



APPLICATION FOR FINAL PLAT

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT: DFC AMELIA CONCOURSE PHASE III, LLC
AGENT: DANIEL PIERATTI
REQUESTED ACTION: APPROVAL OF AMELIA CONCOURSE PHASE 3, UNIT A FINAL PLAT TOGETHER WITH THE VACATION OF A TEMPORARY CUL-DE-SAC THAT WAS REQUIRED IN THE AMELIA CONCOURSE PHASE I PLAT, RECORDED IN BOOK 7, PAGE 183
APPLICABLE REGULATIONS: CHAPTER 29 SUBDIVISION REGULATIONS
RELATED APPLICATIONS: VACATION OF THE TEMPORARY CUL-DE-SAC IN AMELIA CONCOURSE PHASE I PLAT, RECORDED IN BOOK 7, PAGE 183
LOCATION: WINDFLOWER TRACE OFF AMELIA CONCOURSE
DIRECTIONS: FROM STATE ROAD 200 HEAD SOUTH ON AMELIA CONCOURSE. TURN RIGHT ON DAISY LANE, TAKE THE FIRST RIGHT ON AMARYLIS COURT AND THE FIRST LEFT ON WINDFLOWER TRAIL. UNIT A CONSISTS OF THE LAST 31 LOTS ON BOTH SIDES OF WINDFLOWER TRAIL.
PARCEL ID: 30-2N-28-0000-0001-0040
AREA: 30.11 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. ***

