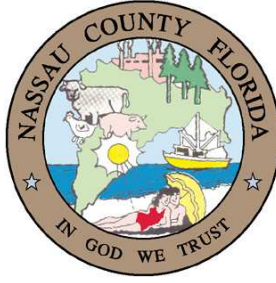


Nassau County
Planning and Economic Opportunity
Department
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Yulee, FL 32097
(904) 530-6300



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

Date of Hearing: February 27, 2017

Public Hearing Number: PL16-019 Heron Isles Phase Two C-3

A. General Information

Applicant: Matovina & Company is the managing agent for the applicant, Heron Isles Joint Ventures, LLP.

Request: Approval of Final Plat of Heron Isles Phase Two C-3 (Ord. 2003-32; 2004-49; 2013-12)

Applicable Regulations: Chapter 29 of the Nassau County Code of Ordinances

Related Applications: N/A

B. Site Information

Area: 11.03 acres

Parcel ID: 37-3N-28-0000-0001-0040

Location: Property is located east of Chester Road, on the south side of Heron Isles Parkway on Albatross Drive.

Directions: Head East on SR200/A1A from I-95. Turn left on Chester Road. Turn right on Heron Isles Parkway. Albatross Drive is on the right and is the beginning of Heron Isles Phase Two C-3.

C. Background

The Heron Isles PUD was established via Ordinance 2003-32. The PUD allowed for the development of 749 single family homes, a Fire Station, Neighborhood Commercial area, creation of the Heron Isles Parkway, and ROW donation to extend Pages Dairy

Road from Chester Road to Blackrock Road. It also established minimum lot requirements, amenities, open spaces, buffers, stormwater facilities, building restrictions, landscaping, parking, sidewalks, lighting, signage, and other development standards.

According to records obtained from the Nassau County Building Department, 580 Certificates of Occupancy have been issued within the Heron Isles Development. Both required amenities were constructed in prior phases of development, the land reserved for a fire station was deeded to Nassau County in August of 2013 and the ROW located north of the rail line between Chester Road and Blackrock Road was dedicated via plat in May of 2006.

Heron Isles Phase Two C-3 is a continuation of the approved development program and is proposing 56 single family lots on approximately 11.03 acres of land. The proposal is consistent with the approved Final Development Plan.

D. Staff Findings

Staff finds the proposed plat is consistent with the approved Final Development Plan. The preliminary plat received approval from the Development Review Committee on October 18, 2016. As such, Staff recommends the BOCC approve the Final Plat for recordation.