



Nassau County Engineer

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WILLIAM LECHER, P.E.
COUNTY ENGINEER

MEMORANDUM

TO: BOARD OF COUNTY COMMISSIONERS
FROM: *WLL* WILLIAM LECHER, P.E., COUNTY ENGINEER
DATE: JUNE 18, 1991
RE: AGENDA ITEMS - 06/24/91

ITEM A: SUBDIVISION APPROVALS

1. **LOFTON OAKS SUBDIVISION.** Lofton Oaks Subdivision is a 100 lot subdivision located on the south side of A1A, west of Lofton Creek. This subdivision is part of a Planned Unit Development (PUD). Public improvements have been installed within the subdivision and approved by the Nassau County Engineering Department. This subdivision is served by a private wastewater treatment plant and a private water system.

It is recommended that the Board of County Commissioners accept this plat for recording and to accept the roadway improvements for County maintenance in accordance with Nassau County's Subdivision Regulations and Zoning Ordinance.

The developer has posted a Maintenance Warranty Bond in the amount of \$10,275.00 and a Construction Bond in the amount of \$23,345.00. The Construction Bond is for minor improvements that have not been installed at this time and for a sidewalk on the south side of A1A from Miner Road to the subdivision entrance. The sidewalk along A1A is part of the PUD and will be installed provided that DOT and environmental permits can be secured.

Pursuant to the requirements of the PUD, a park along the south side of A1A has been dedicated to the County for Open Spaces, Parks, and Recreational purposes in the amount of 6.18 Acres.

2. **EZZELL ACRES SUBDIVISION.** Ezzell Acres Subdivision is a ten (10) lot subdivision located on the north side of CR-200A east of US-17. The subdivision does not require any public improvements and is serviced by the existing paved County road.

It is recommended that the Board of County Commissioners accept this subdivision for recording in accordance with Nassau County's Subdivision Regulations and Zoning Ordinance. The developer has paid a fee in the amount of \$1,125.00 in lieu of land dedication for open spaces, park, and recreation purposes due to the size and shape of the subdivision.

3. **WINGATE LANDING PHASE II SUBDIVISION.** Wingate Landing Phase II Subdivision is a four (4) lot subdivision located west of Owens Road on Wingate Landing Road. The developer has submitted the subdivision for review by the Subdivision Review Committee and is in conformance with the subdivision regulations.

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Before the developer proceeds further for subdivision approval a request has been made for the Board of County Commissioners to consider the waiving of the paving requirements pursuant to Section X(B) of Ordinance 87-18, Nassau County Subdivision Regulations. This section of the Ordinance allows the Board of County Commissioners to relax paving requirements for subdivisions serving not more than ten (10) homesites in a rural area.

The subdivider requests that the Board of County Commissioners authorize the subdivision with unpaved roads pursuant to Section X(B) of the Subdivision Ordinance. The roadway in question will be a private road maintained by the adjacent property owners.

Preliminary Site Plan for
Wingate Landing Phase II
is filed in with contracts –
Box No. 0001020
Contracts and Agreements
90-91 to 93-94