



APPLICATION FOR MINOR DEVELOPMENT

OWNER/APPLICANT:	Lem Turner 40 LLC
AGENT:	Peter King - Bellatrix Ventures, LLC
REQUESTED ACTION:	Approval of Lem Turner Acres Minor Development
LOCATION:	Cutty Lane, Callahan, FL 32011
LAND USE / ZONING:	Agriculture (AGR) / Open Rural (OR)
APPLICABLE REGULATIONS:	Nassau County Code of Laws and Ordinances, Chapter 29, Section 29-3.1 Minor Development (rescinded May 13, 2019)
RELATED APPLICATIONS:	N/A
PARCEL ID:	33-2N-25-0000-0009-0110
DIRECTIONS:	From the Intersection of South Kings Road and Lem Turner Road, head southeast 1.5 miles to Cutty Lane. Lem Turner Acres is on the right.
COMMISSION DISTRICT:	5

**** All required application materials have been received. All fees have been paid. 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. ****

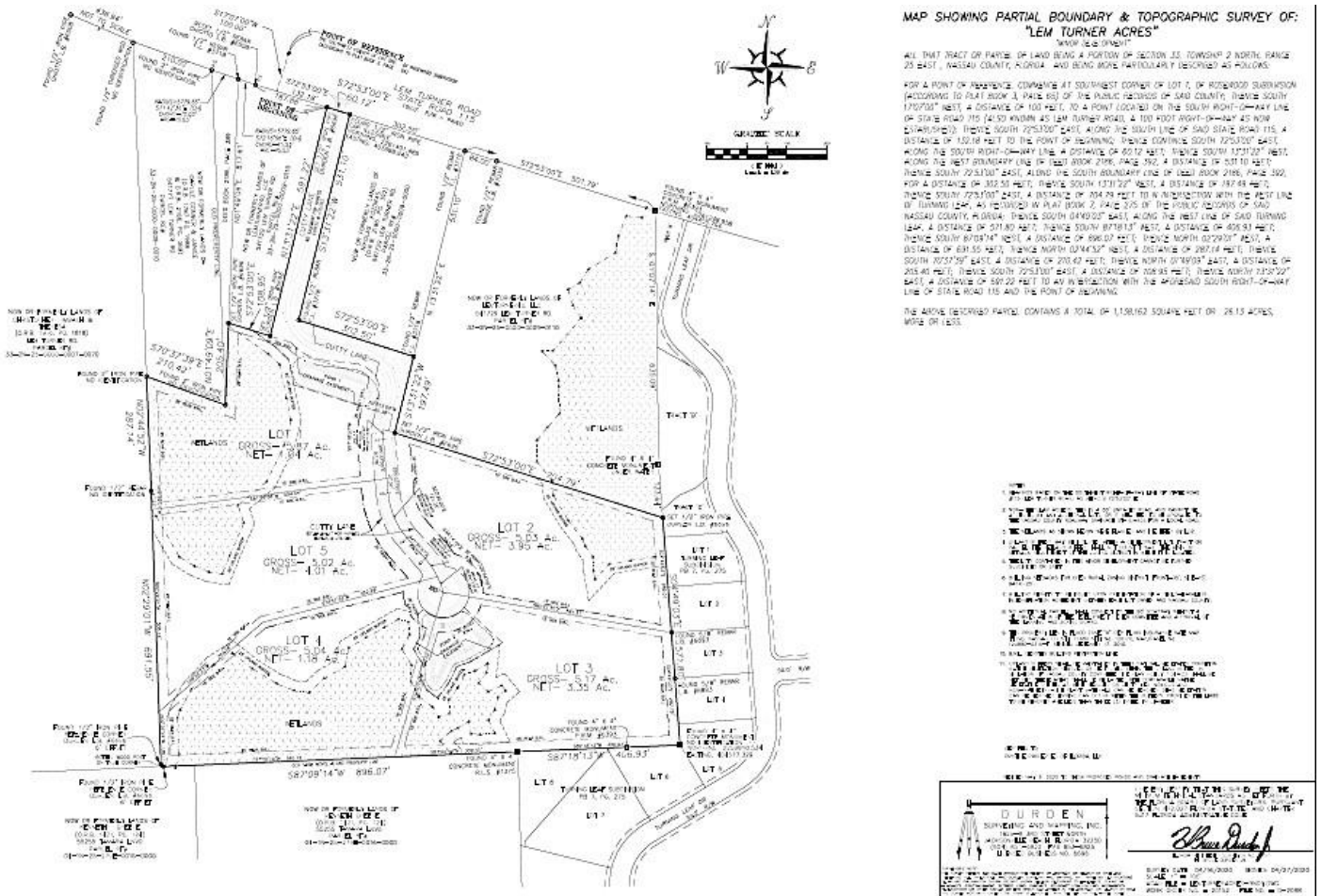
SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The application for a Minor Development, Nassau County Code of Ordinances Chapter 29, Section 29-3.1 (now rescinded), allows properties in Open Rural (OR) zoning to subdivide a 26.13-acre parcel into a maximum of eight 5-acre minimum lots.

By way of background, this is the last of three minor development applications that were submitted before the section of code was rescinded. Subsequent to the adoption of the 2017 ordinance establishing Minor Developments, this Board had concerns about the expansion of residential development into rural areas, especially regarding the impacts caused by development using existing private unpaved roads for access. As a result, the Minor Development allowance was rescinded in April, 2019.

CONSISTENCY WITH MINOR DEVELOPMENT REVIEW CRITERIA

- Direct access off a county-maintained road
- 5-acre minimum lots cannot be further divided or split
- Policy FL.01.02: future development shall proceed in accordance with the adopted Future Land Use Map Series



CONCLUSION

Staff finds the requested action to be consistent with Section 29-3.1 of the Nassau County Code of Ordinances, Minor Development (rescinded May 13, 2019). Based on documentation presented by the applicant, staff has provided the following findings:

- 1) the parcel has access and road frontage directly off Lem Turner Road;
- 2) no further subdivision of lots is allowed, as noted on the boundary survey;
- 3) copies of the deed conveying parcels within a Minor Development must include the disclaimer in bold, ten-point type relinquishing Nassau County from maintenance of Cutty Lane;
- 4) each deed must be submitted to the Planning and Economic Opportunity Department and the Building Department before building permit issuance; and
- 5) the Minor Development will be recorded prior to building permits being issued.

Staff recommends APPROVAL for the request for MD19-003 Lem Turner Acres Minor Development..