



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 C PLAT
APPLICABLE REGULATIONS: CHAPTER 29 SUBDIVISION REGULATIONS
RELATED APPLICATIONS: NONE
LOCATION: CORNFLOWER DRIVE 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 SECOND RIGHT WILL BE UNIT C ON CORNFLOWER DRIVE.
PARCEL ID: 30-2N-28-0000-0001-0040
AREA: 21.16 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 C consists of 21.16 acres being developed into 54, quarter-acre, single-family lots. Landscape buffers, sidewalks and street lighting are included in the amenities.

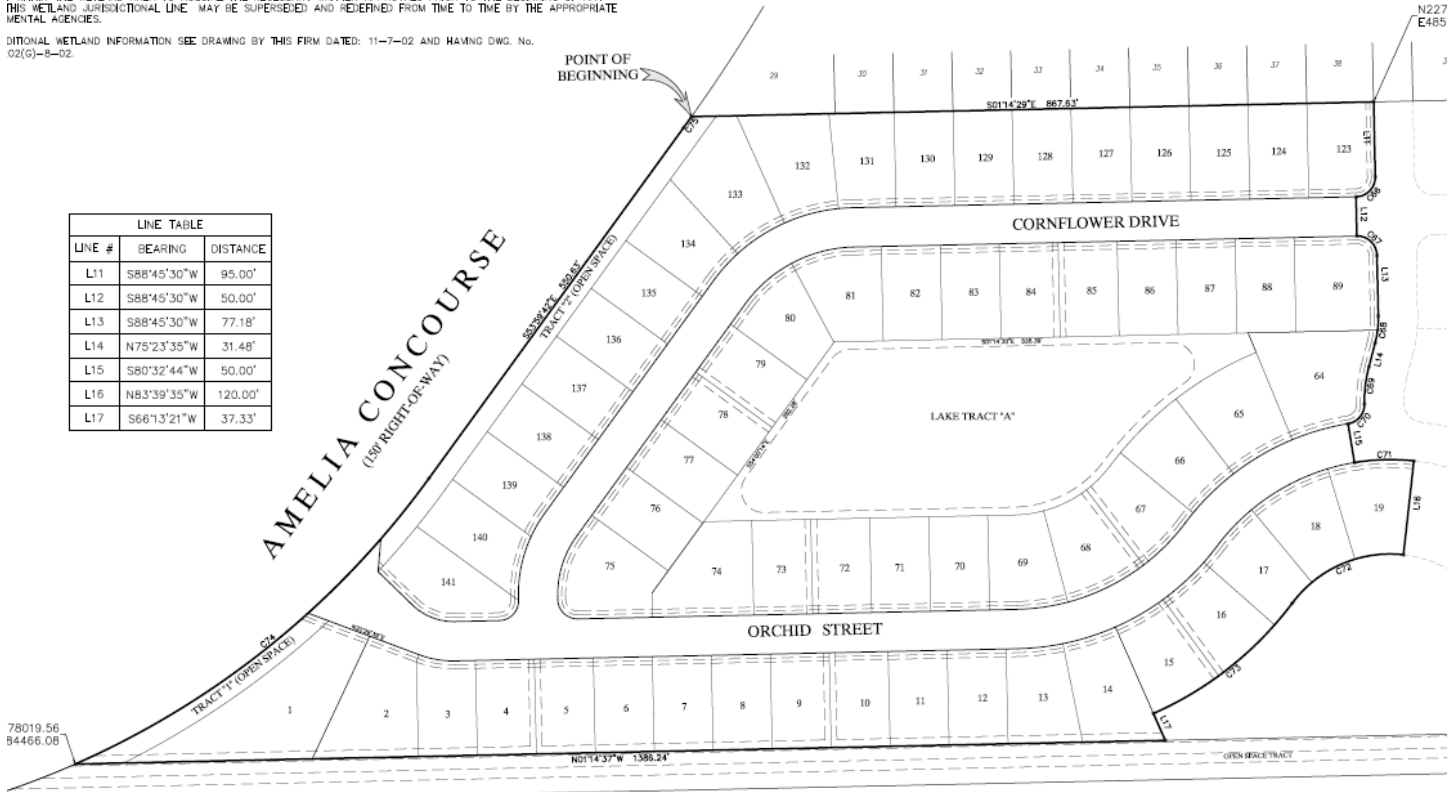
The owner, DFC Amelia Concourse Phase III, LLC, and agent, McCranie and Associates, filed the preliminary plat application, PL18-019 in August 2017 and it was approved by the Development Review Committee on December 27, 2018. The accompanying Site Engineering Plan, SP18-021, was approved at the same time. The original plat expired and was resubmitted in order to receive final approval.



WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY
 THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE
 MENTAL AGENCIES.

ADDITIONAL WETLAND INFORMATION SEE DRAWING BY THIS FIRM DATED: 11-7-02 AND HAVING DWG. No.
 02(G)-8-02.

LINE TABLE		
LINE #	BEARING	DISTANCE
L11	S88°45'30"W	95.00'
L12	S88°45'30"W	50.00'
L13	S88°45'30"W	77.18'
L14	N75°23'35"W	31.48'
L15	S80°32'44"W	50.00'
L16	N83°39'35"W	120.00'
L17	S66°13'21"W	37.33'



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 PL18-019, Amelia Concourse Phase III, Unit C Final Plat for recordation.

Submitted by: Naomi Braff, Planner 1