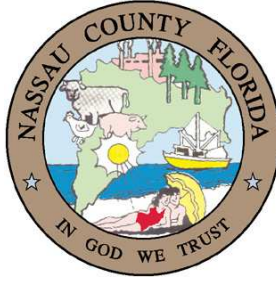


Nassau County
Planning and Economic Opportunity
Department
96161 Nassau Place
Yulee, FL 32097
(904) 530-6300



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

Date of Hearing: March 26, 2018

Public Hearing Number: PL16-007 Barnwell Manor Phase I

A. General Information

Applicant: AVH North Florida, LLC., Owner; Clary & Associates., Agent

Request: Approval of Final Plat of McCully Forest

Applicable Regulations: Sec. 5.07 of the *Land Development Code (LDC)* and Chapter 29 of the *Nassau County Code of Laws and Ordinance*

Related Applications: N/A

B. Site Information

Area: 45.02 acres

Parcel ID: 39-2N-28-0000-0002-0000

Location: Property is located in Yulee, off Barnwell Road between State Road 200 and Willow Oak Lane.

Directions: Head east on State Road 200. Turn left to head north on Barnwell Road. The main entrance to the subdivision is approximately 0.5 miles north on Barnwell Road, on the east side of the road.

C. Background

Barnwell Manor is a three phase subdivision located off of Barnwell Road in the Yulee area. The entire subdivision is approximately 120 acres and will include 189 single family building sites. All three preliminary plats and the engineering plans associated with the subdivision were approved on August 25, 2018 by the Development Review Committee. Phase I of the subdivision includes 60 single

family building sites on approximately 45.02 acres, an amenity center, and associated infrastructure and open space.

D. Staff Findings

1. The staff recommends Board approval for the Barnwell Manor Phase I Final Plat for Recordation.