



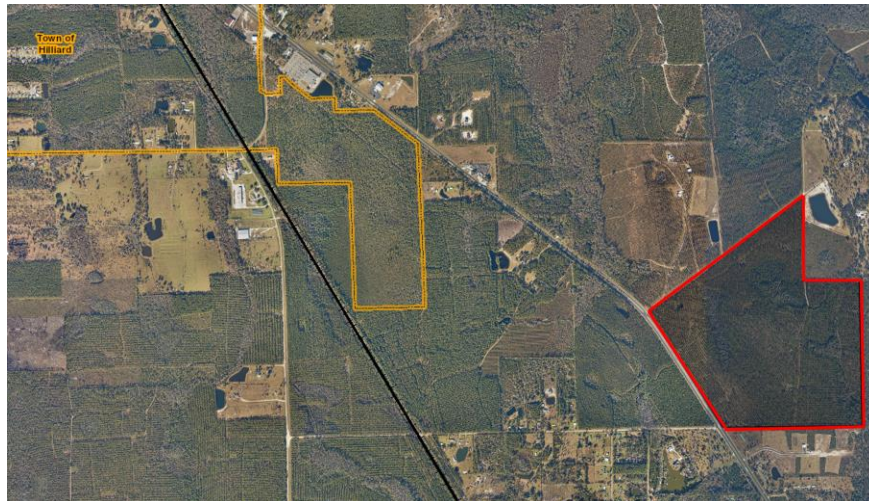
APPLICATION FOR FINAL PLAT APPROVAL

APPLICATION & SURROUNDING AREA INFORMATION:

Owner/Applicant:	LGI Homes-Florida LLC
Agent:	Melrose Survey and Mapping, Inc.
Requested Action:	Approval of the Final Plat for Southern Pines Subdivision
Applicable regulations:	Chapter 29 - Subdivision and Development Review
PARCEL ID:	23-3N-24-0000-0001-0050
FLUM/Zoning:	Agriculture/Open Rural
Location:	East side of US 1, south of Mizell Tract Road
Area:	242 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 242.9-acre Southern Pines Subdivision is being developed on former timberland in northwestern Nassau County. The one-acre plus, single family homesites will retain many of the pine trees that were once harvested here.

A large amenity tract has been preserved for passive recreation to be accessed by a boardwalk over the adjacent wetlands. Several ponds and dry hydrants have been provided for fire suppression purposes. Bermed landscaped strips along the perimeter will buffer the homesites from adjacent roadways.

The site engineering plan for the subdivision was approved on July 8, 2019. The preliminary plat, originally approved in three phases concurrently with the engineering plan, has recently been reconfigured into one phase. This preliminary plat was approved on April 13, 2021.



SOUTHERN PINES

PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.

KEY MAP

