



## Board of County Commissioners

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**Item Title:** Approval of the final plat for Liberty Cove Phase 1 Unit 1, filed by Liberty Cove Nassau, LLC, owner and Gregory E. Matovina, agent, to divide approximately 17 acres into 65 townhomes.  
**Date:** February 10, 2025  
**Department:** Development Services

**Background:**

The Liberty Cove Ph 1 Unit 1 plat consists of approximately 17 acres of land zoned T-3.5 and T-4 with the same future land use. The parcel is being developed into 65 townhomes. The application has been filed by Liberty Cove Nassau, LLC, owner, and Gregory E. Matovina, agent. The preliminary plat was approved on December 17, 2024.

**Request:**

Final Plat Approval

**Financial/Economic Impact to Future Years Budgeting Process or Effect on Citizens:**

Police, fire, transportation, recreation, and administrative impacts to be covered partially or wholly by impact fees/gas taxes/ad valorem taxes/mobility fees.

**Action Requested and Recommendation:**

For recording purposes only, consider the final plat for Liberty Cove Phase 1 Unit 1 filed by Liberty Cove Nassau, LLC, owner, and Gregory E. Matovina, agent, to divide approximately 17 acres into 65 townhomes. Staff recommends approval.

**Is this action consistent with the Nassau County Comprehensive Land Use Plan?**

Yes

**Funding Source:**

Revenue neutral/fee supported activity.

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**Additional Information Needed for Contracts/Agreements (If Applicable)**

**Contract Number assigned by Contracts Management:**

N/A

**For non-governmental agencies, has the document been sent to the vendor for signature?**

N/A

**Does the document need to be recorded? If so, who will pay the recordation fee?**

Yes The applicant has provided payment to cover the recording fees.

**Are there any special mailing instructions? (Include contact name, address, deadline for submittal, how to mail such as express mail, FedEx, etc.):**

N/A

**How many originals are needed?**

One

