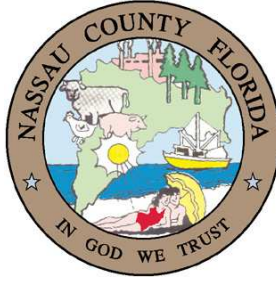


Nassau County
Planning and Economic Opportunity
Department
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Yulee, FL 32097
(904) 530-6300



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

Date of Hearing: September 10, 2018

Public Hearing Number: PL17-005 Lumber Creek PUD - Phase 3

A. General Information

Applicant: LGI Homes Florida, LLC (Owner), Gillette & Associates, Inc. (Agent)

Request: Approval of Final Plat of PL17-005 Lumber Creek PUD - Phase 3 (Ord. 2015-06)

Applicable Regulations: Sec. 5.07 and Article 25 of the *Land Development Code (LDC)*, Chapter 29 of the Nassau County Code of Laws and Ordinances

Related Applications: N/A

B. Site Information

Area: 59.76 Acres, 160 Lots

Location: Property is located on south of SR 200/A1A, west of US-17, off Harts Road. Lumber Creek PUD - Phase 3 is within the existing Lumber Creek subdivision.

Directions: Head East on SR200/A1A from I-95. Turn right on to William Burgess Boulevard, continue east. Turn right to head south on Harts Road. Continue south, turn right to head west on Lumber Creek Boulevard. Turn left at the T-intersection to head south on Lumber Creek Boulevard, which is the beginning of Lumber Creek PUD – Phase 3.

C. Background

The Lumber Creek PUD was established via Ordinance 2015-06. The PUD allowed for the development of 238 dwelling units to be comprised of single family detached homes in phases. It also established amenities, open spaces, buffers and fencing requirements, building restrictions, sidewalks and pedestrian connectivity, and other development standards and restrictions. The first phase of Lumber Creek, which included 229 homes, was not a part of the approved PUD. The first development phase of the PUD, Lumber Creek PUD Phase 2 included 78 single family lots of the 238 total allowed. The companion site engineering plans (SP16-007) were approved on November 18, 2016. The preliminary plat was approved by the Development Review Committee on September 19, 2017.

The PUD has been reviewed for its consistency with the proposed plat. Upon review it was noticed there were a few incomplete requirements for the approved PUD. The PUD requires landscape buffers and an 8' tall fence along the western boundary of the property. This landscape buffer has been denoted on the plat, and the fencing will be installed. In addition, a pedestrian walkway through Phase 3, providing pedestrian connection to the Amenity Center, is required. The developer stated "the pedestrian walkway will be included in the construction bond, and will be constructed prior to Engineering Services approving the roadways within Phase 3".

D. Staff Findings

1. The staff recommends Board approval for the Lumber Creek PUD - Phase 3 Final Plat for Recordation.