



Nassau County Development Services  
96161 Nassau Place  
Yulee, FL 32097

STAFF REPORT  
Board of County Commissioners  
PL24-008 Liberty Cove Ph 1 Unit 1  
February 10, 2025

## APPLICATION FOR FINAL PLAT APPROVAL

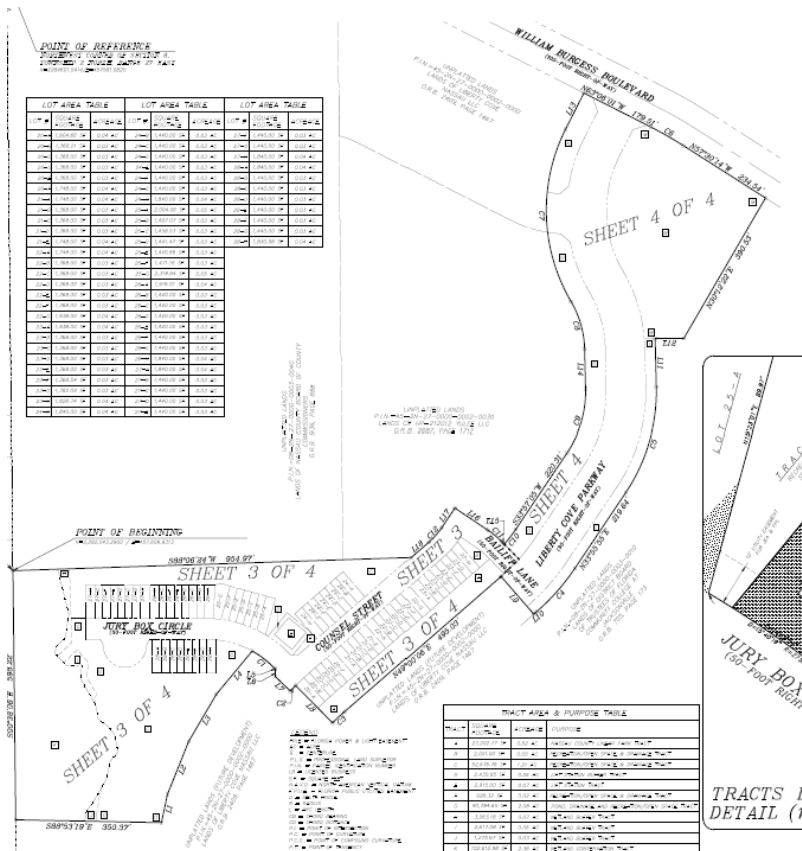
### APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Liberty Cove Nassau, LLC
AGENT:	Greg Matovina
REQUESTED ACTION:	Approval of the final plat for Liberty Cove Ph 1 Unit 1
APPLICABLE REGULATIONS:	Chapter 29 of the Nassau County Code of Laws and Ordinances
PARCEL ID:	45-2N-27-0000-0002-0000
CURRENT LAND USE + ZONING:	T-3.5 & T-4 William Burgess District
AREA:	Approximately 17 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 Development Services Office. \*\*\*

### SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The Liberty Cove Ph 1 Unit 1 plat will consist of 65 townhomes in the Liberty Cove Subdivision. County and agency department heads determined that the Plat for Liberty Cove Ph 1 Unit 1 is in compliance with the Comprehensive Plan, Land Development Code, and Nassau County Code of Laws and Ordinances.





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## **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 Development Review Committee.

## **CONCLUSION**

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Staff recommends approval of PL24-008 Liberty Cove Ph 1 Unit 1.