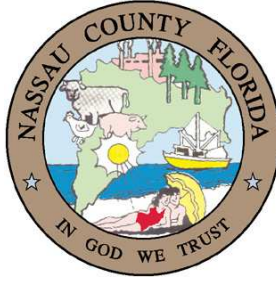Nassau County
Planning and Economic Opportunity
Department
96161 Nassau Place
Yulee, FL 32097
(904) 530-6300

Date of Hearing: June 12, 2017

Public Hearing Number: PL16-022 Clear Lake Estates Unit 2

A.   General Information

Applicant: Kenneth L Green, Owner; Jon Bowan, Surveyor

Request: Approval of Final Plat of Clear Lake Estates Unit 2

Applicable Regulations: Sec. 5.07 and Article 29 of the *Land Development Code (LDC)*

Related Applications: N/A

B.   Site Information

Area: 107.81 acres

Parcel ID: 46-2N-25-0000-0017-0050

Location: Property is located east of Callahan, three miles east of Highway 1, on the north side of Lem Turner within the existing Clear Lake Estates Subdivision between Bayland Drive and Ogilvie Road.

Directions: Head north on Highway 1. Turn right on Lem Turner. Turn left onto Clear Lake Drive. Clear Lake Drive becomes Bayland Drive. Clear Lake Estates Unit 2 is off of Bayland Drive and begins at the new street Carrington Drive.

C.   Background
Clear Lake Estates is a subdivision east of Callahan off Lem Turner Road. The engineering plans for both phases of the subdivision, Clear Lake Estates Unit 1 and Unit 2, were approved by Nassau County in 2006. The first phase of the subdivision, Unit 1, was recorded on 4/21/2008 in Plat Book 7 Page 346 with 88 single family home sites.

The second phase, Unit 2, proposes 77 single family building sites on approximately 107.81 acres of land. All of the building sites are at least 1 acre in size. Access to the building sites are off the main entrance to the subdivision – Clear Lake Drive. An emergency access is located on Ogilvie Road. Ogilvie Road is a county maintained dirt road. The emergency access will become a full secondary access once Ogilvie Road is paved, currently there are no plans to pave it.

D.   <u>Staff Findings</u>
1. The staff recommends Board approval for the Clear Lake Estates Unit 2 Final Plat for Recordation.