



APPLICATION FOR FINAL PLAT APPROVAL

APPLICATION & SURROUNDING AREA INFORMATION:

Owner/Applicant:	W R Howell Company
Agent:	Clary & Associates
Requested Action:	Approval of the Final Plat for Miner Pines Subdivision
Applicable regulations:	Chapter 29 - Subdivision and Development Review
PARCEL ID:	38-2N-27-0000-0014-0050
FLUM/Zoning:	Agriculture/Open Rural
Location:	Two thirds mile south of State Road 200/A1A on Miner Road
Area:	15 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 Miner Pines subdivision is a twelve lot subdivision on 15 acres located 2/3 mile to the south of State Road 200/A1A on the east side of Miner Road.

The Open Rural zoning allows for large one-acre lots. There is a pond for drainage in the rear of the subdivision and a landscape strip buffering the two lots adjacent to Miner Road.

A sidewalk will be constructed along Miner Road.

The plat was approved simultaneously with the site engineering plans on July 7, 2020 and school concurrency was obtained.



← NORTH

CONSISTENCY WITH THE NASSAU COUNTY CODE OF LAWS AND ORDINANCES

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 Director.

CONCLUSION

Staff recommends board approval of PL18-025 Miner Pines Final Plat for recordation.