

DEVELOPMENT REVIEW COMMITTEE MEETING
9:00 AM, June 10, 2025
James S. Page Governmental Complex, 96135 Nassau Place
Yulee, FL 32097

- A. Old Dixie Highway Variance: The applicant is requesting a committee meeting to discuss a variance to construct a driveway on Old Dixie Highway that will be less than the distance requirement in the Nassau County Code for separation distance between driveways and street corners.



Nassau County Development Services
 96161 Nassau Place
 Yulee, FL 32097

**APPLICATION FOR
 A VARIANCE**

Official Use Only

Payment: _____

Date: _____

1. Parcel Identification Number (10-digit number)

19-2N-25-0000-0146-0000

2. Driving Instructions: US1 to county Road 115 Lot is approx 700 yds on left

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

Timberline Inc.
0 Old Dixie Ave

Name and Address of the Applicant / Authorized Agent (if different than Owner):

SCARA CARPENTER
75153 EDWARD RD YULEE FL 32097

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

4. Variance Sought:

DRIVEWAY FOR entrance and exit see attached

5. Variance Justification (requirements in the "Definition of Variance" on Instructions Page):

only access available

6. Supporting information which is considered by the Development Review Committee:

- Detailed Site Plan
- Copy of Recorded Deed
- Any additional data

7. Has any application been submitted within the last two (2) years for a Roadway and Drainage Variance of any portion of the subject property included in this application? no
If so, give details of such application and approval or denial decision.

8. Is this parcel subject to deed restrictions enforced by a homeowner's association? no
If so, please provide written HOA approval of work.

In filing this application for a Variance, the undersigned understands it becomes a part of the official records of the Development Review Committee and does hereby certify that all information contained herein is true to the best of his/her knowledge.

Signature of Owner: 
Signature of Authorized Agent: _____
(if different than Owner)
Owner's mailing address: 75153 EDWARDS RD
YULEE FL 32097
Telephone: 904-220-1721
Email: SALLYAFPOOLS@gmail.com

NOTE: If prepared or signed by an agent, a notarized Owner's Authorization for Agent form must be provided.



Nassau County Development Services
 96161 Nassau Place
 Yulee, FL 32097

CONSENT FOR INSPECTION

I, SARA CARPENTER, the owner or authorized agent for the owner of the premises located at 19-2N-25-0000-046-000 do hereby consent to the inspection of said premises by an employee of the Development Services Department, Nassau County, Florida, in conjunction with this application, without further notice.

Dated this 4th day of JUNE, 2025.

[Signature]
 Signature of Owner or Authorized Agent

904-228-1721
 Telephone Number

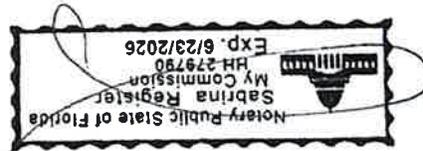
State of Florida
 County of Nassau

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of physical presence or online notarization, this 4th day of JUNE, 2025, by SARA CARPENTER, who is personally known to me or has produced _____ as identification.

Oath taken: _____ Yes _____ No

[Signature]
 Notary Signature

My commission expires: 6/23/26





Nassau County Development Services
 96161 Nassau Place
 Yulee, FL 32097

Owner's Agent Authorization

Kenneth Hunter is hereby authorized TO ACT ON BEHALF OF

Timberline Inc., the owner(s) or agent(s) of the organizational ownership named below of the property described within the attached application, and as described in the attached deed or other proof of ownership as may be required, in applying to Nassau County, Florida, for an application related to a Development Permit or other action pursuant to a:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Rezoning/Modification | <input checked="" type="checkbox"/> Special Use Permit |
| <input checked="" type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Non-Zoning Variance |
| <input checked="" type="checkbox"/> Appeal | <input checked="" type="checkbox"/> Overlay District Review |
| <input checked="" type="checkbox"/> Concurrency Application | <input checked="" type="checkbox"/> Borrow Pit |
| <input checked="" type="checkbox"/> Construction (DRC) | <input checked="" type="checkbox"/> Right of Way / Driveway |
| <input checked="" type="checkbox"/> Review of Development Plans | <input checked="" type="checkbox"/> Other |

And in making representations to Nassau County related to the application. I attest the application is made in good faith and that my information contained herein is accurate and complete to the best of my knowledge and belief. I further attest that I am the owner of subject property or otherwise duly authorized to act in that capacity.

BY: [Signature]
 Signature of Owner(s)

Sara Carpenter
 Print Name(s)

 Signature of Owner(s)

 Print Name(s)

 Name of Organization (If Applicable)

Timberline Inc
 Name of Organization (If Applicable)

 Address

Telephone: 904 228 1721

State of Florida

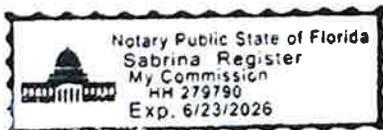
Email: SARA.CARPENTERS@timberline.com

County of NASSAU

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of physical presence or online notarization, this 4th day of June 2025, by Sara Carpenter who is personally known to me or has produced _____ as identification.

