



## APPLICATION FOR FINAL PLAT

### APPLICATION & SURROUNDING AREA INFORMATION:

**OWNER/APPLICANT: SEDA CONSTRUCTION COMPANY & FLORA PARKE DEVELOPMENT**

**AGENT: GREG BAUMGARTNER, RICHARD A MILLER AND ASSOCIATES**

**REQUESTED ACTION: FINAL PLAT APPROVAL FOR FLORA PARKE PHASE 7B SUBDIVISION**

**APPLICABLE REGULATIONS: Sec. 5.07 and Article 25 of the *Land Development Code (LDC)*, Chapter 29 of the Nassau County Code of Laws and Ordinances and (Ordinance 98-34, amended by Ordinance 05-30)**

**RELATED APPLICATIONS: N/A**

**LOCATION: Approximately 1 mile south of SR200/A1A, east of Amelia Concourse**

**DIRECTIONS: FROM STATE ROAD 200/A1A TAKE FLORA PARKE BLVD SOUTH TO GRAND PARKE BLVD. MAKE A LEFT ON GRAND PARKE BLVD TO WILLOW PARKE CIRCLE. MAKE A RIGHT ON WILLOW PARK CIRCLE AND THE SECOND RIGHT ON PRAIRIE PARKE PLACE. MAKE A LEFT ON LAVENDER PARKE DRIVE INTO PHASE 7B**

**PARCEL ID: 26-2N-28-0000-0001-0000**

**AREA: 21.90 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 Flora Parke PUD was established via Ordinance 1998-34. The PUD allowed for the development of 522 dwelling units to be comprised of single-family detached homes in phases. It was amended by Ordinance 2005-30, which added 88.72 acres to Flora Parke and permitted up to total 732 single-family and/or multi-family residences within the entire development. The original Final Development Plan for Flora Parke Phases 5, 6 and 7 was originally approved in 2006, and was amended for Phases 6A, 6B, 7A and 7B in November 2013.

The Flora Parke 7B plat is part of a 21.9-acre phase of the Flora Parke PUD. The plat application was filed by Flora Parke Development V, Inc and SEDA Construction Company, owners. This phase consists of 46 single-family lots of approximately one fifth to three quarters of an acre. The subdivision, located along Flora Parke Boulevard south of State Road 200/A1A, includes sidewalks, streetlights, wetlands and an active recreation area with playground, picnic area and soccer field.

The companion site engineering plans (SP18-019) were approved on July 24, 2018. The preliminary plat was approved by the Development Review Committee on November 19, 2019.

The staff recommends Board approval for the Flora Parke Unit 7B Final Plat for Recordation.

