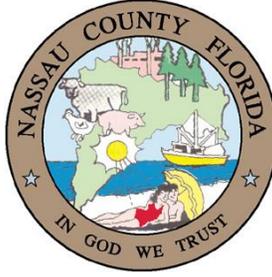


Nassau County  
Planning and Economic Opportunity  
Department  
96161 Nassau Place  
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Date of Hearing: August 1, 2017

**Public Hearing Number: FD17-002 (Final Development Plan)**

A. General Information

Applicant: TRG CFG Project I, LLC, Owner;  
Gillette & Associates Inc., Agent

Request: Approval of Final Development Plan for Phase III of  
the Lumber Creek Planned Unit Development (PUD)  
(Ord. 2015-06)

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

Related Applications: N/A

B. Site Information

Area: 59.04 acres

Parcel ID: 09-2N-27-0000-0002-0020

Location: Property is located in Yulee, south of SR 200, off  
Harts Road at the westernmost terminus of Lumber  
Creek Boulevard.

Directions: Head east on SR 200/A1A, turn right to head south  
on North Harts Road. Approximately 0.3 miles after  
the intersection with William Burgess Boulevard,  
turn right into the Lumber Creek Subdivision, on  
Lumber Creek Drive. At the end of Lumber Creek  
Drive turn right onto Lumber Creek Boulevard.

C. Background

The proposed Phase III Final Development Plan (FDP) for the Lumber Creek PUD consists of approximately 59.04 acres. The maximum development plan for this phase of the PUD includes 160 single-family units on minimum-sized lots of 5,000 square feet with a minimum width of 50 feet. Approximately 6.5 acres of uplands is to be set aside in Phase III for preserved open space and recreational amenities.

Lumber Creek is a three phase subdivision. The first phase of 100+ single family dwelling units is zoned Residential Single Family 2(RS-2), as recorded in Plat Book 7, Pages 295-299. Phases II and III are zoned PUD by Ordinance 2015-06. The Final Development Plan for Phase II, consisting of 78 single family dwelling units on approximately 36.52 acres was recorded on October 13, 2016.

Phase I of the subdivision (in RS-2 zoning) includes an amenity center which includes a pool and deck, restroom facilities, field and tot lot, fire pit and grill areas, and is to be accessible to all residents.

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 following exactions, requirements and conditions are required for construction of Phase III by the adopted development agreement for the Lumber Creek PUD.

- Fencing and landscaped buffers shall be provided in accordance with adopted Development Order. Buffers and fencing are to be installed on each affected lot at the time of vertical construction.
- A 5-foot wide raised walkway is to be provided from the north side of Phase III across the wetland/open space area to the amenity center located in Phase I.

D. Staff Findings

1. The proposed Phase III Final Development Plan (FDP) for the Lumber Creek 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 III Final Development Plan (FDP) for Lumber Creek 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).