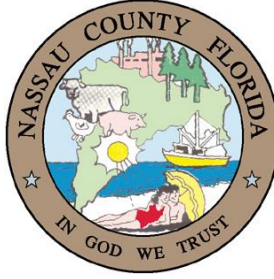


Nassau County
Planning and Economic Opportunity
Department
96161 Nassau Place
Yulee, FL 32097
(904) 530-6300



BOARD MEMBERS
Jeff Gray (Chairman)
Wayne Arnold
Bobby Franklin
Thomas Ford
Jimmy L. Higginbotham
Bruce Jasinsky
Linda Morris
Scott Murray
Patricia C. Quaile
Charles Rogers
John Stack

Date of Hearing: August 1, 2017

Public Hearing Number: FD17-003 (Final Development Plan)

A. General Information

Applicant: The Range at Crane Island, LLC
Michael Coffey, RS&H, Agent

Request: Approval of Final Development Plan for Phase 2 of
the Crane Island Planned Unit Development (PUD)
(Ord. 2013-16)

Applicable Regulations: Sec. 5.07 and Article 25 of the *Land Development
Code (LDC)*

Related Applications: N/A

B. Site Information

Area: 34.39 acres

Location: On a small island off the west side of Amelia Island,
approximately 1.0 mile south of the Shave Bridge.

Directions: From the intersection of SR200 and Bailey Road,
head south on Bailey Road approximately 1.0 mile.
Turn right (west) at the end of Bailey Road; continue
appx. 0.5 mile. Property is on a small island off the
west side of Amelia Island. Access to the property is
available by request to the Agent or Owners.

C. Background

The proposed Phase 2 Final Development Plan (FDP) for the Crane Island PUD consists of approximately 34.39 acres. The maximum development plan for this

phase of the PUD includes 66 single-family units on minimum-sized lots of 4,500 square feet with a minimum width of 45 feet. Approximately 8.8 acres of uplands is to be set aside in Phase 2 for preserved open space and recreational amenities.

An environmental assessment was conducted for the property and provided pursuant to Sec. 5.07(C)(2)(h) of the LDC. A declaration of covenants and restrictions, including the articles of incorporation and by-laws for a homeowners association was provided pursuant to Sec.25.05(f)(4) of the LDC. These documents are on file and available for inspection with the Planning and Economic Opportunity Department.

The Access Road to Crane Island and associated off-site transportation improvements have been completed prior to the approval of the Phase 1 FDP. Design requirements for a 5.75-acre publically accessible park and community pier were approved as part of the Phase 1 FDP.

The following exactions, requirements and conditions are required for construction of Phase 2 by the adopted development agreement and the Crane Island PUD conditions:

- Conservation easements shall be recorded for 117+/- acres of wetlands surrounding the upland portions of the island. Although the adopted Development Order requires easements to be provided upon approval of FDP, this provision was initially adopted in the 2006 PUD (Ord. 2006-80). At this time, FDPs included the preliminary plat. Staff requests that the easements be recorded as part of platting process.
- Buffers/setbacks shall be provided adjacent to all wetland preservation areas in accordance with SJRWMD rules and the adopted Development Order. In any location where the wetland buffer is less than 30 feet wide, an additional “canopy buffer” to be located immediately landward of the wetland buffer shall be provided so that the total buffer (wetland plus canopy) shall be a minimum of 30 feet in width.
- A system of walkways, a minimum of five (5) feet in width shall be installed to provide a pedestrian circulation system throughout the Project. The general public shall have access throughout the public walkways of Crane Island, subject to rules as established by the Owners’ Association.

D. Staff Findings

1. The proposed Phase 2 Final Development Plan (FDP) for the Crane Island PUD has been reviewed by County staff and has been found consistent with the requirements for a Final Development Plan pursuant to Sec. 5.07(C)(2) and Sec. 25.05(F) of the County’s Land Development Code(LDC).
2. The proposed Phase 2 Final Development Plan (FDP) for the Crane Island PUD is consistent with the adopted Preliminary Development Plan (PDP), as amended; and the adopted PUD conditions for the Crane Island PUD, as amended; pursuant to Article 25 of the County’s Land Development Code (LDC).