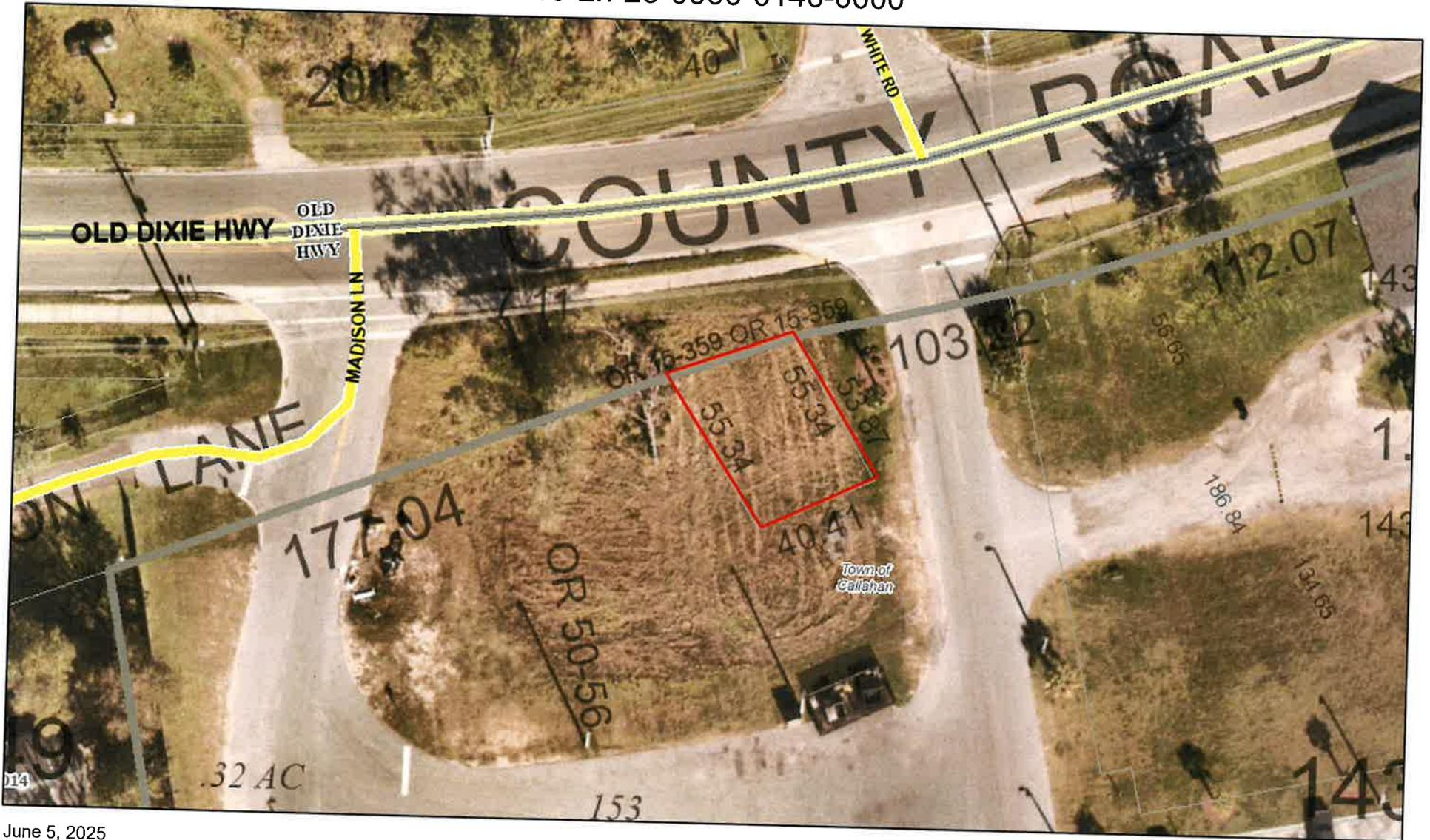
Oath taken: ___ Yes ___ No

[Signature]
 Notary Signature



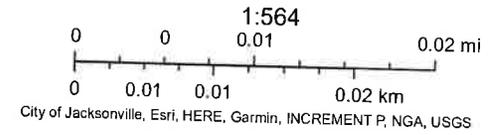
My commission expires: 6/23/26

19-2n-25-0000-0146-0000



June 5, 2025

- CountyRds
- 911 Address Labels
- Nassau Roads for 911
 - Town Medium Volume
 - Town Low/Seasonal
- Municipal Boundary
- Land Parcels



Payment Receipt

Confirmation Number: 93403170
 Payment For: Nassau Co Board of Co Commissioners
 Office: Building Department
 Status: Approved
 Transaction Date: 6/5/2025 1:38:57 PM EST
 Payment Type: Visa - *****2881
 Product Detail: Engineering Permit - Sara Carpenter Old D - \$267.00
 Convenience Fee: \$7.50
 Total Payment Amount: \$274.50
 Name: Sara Carpenter
 Phone:
 Notes: Variance for Old Dixie Hwy Driveway
 Message:

 Signature

 Date

The Nassau County Board of County Commissioners thanks you for your business.

Close

PAYMENT SUMMARY RECEIPT

BOARD OF COMMISSIONERS
76347 VETERANS WAY
YULEE FL 32097

DATE: 06/05/25 CUSTOMER#: 000400000
TIME: 13:43:43 OWNER****
CLERK: 6235blid

RECPT#: 2334026 PREV BAL: 267.00
TP/YR: P/2025 AMT PAID: 267.00
BILL: 2334026 ADJSTMNT: .00
EFF DT: 06/05/25 BAL DUE: .00
PERMITS/INSP PAYMENT: AP16
-----TOTALS-----

PRINCIPAL PAID: 267.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 267.00
AMT APPLIED: 267.00
CHANGE: .00

PAID BY:
PAYMENT METH: CREDIT CARD
PAYMENT REF: 93403170

TOT PREV BAL DUE: 267.00
TOT BAL DUE NOW : .00