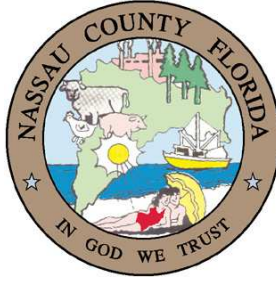


Nassau County
Planning and Economic Opportunity
Department
96161 Nassau Place
Yulee, FL 32097
(904) 530-6300



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

Date of Hearing: February 12, 2017

Public Hearing Number: PL17-008 Flora Parke Unit 6B

A. General Information

Applicant: Flora Parke Development, Inc. (owner), Jennie M. Lesniak (agent).

Request: Approval of Final Plat of Flora Parke Unit 6B (Ordinance 98-34, amended by Ordinance 05-30)

Applicable Regulations: Sec. 5.07 and Article 25 of the *Land Development Code (LDC)*, Chapter 29 of the Nassau County Code of Laws and Ordinances

Related Applications: N/A

B. Site Information

Area: 40.29 Acres, 60 Lots

Location: Property is located off the east side of Amelia Concourse approximately 0.9 miles south of SR200/A1A.

Directions: Head East on SR200/A1A from I-95. Turn right on to Amelia Concourse, continue south. Turn left onto Flora Parke Blvd. Turn right onto Sunny Parke Drive. Turn right on to Fern Parke Way. Flora Parke Unit 6B begins at the southern extension of Fern Parke Way.

C. Background

The Flora Parke PUD was established via Ordinance 1998-34. The PUD allowed for the development of 522 dwelling units to be comprised of single family detached

homes in phases. In was amended by Ordinance 2005-30, which added 88.72 acres to Flora Parke and permitted up to total 732 single-family and/or multi-family residences within the entire development. The original Final Development Plan for Flora Parke Phases 5, 6 and 7 was originally approved in 2006, and was amended for Phases 6A, 6B, 7A and 7B in November 2013. Phase 6B was further amended in 2017 to alter the phase lines. It was determined that a FDP modification was not required to alter phase lines, as no lots were being added or taken away from the overall development. The modified FDP was approved by the DRC on June 6, 2017. A modification to the Final Development Plan was requested by on October 5, 2017 the applicant to increase the number of lots allowed in Phase 6B from 58 to 60, while maintaining the total allowable dwelling units at 732. This modification was approved by the Planning and Zoning Board on December 5, 2017. The companion site engineering plans (SP17-033) were approved on December 12, 2017. The preliminary plat was approved by the Development Review Committee on December 12, 2017.

The PUD has been reviewed for its consistency with the proposed plat. All conditions of the PUD have been met. Sidewalks and street lights are required in all phases and were included on the approved engineering plans and the St. John's River Water Management District (SJRWMD) Permit was submitted to the county during the DRC process.

D. Staff Findings

1. The staff recommends Board approval for the Flora Parke Unit 6B Final Plat for Recordation.