



APPLICATION FOR FINAL PLAT

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT: AW VENTURE II, LLC

AGENT: DAN MCCRANIE-MCCRANIE & ASSOC.

REQUESTED ACTION: APPROVAL OF THE HAMPTON LAKES IV-A FINAL PLAT

APPLICABLE REGULATIONS: Chapter 29 of the Nassau County Code of Laws and Ordinances
ORDINANCE 2013-19, HAMPTON LAKES PUD

RELATED APPLICATIONS: N/A

LOCATION: AT THE END OF MAJESTIC WALK BOULEVARD, ON THE SOUTH SIDE OF AMELIA CONCOURSE

DIRECTIONS: FROM STATE ROAD 200 TURN SOUTH ON AMELIA CONCOURSE GO 1.5 MILES, TURN RIGHT ON MAJESTIC WALK BLVD FOR 1.75 MILES TO FALL RIVER PARKWAY. TURN RIGHT ON FALL RIVER PARKWAY AND GO A QUARTER OF A MILE TO PHASE IV-A WHICH BEGINS AT LOT #13.

PARCEL ID: 13-2N-27-0000-0001-0000

AREA: 48.4 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 + Economic Opportunity Department Office. ***

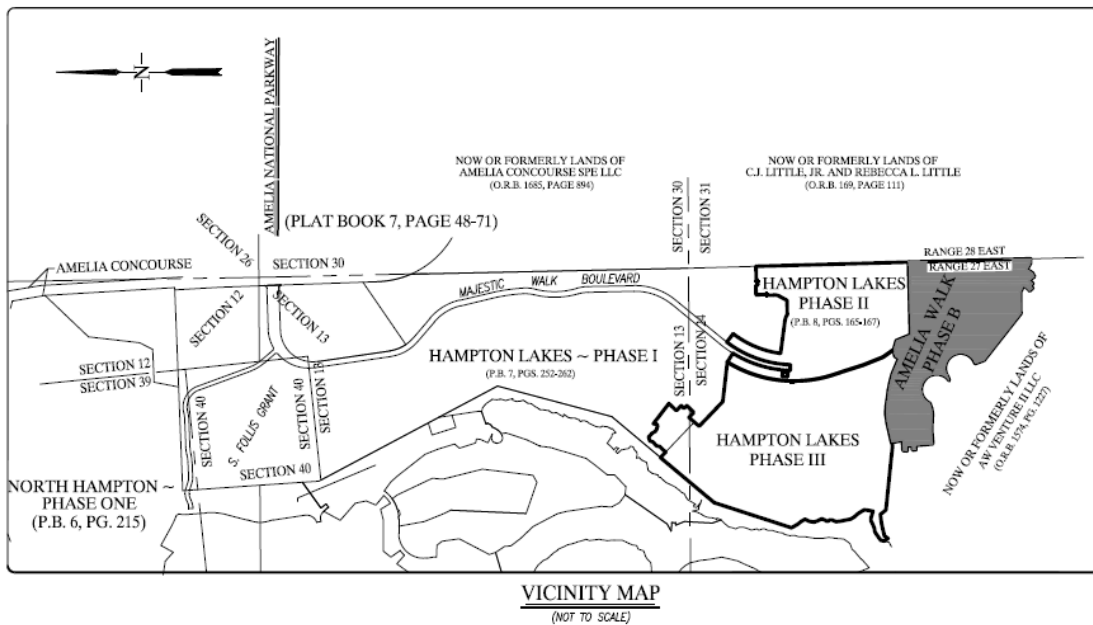
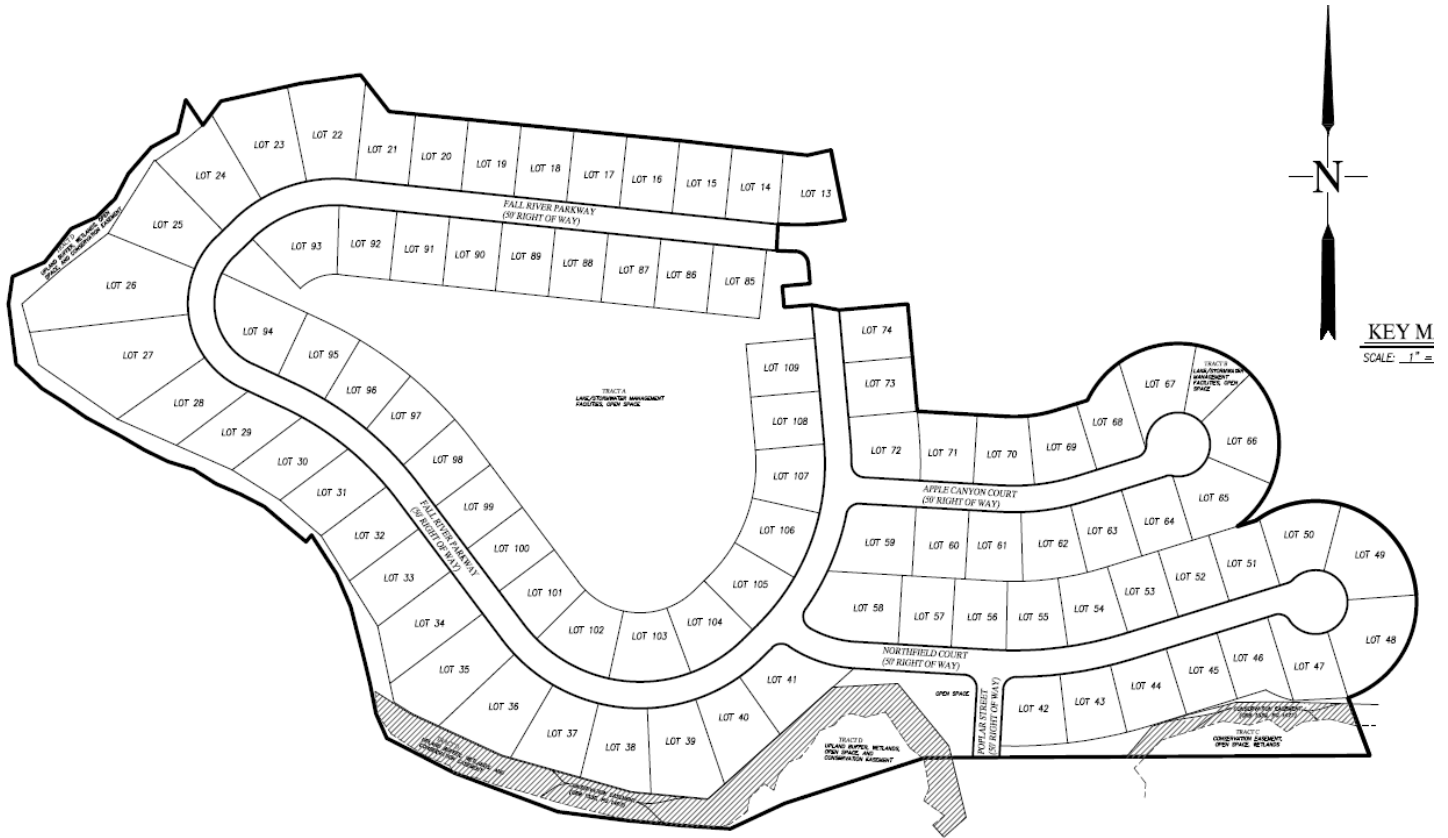
SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The Hampton Lakes PUD was established via Ordinance 2004-09 and more recently amended by Ordinance 2013-19. The PUD allowed for a phased development plan consisting of distinct Villages on 673 acres of formerly Open Rural land southeast of Amelia Concourse. The PUD allowed for the development of no more than 749 dwelling units to be comprised of single-family detached homes.

Six acres of park land have been provided in Village One. The facilities provided include a swimming pool, community center, children's playground, two tennis courts, and an open play field.

For Phase IV-A the applicant seeks to subdivide approximately 48.44 acres into 87 lots of approximately 13,000 to 39,000 square feet. Landscape buffers, sidewalks and street lighting are included in the amenities.

The preliminary plat was approved by the Development Review Committee on January 7, 2020. The companion site engineering plan, SP18-012 was approved on May 2, 2019.





CONSISTENCY WITH THE LAND DEVELOPMENT CODE

Staff finds the requested action to be consistent with the Comprehensive Plan, Chapter 29 of the Nassau County Code of Laws and Ordinances, and Land Development Code, as well as the Hampton Lakes PUD Ordinance 2013-19 as amended.

CONCLUSION

Staff recommends board approval of PL19-016, Hampton Lakes IV-A Final Plat for recordation.

Submitted by: Naomi Braff Planner 1