



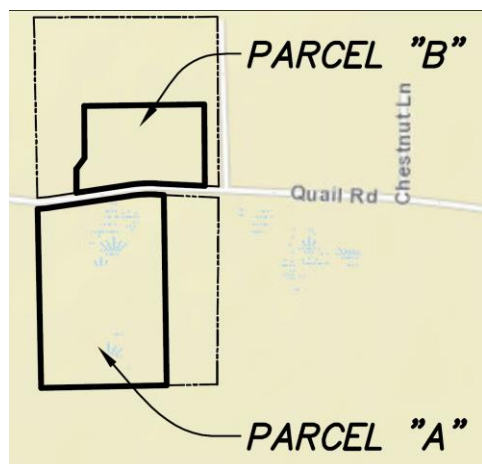
APPLICATION FOR FINAL PLAT

APPLICATION & SURROUNDING AREA INFORMATION:

Owner/Applicant:	G & H Land and Timber Investments, LLC
Agent:	Shari Higginbotham
Requested Action:	Approval for the Final Plat for Oakridge Farms
Applicable regulations:	Chapter 29 of the Nassau County Code of Laws and Ordinances
Related applications:	N/A
Location:	On the north and south sides of Quail Road, 2.5 miles west of the Town of Callahan
Directions:	From the Town of Callahan take Old Dixie Hwy 1 mile west to Quail Road. Turn left on Road and proceed 1.5 miles west. Oakridge Farms will be on both sides of Quail Road just after Horseshoe Pond Road.
Parcel ID:	23-2N-24-0000-0001-0230 and 23-2N-24-0000-0001-0010
Area:	40.36 acres

*** 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

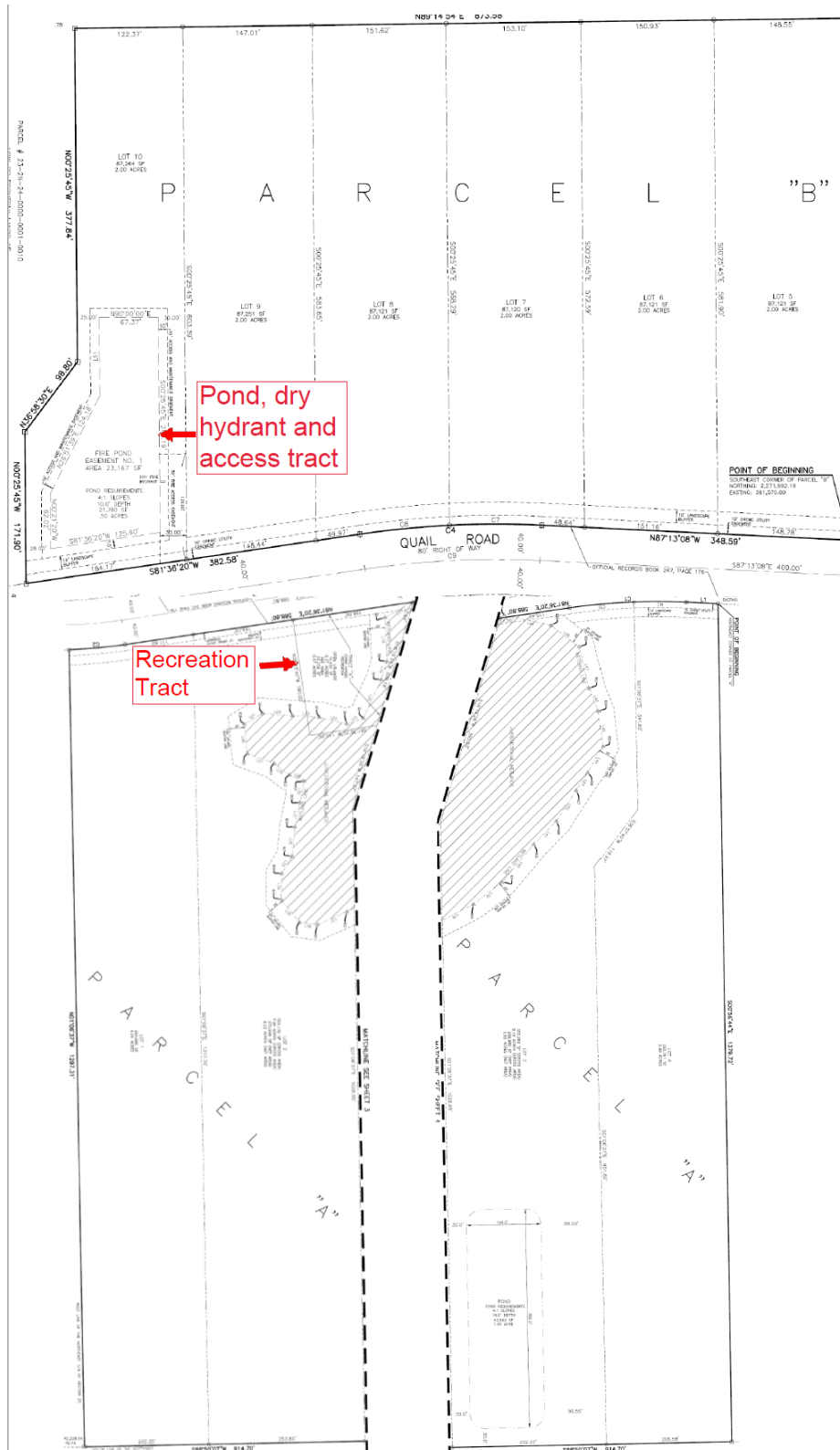


The proposed plat consists of a 12-acre parcel on the north side of Quail Road and a 28-acre parcel on the south side of Quail Road. The parcels, traditionally having been used as timberland, will be divided into six two-acre single-family homesites and four six-acre single-family homesites.

An environmental assessment was conducted and affirmed that a detailed gopher tortoise survey will be required prior to home construction. In addition, a pond has been provided and a dry hydrant will be installed to address fire suppression needs for the development. There will be a 15-foot landscape buffer along both sides of Quail Road and a one-third-acre recreation tract within the subdivision. All tracts,

buffers and easements pertaining to fire suppression, recreation and landscaping will be maintained by the Oakridge Farms Callahan Homeowners Association.

The new parcels will front on Quail Road, a county-maintained road and are zoned Open Rural with a Future Land Use of Agriculture. They will be served by individual well & septic systems. The plat is located in an X flood zone with a small wetland area. The preliminary plat was approved by the Development Review Committee on January 19, 2020. The school reservation expires on October 8, 2022.





CONSISTENCY WITH THE LAND DEVELOPMENT CODE

This final plat has been reviewed for compliance with Chapter 29, Sec. 29-15. - Final plats - Subdivision and Development Review of the Nassau County Code of Laws and Ordinances. It is consistent with the preliminary plat as approved by the Planning and Economic Opportunity Director.

CONCLUSION

Staff recommends approval of PL20-009 Oakridge Farms Final Plat for recordation.