W. Hoffman, PSM</b></p> <p>P. O. Box 977, Yulee, FL 32041</p> <p>(904) 225-0597 • FAX (904) 548-0456</p> <p>*surveyor988@comcast.net*</p> |  | <p>BY: _____</p> <p>STEPHEN W. HOFFMAN</p> <p>FLORIDA REGISTERED SURVEYOR</p> <p>AND MAPPER CERTIFICATE No. 5774</p> |  |
|---|--|--|--|



### USE THIS FORM TO

Schedule a pre-application meeting with the Development Review Committee (DRC). Applicants are required to have a pre-application meeting a maximum of 120 days prior to the submittal of any Preliminary Binding Site Plan (PBSP) application, Site Engineering Plan (SEP) Application, or Subdivision Plat Application.

### APPLICATION REQUIREMENTS

The following must be provided in order to be considered a complete application package:

- ☐ Pre-Application Form
- ☐ Site plan or scaled drawing detailing the proposed project

### APPLICATION FEES

- Pre-Application Meetings are **FREE**
- [Other Development Review Fees](#)

### DEVELOPMENT REVIEW COMMITTEE (DRC) MEETINGS

When: Every **Tuesday at 9am**

Where: Nassau County Board of County Commissioner Chambers  
96135 Nassau Place, Yulee, FL, 32097, unless otherwise noticed.

What: Submit the pre-application form via email or in person to the Department of Planning and Economic Opportunity no later than Thursday, noon (12:00pm) prior to the meeting you wish to attend. You will receive an agenda via email by close of business the Friday before the meeting.

### KEY CONTACTS

PEO will guide your application from start to finish, engaging other County departments as needed.

The Department of Planning and Economic Opportunity can be reached at 96161 Nassau Place, Yulee, FL, 32097, [planninginfo@nassaucountyfl.com](mailto:planninginfo@nassaucountyfl.com), and (904)530-6300, Monday through Friday, 8:00am until 5:00pm.





**DRC  
PRE-APPLICATION  
FORM**

DATE REC'D: \_\_\_\_\_ BY: \_\_\_\_\_

DRC DATE: \_\_\_\_\_

| <b>Owner of Record</b>  | <b>As recorded with the<br/>Nassau County Property<br/>Appraiser</b> |
|-------------------------|--|
| Owner(s) Name           |  |
| Company (if applicable) |  |
| Street Address          |  |
| City, State, Zip        |  |
| Telephone Number        |  |
| Email Address           |  |

| <b>Applicant or<br/>Agent</b> |  |
|-------------------------------|--|
| Applicant or Agent Name       |  |
| Company (if applicable)       |  |
| Mailing Address               |  |
| City, State, Zip              |  |
| Telephone Number              |  |
| Email Address                 |  |

**Project Information**

|  |   |                              |                                |                          |                     |  |
|--|---|------------------------------|--------------------------------|--------------------------|---------------------|--|
| <b>Project Name</b>  |   |                              |                                |                          | <b>Project Type</b> | <input type="checkbox"/> Residential <input type="checkbox"/> Commercial |
| PIN: _____ - _____ - _____ - _____ - _____   |   |                              |                                |                          |                     |  |
| <b>Project Address</b>   |   |                              |                                |                          |                     |  |
| <b>Major Access Rd</b>   | <b>Name:</b> <input type="checkbox"/> County-Maintained <input type="checkbox"/> Unpaved Private Easement |                              |                                |                          |                     |  |
| <b>Size of Property</b>  |   |                              | <b>Present Property Use</b>    |                          |                     |  |
| <b>Zoning District</b>   |   | <b>Future Land Use</b>       |                                | <b>Overlay District</b>  |                     |  |
| <b>Wetlands</b>  |   | <b>Flood Zone</b>            |                                | <b>Water &amp; Sewer</b> |                     |  |
| <b># Existing Structures</b>   |   | <b># Proposed Structures</b> |                                | <b>Building Height</b>   |                     |  |
| <b># Parking Spaces Proposed</b>   |   |                              | <b>Building Square Footage</b> |                          |                     |  |
| <b>Project Description (use separate sheet if necessary):</b><br><br><br><br><br><br><br><br><br><br>  |   |                              |                                |                          |                     |  |
| <b>List any applications under review, approved, or denied which may assist in the review of this application:</b><br><br><br><br><br><br><br><br><br><br> |   |                              |                                |                          |                     |  |

**I HEREBY CERTIFY THAT ALL INFORMATION IS TRUE AND CORRECT**

I understand that reasonable inspections of the project may be made as part of the application review process. I also understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

|       |           |      |
|-------|-----------|------|
| PRINT | SIGNATURE | DATE |
|-------|-----------|------|



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PRE-APPLICATION  
FORM**

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DRC DATE: \_\_\_\_\_

| Owner of Record         | As recorded with the<br>Nassau County Property<br>Appraiser |
|-------------------------|---|
| Owner(s) Name           |   |
| Company (if applicable) |   |
| Street Address          |   |
| City, State, Zip        |   |
| Telephone Number        |   |
| Email Address           |   |

| Applicant or<br>Agent   |  |
|-------------------------|--|
| Applicant or Agent Name |  |
| Company (if applicable) |  |
| Mailing Address         |  |
| City, State, Zip        |  |
| Telephone Number        |  |
| Email Address           |  |

**Project Information**

|   |  |                       |                         |                  |  |
|---|--|-----------------------|-------------------------|------------------|--|
| Project Name  |  |                       |                         | Project Type     | <input type="checkbox"/> Residential <input type="checkbox"/> Commercial |
| PIN: _____ - _____ - _____ - _____ - _____  |  |                       |                         |                  |  |
| Project Address   |  |                       |                         |                  |  |
| Major Access Rd   | Name: <input type="checkbox"/> County-Maintained <input type="checkbox"/> Unpaved Private Easement |                       |                         |                  |  |
| Size of Property  |  |                       | Present Property Use    |                  |  |
| Zoning District   |  | Future Land Use       |                         | Overlay District |  |
| Wetlands  |  | Flood Zone            |                         | Water & Sewer    |  |
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| # Parking Spaces Proposed   |  |                       | Building Square Footage |                  |  |
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|-------|-----------|------|