



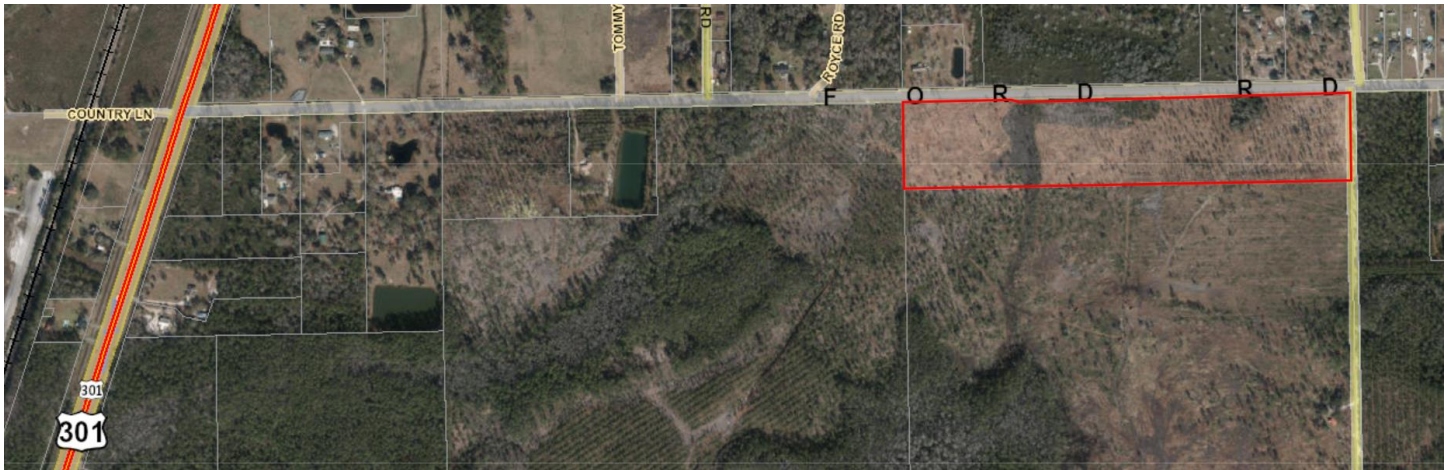
## APPLICATION FOR FINAL PLAT APPROVAL

### APPLICATION & SURROUNDING AREA INFORMATION:

<b>OWNER/APPLICANT:</b>	CC Ford Investments, LLC
<b>AGENT:</b>	GREG MATOVINA
<b>REQUESTED ACTION:</b>	Approval of the final plat for The Stables at Cary Forest
<b>APPLICABLE REGULATIONS:</b>	Chapter 29 of the Nassau County Code of Laws and Ordinances
<b>PARCEL ID:</b>	09-1S-24-0000-0001-0020
<b>CURRENT LAND USE + ZONING:</b>	Agriculture/Open Rural
<b>LOCATION:</b>	The south side of Ford road, ¾ mile east of Hwy 301
<b>AREA:</b>	30 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



**Figure 1: Location Map**

The Stables at Cary Forest is a proposed subdivision of 17 single-family detached lots on a 30-acre parcel. The parcel is bordered on the north by Ford Road, on the east by Carroll Road, and is located ¾ mile east of US Hwy 301.

Lots will range in size from one to three acres and will be accessed from Ford Road. Construction of a sidewalk in the Ford Road right-of-way will be required and a strip of land, ten feet in width will be conveyed to the county to meet additional right-of-way size requirements.

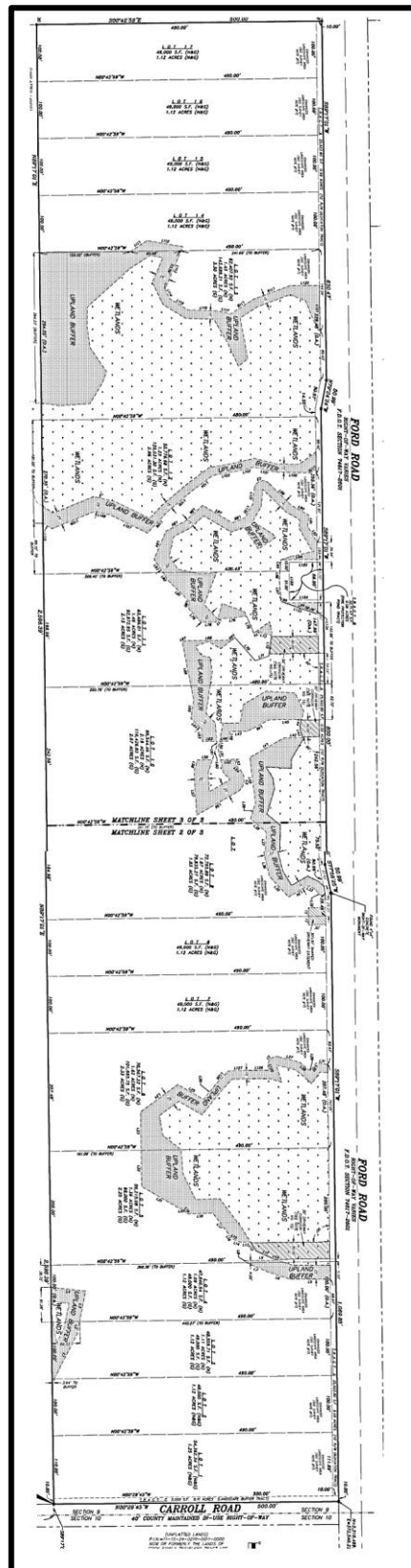


Figure 2: Plat





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

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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**

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Staff recommends approval of PL22-016 The Stables at Cary Forest.