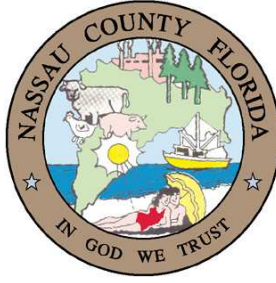


Nassau County
Planning and Economic Opportunity
Department
96161 Nassau Place
Yulee, FL 32097
(904) 530-6300



BOARD MEMBERS
Daniel B. Leeper (Chairman)
Stephen W. Kelley
Pat Edwards
George V. Spicer
Justin M. Taylor

Date of Hearing: June 12, 2017

Public Hearing Number: PL16-012 Horseshoe Ridge

A. General Information

Applicant: TerraPointe LLC, Owner; Raydient Inc., Agent
Request: Approval of Final Plat of Horseshoe Ridge
Applicable Regulations: Sec. 5.07 and Article 29 of the *Land Development Code (LDC)*
Related Applications: N/A

B. Site Information

Area: 21.09 acres
Parcel ID: 08-4N-24-0000-0002-0020
Location: Property is located north of Hilliard, off Lake Hampton Road between Pigeon Creek Road and Penny Haddock Road.
Directions: Head north on US-1. Turn right to head east Lake Hampton Road. The property is on the north side of Lake Hampton Road between Pigeon Creek Road and Penny Haddock Road.

C. Background

The applicant is looking to subdivide approximately 21.09 acres of Open Rural land, with Future Land Use of Agriculture, into four (4) approximately five (5) gross acre single family parcels. These parcels will have access off Lake Hampton Road, also known as Kings Ferry Road.

D. Staff Findings

1. The staff recommends Board approval for the Horseshoe Ridge Final Plat for Recordation.