



APPLICATION FOR FINAL PLAT APPROVAL

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Amelia National Enterprises, LLC c/o ICI Homes
AGENT:	Mike Veazey and Jon Bowan
REQUESTED ACTION:	Approval of the final plat for Amelia National 1C Segment 3 & 1E
APPLICABLE REGULATIONS:	Chapter 29 of the Nassau County Code of Laws and Ordinances
PARCEL ID:	26-2N-28-0000-0001-0100, 27-2N-28-0000-0009-0000, 29-2N-28-0000-0002-0030, 30-2N-28-0000-0001-0030
CURRENT LAND USE + ZONING:	Medium Density/PUD-Amelia National
LOCATION:	West of Old Nassauville Road, North of Amelia Concourse
AREA:	80.82 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

The proposed Amelia National 1C Segment 3 and 1E subdivision will consist of 134 single-family lots bordered by upland buffers and adjacent wetlands on an 80.82-acre parcel within Amelia National PUD. Lots will range in size from ¼ acre to 1-½ acres.



Figure 1: Location Map

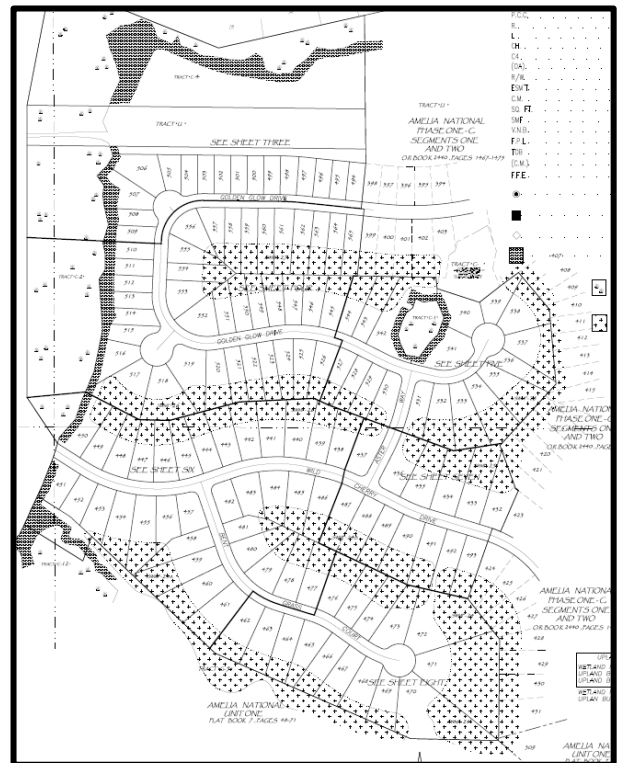


Figure 2: Plat



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 Development Review Committee Directors.

CONCLUSION

Staff recommends approval of PL22-021 Amelia National 1C Segment 3 and 1E final plat.