



APPLICATION FOR FINAL PLAT

APPLICATION & SURROUNDING AREA INFORMATION:

Owner/Applicant: Michael & Teresa L. Hyer
Agent: Teresa Hyer
Requested Action: Approval of the Hyer's replat for recordation
Applicable regulations: Chapter 29 of the Nassau County Code of Laws and Ordinances
Related Applications: N/A
Location: approximately 11 miles northwest of the Town of Bryceville
FLUM/Zoning: Agriculture/Open Rural
Parcel ID: 23-1N-23-034D-0068-0000
Area: 16.53 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 applicants own a combined lot in Deep Creek Plantation subdivision, lot 68 and lot 70. In addition, they own 150 acres to the west of their combined lot that is not within the boundary of the Deep Creek Plantation Subdivision.

According to the Deep Creek Subdivision covenants and restrictions the location of any pools being built in the subdivision must be located behind the house. Per the Deep Creek Plantation plat recorded by Plat Book 7, Pages 239-250, the applicants' property has an unobstructed vegetated buffer along the rear property line.

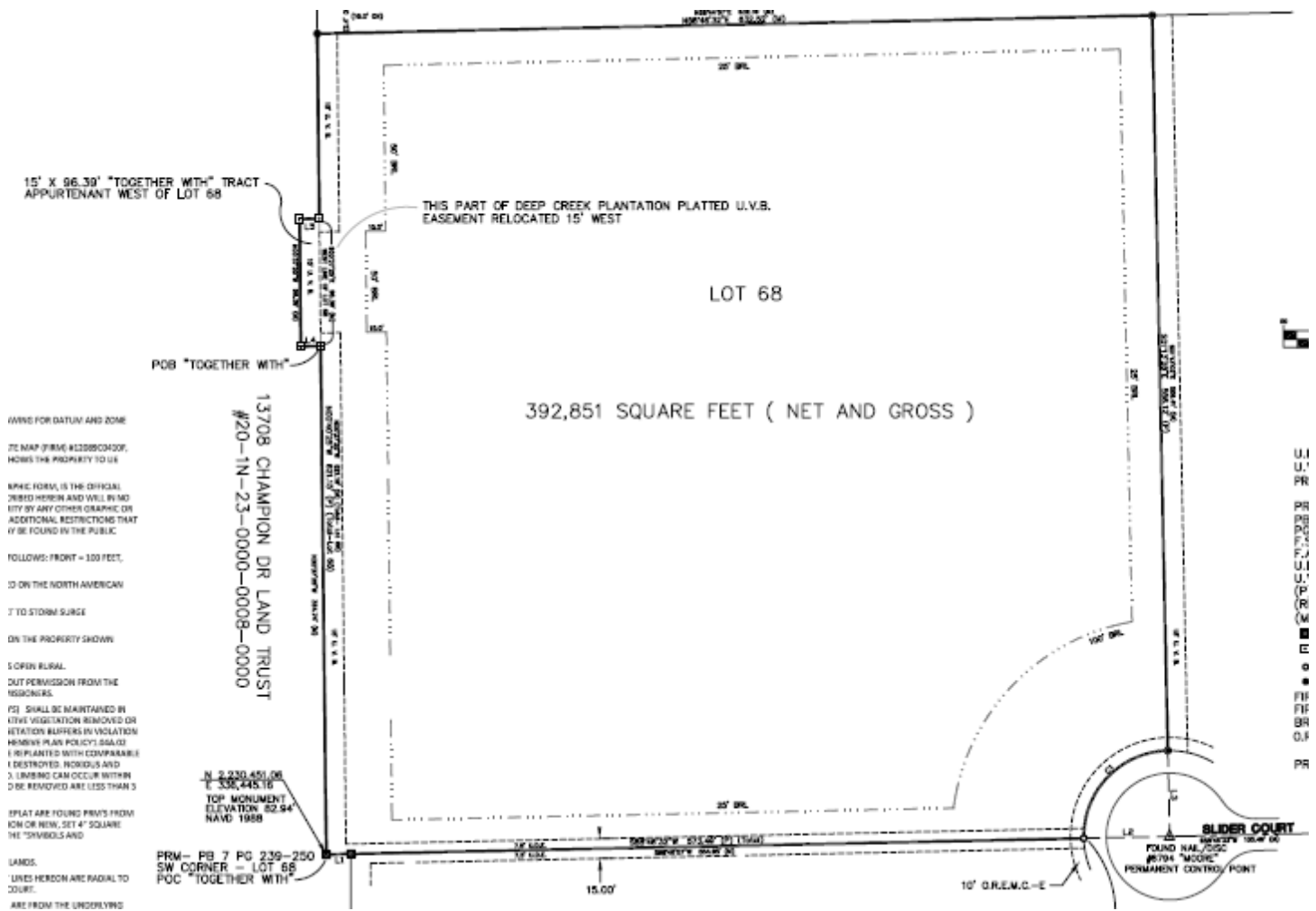
The applicants are seeking final plat approval for the replat of Lot 68 Deep Creek Plantation so that they can accommodate the building of their pool behind their house while maintaining the unobstructed vegetated buffer. The replat will extend a portion of their rear yard into their adjacent 150-acre parcel, thereby maintaining the buffer and allowing room for the pool.





LOCATION





CONSISTENCY WITH NASSAU COUNTY CODE

This final plat is consistent with the preliminary plat as approved by the planning and economic opportunity director. It has been reviewed for compliance with Chapter 29, Sec. 29-15. - Final plats - Subdivision and Development Review of the Nassau County Code of Laws and Ordinances which sets specific standards pertaining to final plat format.

CONCLUSION

Staff recommends approval of PL21-010, Hyer's Final Replat for recordation.