

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: PL17-012 Sandy Pointe Preserve Phase One

A. General Information

Applicant: Sandy Pointe Preserve Homeowners Association, INC., Owner; Jennie M. Lesniak., Agent

Request: Approval of Final Plat of Sandy Pointe Preserve Phase One

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: 24.20 acres

Parcel ID: 29-2N-28-0000-0001-0000

Location: Property is located in Yulee, off Old Nassauville Road between College Parkway and Woodbridge Parkway.

Directions: Head east on SR 200. Turn right to head south on Old Nassauville Road. The property is on the east side of the road, approximately 1.2 miles south of SR 200.

C. Background

Sandy Pointe Preserve was first approved by the Development Review Committee (DRC) as Stevens Pass in 2016. The property is zoned Residential Single Family-2 (RS-2) with a future land use of LDR. Phases One and Two account for 121 single family building sites on approximately 81 acres. Of the 81 acres, 28.56 is being preserved as natural area. Phase One includes 69 single family building

sites on approximately 24.20 acres. The DRC approved the preliminary plat and companion engineering plans on February 6, 2018.

D. Staff Findings

1. The staff recommends Board approval for the Sandy Pointe Preserve Phase One Final Plat for Recordation.