



APPLICATION FOR FINAL PLAT

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT: WOODBRIDGE NASSAU, LLC
AGENT: DAN McCRANIE-McCRANIE & ASSOC
REQUESTED ACTION: APPROVAL OF THE FINAL PLAT FOR VILLAGES OF WOODBRIDGE – PHASE IV “A”
APPLICABLE REGULATIONS: ARTICLE 25 OF THE NASSAU COUNTY LAND DEVELOPMENT CODE, Chapter 29 of the Nassau County Code of Laws and Ordinances 2003-16, 2003-18 and 2016-05
RELATED APPLICATIONS: N/A
LOCATION: END OF COLLEGE PARKWAY
DIRECTIONS: FROM THE INTERSECTION OF STATE ROAD 200/A1A AND OLD NASSAUVILLE ROAD, TAKE OLD NASSAUVILLE ROAD SOUTH FOR 1.37 MILES. TURN LEFT ON COLLEGE PKWY FOR .32 MILES TO PHASE IV-A
PARCEL ID: 41-2N-28-0000-0008-0000, 42-2N-28-0000-0002-0000
AREA: 55.4

*** 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. ***

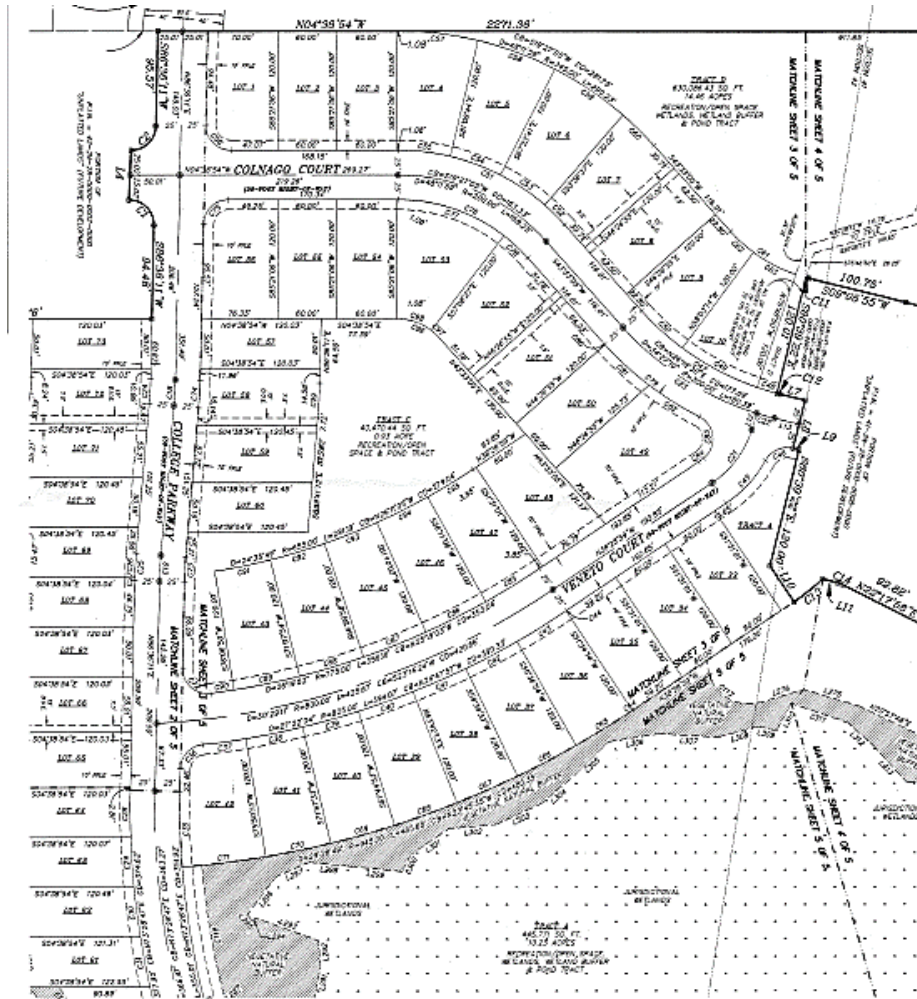
SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The Woodbridge PUD was established via Ordinance 2003-16 and amended by Ordinance 2003-18 and Ordinance 2016-05.

The PUD allowed for the development of 554 dwelling units to be comprised of single-family detached homes in phases. It also established amenities, open spaces, buffers, a boat/RV storage area, building restrictions, landscaping, parking, sidewalks, trails, and other development standards. Three previous phases of the Villages of Woodbridge have approved 259 lots of the total 554 allowed lots. The minimum lot width is fifty feet and the minimum lot areas is five thousand, five hundred square feet.

The Phase IV "A" plat is the fourth phase of land platted within the Villages of Woodbridge subdivision. Phase IV “A” consists of 51 single-family lots on 55 acres surrounded by wetlands and wetland buffers. It is located on the east side of Old Nassauville Road, 1.37 miles south of State Road 200/A1A.

The companion site engineering plan, SP17-024, was approved by the Development Review Committee on July 31, 2018. The preliminary plat was approved on March 10, 2020.



CONSISTENCY WITH THE LAND DEVELOPMENT CODE

ARTICLE 25 OF THE NASSAU COUNTY LAND DEVELOPMENT CODE, Chapter 29 of the Nassau County Code of Laws and Ordinances 2003-16, 2003-18 and 2016-05

CONCLUSION

Staff recommends board approval of PL19-014, Villages of Woodbridge - Phase IV "A" Final Plat for recordation.

Submitted by: Naomi Braff, Planner 1