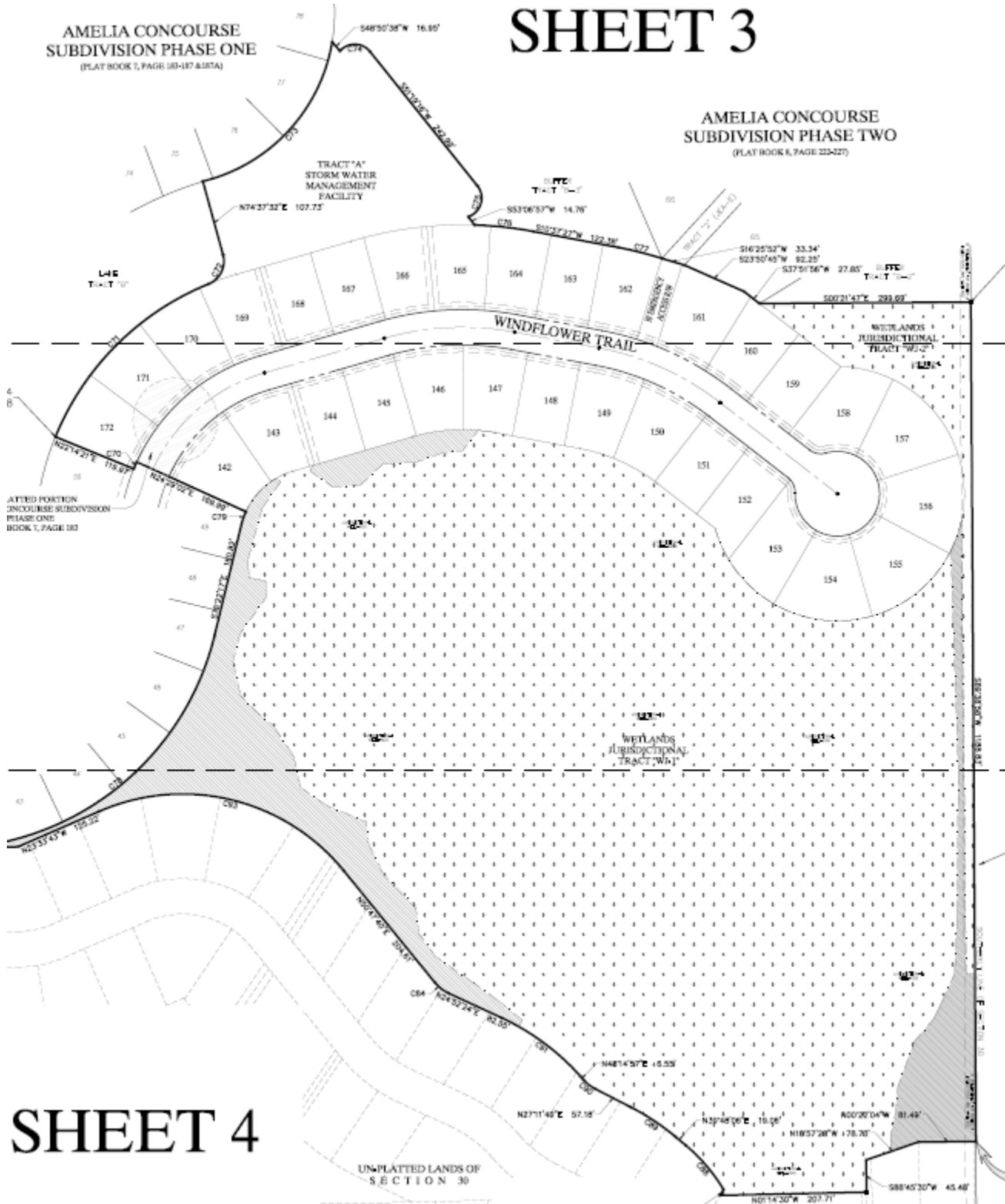
SUMMARY OF REQUEST AND BACKGROUND INFORMATION

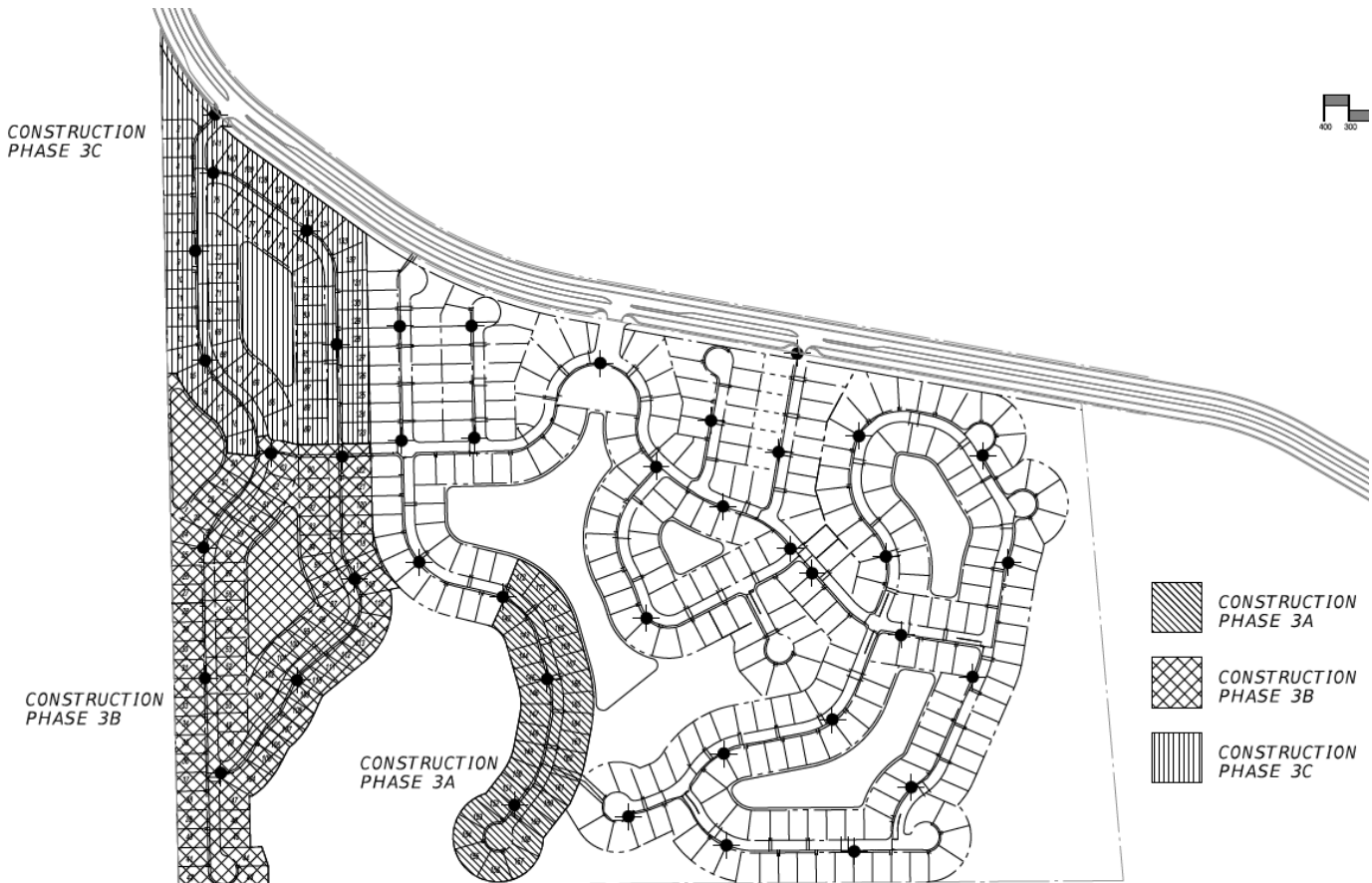
The Amelia Concourse Phase III subdivision consists of 172 single family homesites on a total of 77.44 acres divided into Units A, B, and C, zoned Residential Single Family-2 by ordinance R03-036.

Amelia Concourse Phase III, Unit A consists of 30.11 acres being developed into 31, quarter-acre, single-family lots and 5 tracts. Landscape buffers, sidewalks and street lighting are included in the amenities.

The owner, DFC Amelia Concourse Phase III, LLC, and agent, McCranie and Associates, filed the preliminary plat application, PL18-014 in August 2017 and it was approved by the Development Review Committee on December 27, 2018. The accompanying Site Engineering Plan, SP18-021, was approved at the same time.

A temporary cul-de-sac that was recorded with the Amelia Concourse Phase One final plat in Book 7, Page 184 will be vacated and replatted with the final plat of Amelia Concourse Phase III Unit A. The purpose of this replat is to eliminate the temporary cul-de-sac that was required for turn-around at the end of Windflower Trail in Phase One. The cul-de-sac will now be abandoned so that Windflower Trail can be continued into the Phase Three portion of the Amelia Concourse subdivision.





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.

CONCLUSION

Staff recommends board approval of PL18-014, Amelia Concourse Phase 3, Unit A Final Plat for recordation together with the vacation and replat of the temporary cul-de-sac in Amelia Concourse Phase One.

Submitted by: Naomi Braff, Planner 1