



APPLICATION FOR FINAL PLAT

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT: AVH NORTH FLORIDA, LLC

AGENT: SCOTT BOROWSKI / CLARY AND ASSOCIATES

REQUESTED ACTION: APPROVAL FOR FINAL PLAT

APPLICABLE REGULATIONS: Chapter 29 of the Nassau County Code of Laws and Ordinances

RELATED APPLICATIONS: N/A

LOCATION: EAST OF BARNWELL ROAD SOUTH OF BARNWELL MANOR PHASE 1, AND NORTH OF CSX RAILROAD

DIRECTIONS: FROM THE INTERSECTION OF STATE ROAD 200 AND BARNWELL ROAD, GO NORTH ON BARNWELL ROAD FOR ONE MILE, TURN RIGHT ON SANDOWN DRIVE. PHASE 2 WILL BE AT THE END OF SANDOWN DRIVE

PARCEL ID: 39-2N-28-0000-0002-0000

AREA: 40.74

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office. ***

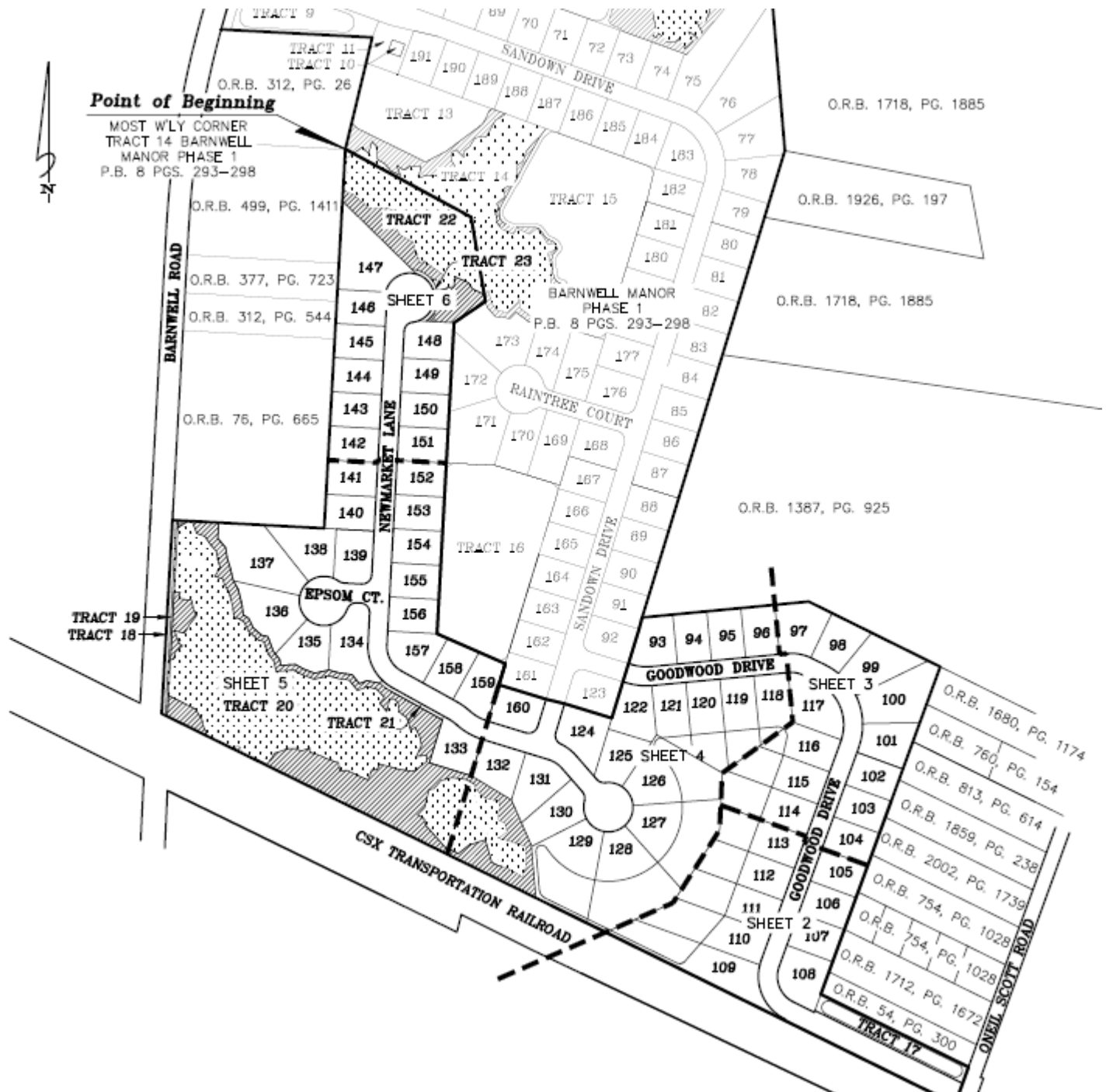
SUMMARY OF REQUEST AND BACKGROUND INFORMATION

Barnwell Manor subdivision has been developed in three phases. Phase one, PL16-007, consists of 62 lots on 45 acres and was approved on February 14, 2017. Its companion engineering plan was approved at the same time, however, an amenity center, SP19-013, was added in place of two lots in Phase one, therefore the site engineering plan, SP16-024, was modified and approved again on February 25, 2020. The Phase One plat was resubmitted and approved August 25, 2017.

Barnwell Manor Phase two, PL16-007, was originally approved on August 25, 2017, however the plat expired and the application was resubmitted and approved as PL19-024 on March 10, 2020. Phase two consists of 67 lots on 40.74 acres.

Barnwell Manor Phase three, PL19-025, consisting of 34 acres and 62 lots, was approved on the same day as Phase two, however, the final plat will be sent for Board of County Commissioner approval at a later date per the owner.

The subdivision provides a pool, sidewalks, ponds and wetlands. The zoning is Residential Single Family-1 with a future land use of low density.



CONSISTENCY WITH THE LAND DEVELOPMENT CODE

Chapter 29 of the Nassau County Code of Laws and Ordinances

CONCLUSION

Staff recommends board approval of PL19-024, Barnwell Manor Phase 2 Final Plat for recordation.

Submitted by: Naomi Braff, Planner 1