



**APPLICATION FOR FINAL PLAT**

**APPLICATION & SURROUNDING AREA INFORMATION:**

<b>OWNER/APPLICANT: DFC AMELIA CONCOURSE PHASE III, LLC</b>
<b>AGENT: DANIEL PIERATTI</b>
<b>REQUESTED ACTION: APPROVAL OF AMELIA CONCOURSE PHASE 3, UNIT B PLAT</b>
<b>APPLICABLE REGULATIONS: CHAPTER 29 SUBDIVISION REGULATIONS</b>
<b>RELATED APPLICATIONS: NONE</b>
<b>LOCATION: CORNFLOWER DRIVE OFF AMELIA CONCOURSE</b>
<b>DIRECTIONS: FROM STATE ROAD 200 HEAD SOUTH ON AMELIA CONCOURSE. TURN RIGHT ON DAISY LANE, TAKE THE FIRST RIGHT ON AMARYLIS COURT AND THE SECOND LEFT WILL BE CORNFLOWER DRIVE.</b>
<b>PARCEL ID: 30-2N-28-0000-0001-0040</b>
<b>AREA: 26.32 ACRES</b>

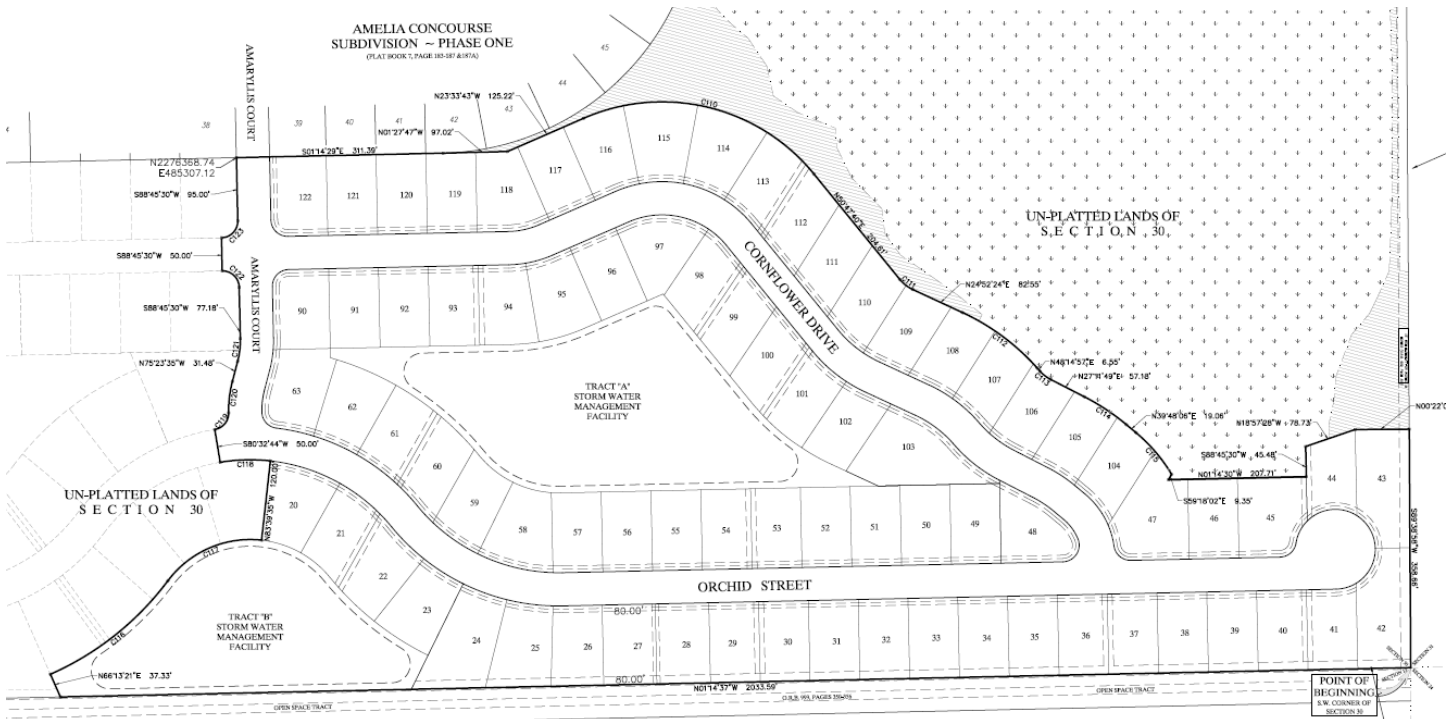
\*\*\* All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office.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

**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 B consists of 26.32 acres being developed into 77, quarter-acre, single-family lots and 2 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, PL18-018 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. The original plat expired and was resubmitted in order to receive final approval.



**CONSISTENCY WITH THE LAND DEVELOPMENT CODE**

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

**CONCLUSION**

Staff recommends board approval of PL18-018, Amelia Concourse Phase III, Unit B Final Plat for recordation.

Submitted by: Naomi Braff, Planner 1