



## APPLICATION FOR FINAL PLAT APPROVAL

### APPLICATION & SURROUNDING AREA INFORMATION:

<b>OWNER/APPLICANT:</b>	Jennifer Spitznagel
<b>AGENT:</b>	All American Surveyors of Florida, Inc.
<b>REQUESTED ACTION:</b>	Approval of the final plat for Lot 101 Ocean Breeze Replat
<b>APPLICABLE REGULATIONS:</b>	Chapter 29 of the Nassau County Code of Laws and Ordinances
<b>PARCEL ID:</b>	00-00-30-0741-0101-0000
<b>CURRENT LAND USE + ZONING:</b>	PUD/Medium Density Residential
<b>LOCATION:</b>	Lot 101 Ocean Breeze Drive to the east of S. 14 <sup>th</sup> Street in the Ocean Breeze PUD
<b>AREA:</b>	.2 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 Department Office. \*\*\*

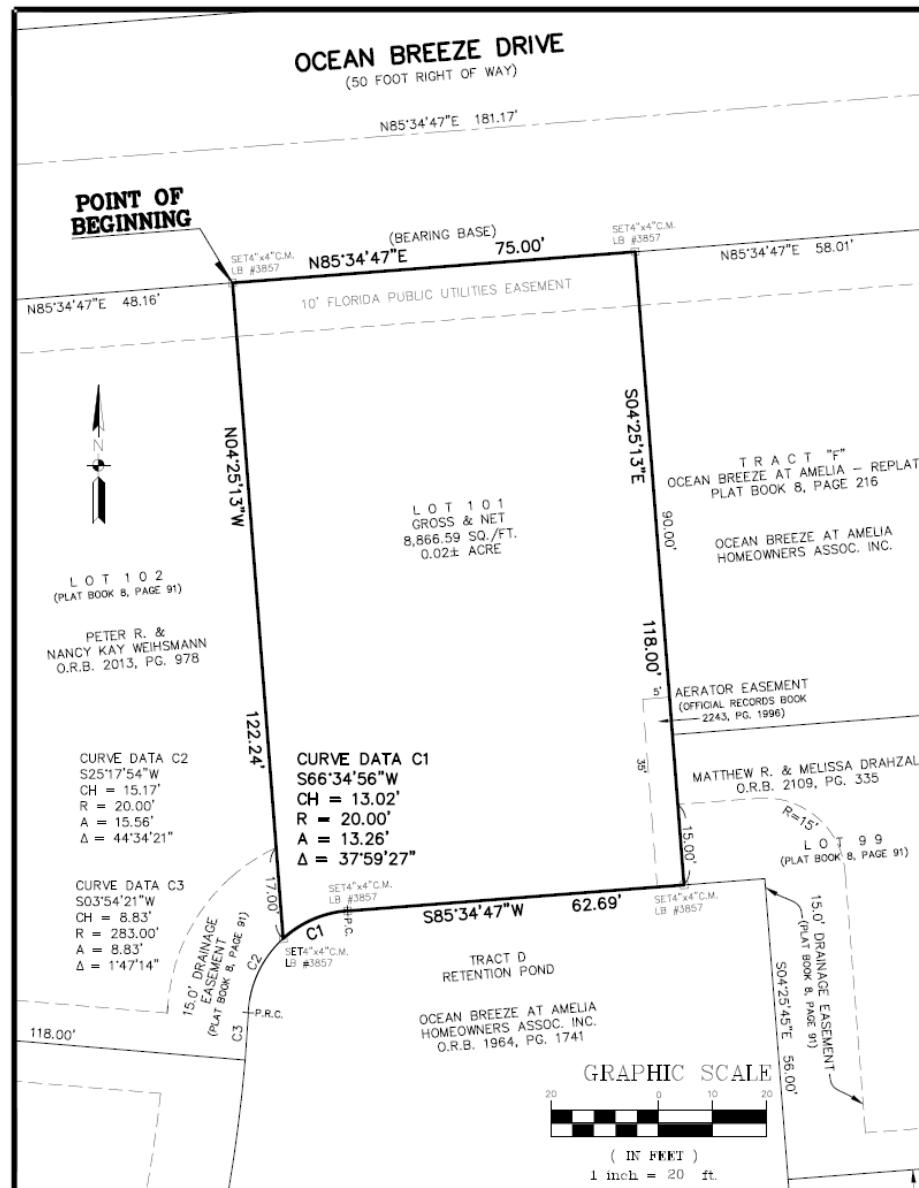
### SUMMARY OF REQUEST AND BACKGROUND INFORMATION

Lot 101 is in the Ocean Breeze at Amelia subdivision. It is part of the Ocean Breeze PUD which was approved by Ordinance 2015-09 and amended by Ordinance 2016-14 for 107 lots on 37 acres. The Ocean Breeze at Amelia plat was recorded on December 10, 2014. The preliminary replat of Lot 101 was approved by county and agency department heads on November 30, 2021.

All lots surrounding the Ocean Breeze at Amelia HOA Retention Pond Tract D have a 15 foot drainage easement on dry land at their rear property boundary for pond access, maintenance and drainage. Lot 101 sits at the narrow end of the retention pond. Because of the way Tract D is configured behind Lot 101, it contains a 17-foot dry area above the pond's top of bank that allows for access to the pond for drainage and maintenance. Furthermore, as the drainage easement on Lot 101 is not adjacent to the top of bank, it serves no purpose for access to the pond. The applicant is requesting through this replat that Lot 101 be replatted to remove the unnecessary drainage easement from the parcel.



**Figures 1 & 2: Location**



**Figure 2: Plat**

### CONSISTENCY WITH NASSAU COUNTY CODE OF LAWS AND ORDINANCES

This final plat has been reviewed for compliance with Nassau County Code of Laws and Ordinances, Chapter 29, Sec. 29-15. - Final plats - Subdivision and Development Review. It is consistent with the preliminary plat as approved by the Planning Director.

### CONCLUSION

Staff recommends approval of PL21-014, Lot 101 Ocean Breeze Replat.