



APPLICATION FOR FINAL PLAT

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT: The Range at Crane Island, LLC and Crane Island Model Homes, LLC

AGENT: Clary & Associates

REQUESTED ACTION: Approval of the Crane Island Phase 2A Final Plat

APPLICABLE REGULATIONS: Chapter 29 of the Nassau County Code of Laws and Ordinances and Ordinance 2013-16, Crane Island PUD

RELATED APPLICATIONS: N/A

LOCATION: The property is located between Kingsley Creek on the west, the Fernandina Beach Municipal Airport on the east and south of Amelia Island Parkway.

DIRECTIONS: Head East on SR200/A1A from I-95 to Amelia Island. Turn right on to the Amelia Island Parkway, continue south. Turn right onto Bailey Road. Follow Bailey Road to the right, where the Crane Island Access Road becomes Crane Island Drive.

PARCEL ID: 19-2N-28-0000-0001-0000

AREA: Thirty-three (33) lots and 9 Tracts on 25.17 acres

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The Crane Island PUD was established via Ordinance 2006-80 and was most recently amended by Ordinance 2013-16. The PUD allowed for the development of no more than 169 dwelling units to be comprised of single family detached homes or townhomes in phases. Phase I included 47 single family dwelling sites, conservation areas, and 6.08 acres for park/recreation purposes, as well as, landscaping, parking, sidewalks, trails, and other development standards and restrictions.

For Phase 2A, the applicant, The Range at Crane Island, LLC and Crane Island Model Homes, LLC, seeks to subdivide the 25.17 acres of Phase 2A of the Crane Island PUD into thirty-three (33) single-family building sites and nine (9) tracts. The proposed building sites meet the minimum requirements based on the PUD. The companion site engineering plan (SP16-034) was approved on March 14, 2017. The preliminary plat was approved by the Development Review Committee on November 20, 2018. The applicant seeks Phase 2A Final Plat approval.



CONSISTENCY WITH THE LAND DEVELOPMENT CODE

Staff finds the requested action to be consistent with the Comprehensive Plan and Land Development Code and the Crane Island PUD Ordinance 2013-16 as amended.

CONCLUSION

Staff recommends board approval of PL18-024 Crane Island Phase 2A Final Plat for recordation.

Submitted by: Naomi Braff, Planner I

