



Date of Hearing: February 25, 2019

Public Hearing Number: PL18-003 Autumn Trace

A. General Information

Applicant: Artisan Homes, LLC (owner), Gillette and Associates (Agent)

Request: Approval of the Autumn Trace Plat

Applicable Regulations: Chapter 29 of the Nassau County Code of Laws and Ordinances and Section 37.02 of the Nassau County Land Development Code.

Related Applications: Request for Partial Vacation of the Chelsea Plat as recorded by Plat Book 3, Page 5.

B. Site Information

Area: Two (2) lots on approximately 1.21 acres

Location: On the northwest corner of Autumn Trace Road and Fernandina Amelia Highway. Tax ID No's.
[00-00-30-0265-000M-0000](#) and
[00-00-30-0020-000A-0000](#)

Directions: From the Intersection of State Road 200 and Amelia Island Parkway, take Amelia Island Parkway south to Autumn Trace Road. Make a right on Autumn Trace Road. The replat is on the northwest corner of this intersection.

C. Background

The Chelsea plat was recorded on May 14th, 1941 by Plat Book 3, Page 5. The applicant, Artisan Homes, LLC, seeks to replat all of lot 9 and a portion of lots 8 and 10, to create two buildable lots, of .64 acre and .57 acre in size on approximately 1.21 acres of land. In compliance with Nassau County Land Development Code, Section 37.02, Native Canopy Tree Protection, this project submitted a tree preservation plan which was approved by the Development Review Committee. The preliminary plat was approved on December 4th, 2018. The replat will be named the Autumn Trace plat.

D. Staff Findings

1. Staff recommends approval for the Autumn Trace Plat for recordation in conjunction with a partial vacation of the Chelsea plat as recorded by Plat Book 3, Page 5.