



APPLICATION FOR FINAL PLAT

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT: WR HOWELL CO, INC.

AGENT: GILLETTE & ASSOCIATES

REQUESTED ACTION: APPROVAL OF THE FINAL PLAT OF THE WOODMERE SUBDIVISION TOGETHER WITH THE PARTIAL VACATION OF LOT 56, IN SECTION 30 ON AMELIA ISLAND AS RECORDED BY PLAT BOOK 1, PAGE 5 OF THE OFFICIAL RECORDS OF NASSAU COUNTY

APPLICABLE REGULATIONS: Chapter 29 of the Nassau County Code of Laws and Ordinances and Article 37 of the Nassau County Land Development Code

RELATED APPLICATIONS: REPLAT OF A PORTION LOT 56

LOCATION: THE WEST SIDE OF SOUTH 14TH STREET, ONE THIRD OF A MILE SOUTH OF SADLER ROAD

DIRECTIONS: FROM THE CORNER OF SOUTH 8TH STREET AND SADLER RD. HEAD EAST, ONE BLOCK TO SOUTH 14TH STREET. TURN RIGHT ON SOUTH 14TH STREET AND GO ONE THIRD OF A MILE TO WOODMERE WAY. WOODMERE SUBDIVISION WILL BE ON THE RIGHT ON BOTH SIDES OF WOODMERE WAY, BETWEEN ROBIN HOOD DRIVE AND ISLESWORTH DRIVE (ISLESWORTH IS ON THE EAST SIDE OF THE ROAD).

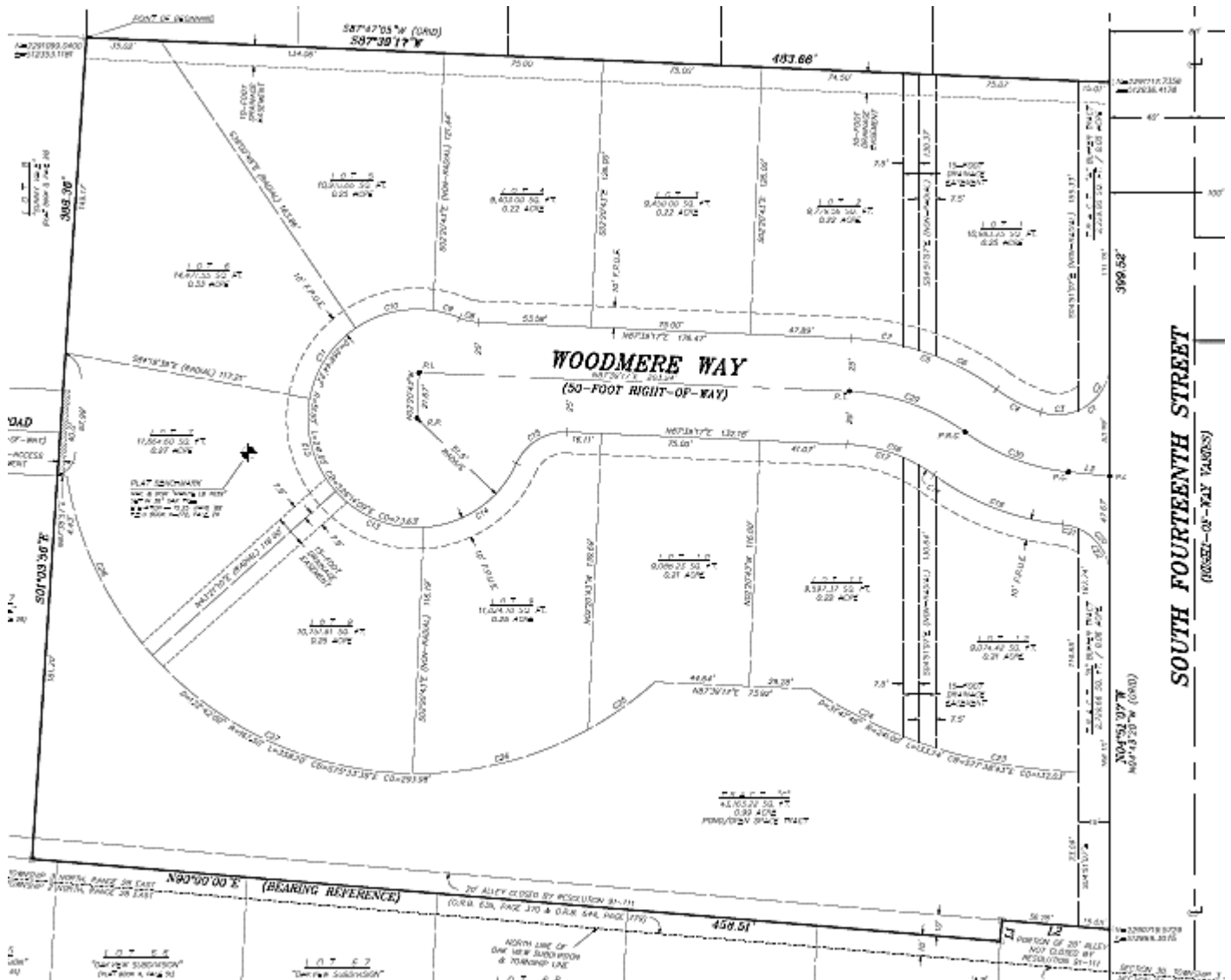
PARCEL ID: 00-00-30-0800-0056-0000

AREA: 4.45 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 4.51 deeded acres of the proposed Woodmere Subdivision is part of the original plat of Lot 56 in Section 30 as recorded in 1982 in Plat Book 1, Page 5 of the official records of Nassau County. In June of 2018, WR Howell, Co, Inc. purchased the property with the intention of creating a twelve-lot subdivision on a 50-foot right-of-way (Woodmere Way) ending in a cul-de-sac. The property resides in a Residential Single-Family 2 zoning district and has a Medium Density future land use. A tree protection plan was approved as part of the site engineering plan approval on June 11, 2019, per the requirements in Article 37, Natural Resource Protection, of the Nassau County Land Development Code. A pond will be created for drainage and the property is buffered from South 14th Street by a fifteen-foot landscape buffer. The lots range in size from one fifth to one third of an acre. A School Concurrency Reservation Letter was issued on December 11, 2018.



CONSISTENCY WITH THE LAND DEVELOPMENT CODE

Staff finds the requested action to be consistent with the Comprehensive Plan and Chapter 29 of the Nassau County Code of Laws and Ordinances and Article 37 of the Nassau County Land Development Code.

CONCLUSION

Staff recommends board approval of PL18-021 Woodmere Final Plat and the partial vacation of the previously recorded plat for recordation.

Submitted by: Naomi Braff, Planner I