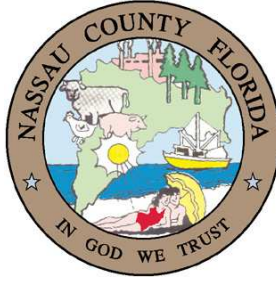


Nassau County
Planning and Economic Opportunity
Department
96161 Nassau Place
Yulee, FL 32097
(904) 530-6300



BOARD MEMBERS
Daniel B. Leeper (Chairman)
Stephen W. Kelley
Pat Edwards
George V. Spicer
Justin M. Taylor

Date of Hearing: July 10, 2017

Public Hearing Number: PL17-004 Ocean Breeze at Amelia Replat

A. General Information

Applicant: Ocean Breeze of Amelia LLC, Owner; Manzie and Drake Land Surveying, Agent

Request: To approve the request to partially vacate the existing Ocean Breeze at Amelia Plat in conjunction with the application to replat five lots in the Ocean Breeze at Amelia Subdivision.

Applicable Regulations: Sec. 5.07 and Article 29 of the *Land Development Code (LDC)*

Related Applications: N/A

B. Site Information

Area: 1.24 acres

Parcel ID: 00-00-30-0741-000E-0000; 00-00-30-0741-0100-0000; 00-00-30-0741-0032-0000; 00-00-30-0741-0033-0000; 00-00-30-0741-0034-0000

Location: These properties are located in the existing Ocean Breeze at Amelia Subdivision. They are the current Tract E, Lot 100, Lot 32, Lot 33 and Lot 34

Directions: Head west on State Road 200. Turn right on Sadler Road. Then turn right onto the South 14th Street Extension. Turn right into the Ocean Breeze at Amelia Subdivision at Ocean Breeze Drive.

C. Background

On January 23, 2017 the Board of County Commissioners passed Ordinance 17-05, amending 99-18, as amended, which allows for a portion of a plat to be vacated or annulled as part of an application to replat. The applicant is requesting to partially vacate the Ocean Breeze at Amelia Plat for the 5 lots, and replat the lots as 1 building site (Tract E to Lot 111), and two recreation/open space tracts (Lots 100, and 32-34 to recreation tracts F and G).

The original plat for Ocean Breeze at Amelia was approved on December 8, 2014 by the Board of County Commissioners and is recorded by Plat Book 8 Page 91 on December 20, 2014. In 2015 the applicant, Ocean Breeze of Amelia, LLC., applied to rezone the Ocean Breeze at Amelia subdivision from residential to a PUD. The adopted ordinance, 2015-09, the Preliminary Development Plan and the approved Final Development, show the existing Tract E as the future lot 111 and lots 31-34 to become Open Space. As part of a Code Enforcement case, CEB16-798, related to tree preservation, the applicant switched Lot 31, a barren lot, for lot 100, which has numerous native canopy trees on the lot, in order to meet tree preservation requirements.

D. Staff Findings

1. The staff recommends Board approval for the partial vacation in conjunction with the application to replat The Ocean Breeze at Amelia Subdivision.