



APPLICATION FOR FINAL PLAT

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT: SEMANIK EQUITY DEVELOPMENT & ACQUISITION, INC.

AGENT: SEDA CONSTRUCTION

REQUESTED ACTION: APPROVAL OF FINAL PLAT FOR HIDEAWAY PHASE 1C

APPLICABLE REGULATIONS: Chapter 29 of the Nassau County Code of Laws and Ordinances, Article 25 of the Land Development Code

RELATED APPLICATIONS: N/A

LOCATION: 1.5 MILES SOUTH OF STATE ROAD 200/A1A OFF HWY 17, AT THE END OF NEVADA AVENUE

DIRECTIONS: FROM STATE ROAD 200/A1A, GO SOUTH ON HWY 17, ABOUT 1 MILE TO NEVADA AVENUE. TURN LEFT ON NEVADA AVENUE FOR ONE QUARTER MILE TO LAZY LAKE CIRCLE. TURN RIGHT ON LAZY LAKE CIRCLE WHICH BEGINS IN PHASE 1C.

PARCEL ID: 42-2N-27-0000-0001-0210

AREA: 11 ACRES

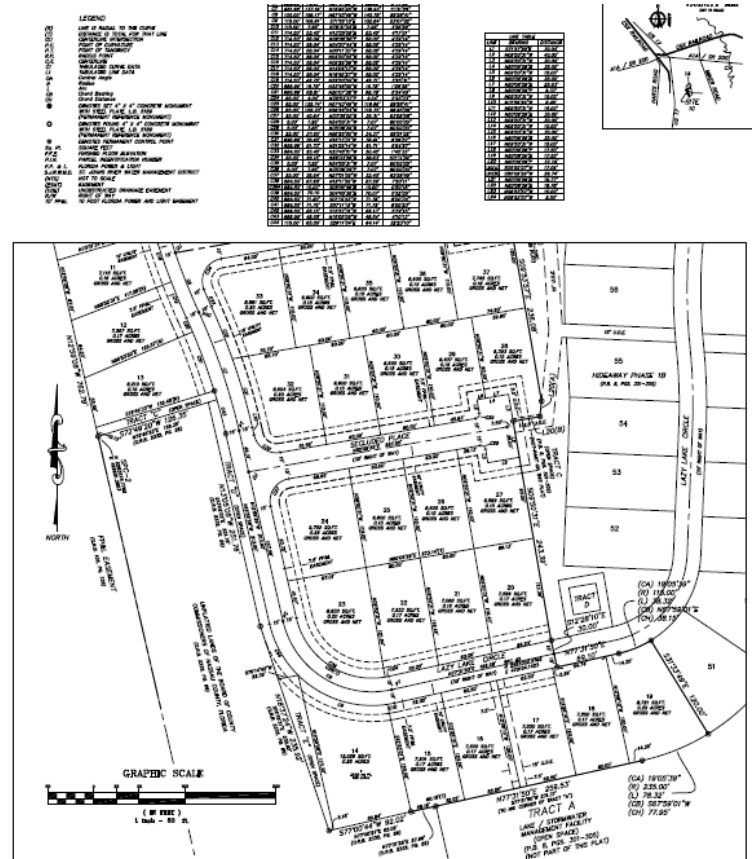
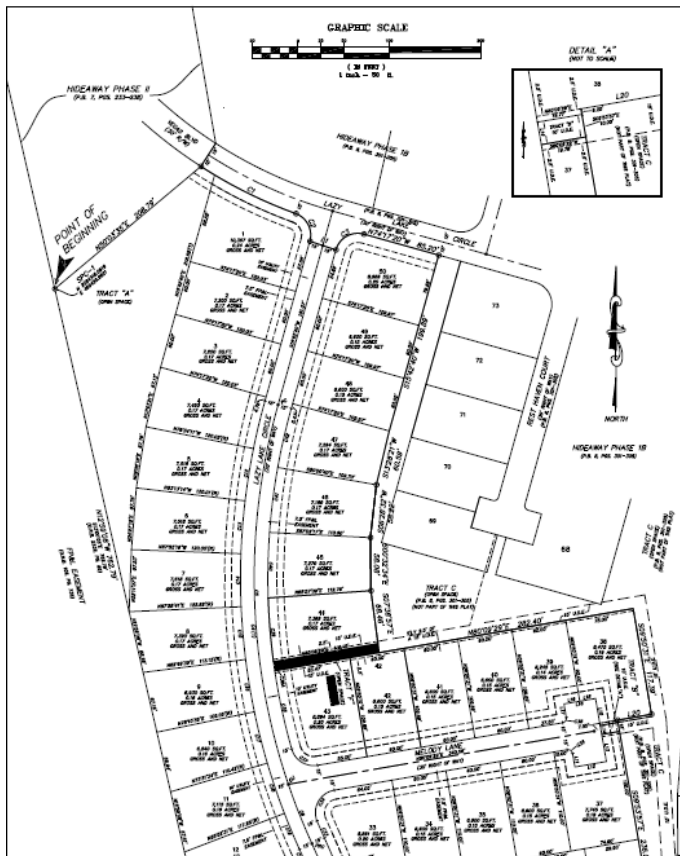
*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The Hideaway is a multi-phase PUD planned for 579 dwelling units on approximately 215 acres. A spine road connects several phases of single-family homes and an additional 10 acres off Nevada Avenue is devoted to future townhomes. Originally planned to contain commercial property and a mobile/modular home park, several ordinances reconfigured the type of property that had been proposed per the following ordinances:

1. The land for The Hideaway PUD was originally rezoned from Open Rural to Planned Unit Development on January 24, 2000 via Ordinance 99-38.
2. Ordinance 2002-48 changed the permitted uses to Single family dwellings, Mobile and Modular Home parks on September 30, 2002.
3. On May 12, 2003 Ordinance 2003-24 eliminated the Mobile homes/Manufactured homes.
4. On September 25, 2006 Ordinance 2006-73 converted the 10.0-acre Neighborhood Commercial site to a sixty-five (65) Multi-Family residential site.
5. Ordinance R14-007, passed on November 4, 2014-24, adopting designated setbacks for the "T" end lots.

The subdivision, located approximately one mile south of State Road 200/A1A and one quarter mile east of Highway 17, has a future land use of medium density. The majority 6,600 square foot lots are connected by sidewalks, surrounded by wetlands, and served by an amenity center. Phase 1C consists of fifty lots on approximately eleven acres.



CONSISTENCY WITH THE LAND DEVELOPMENT CODE

Staff finds the requested action to be consistent with the Comprehensive Plan, Article 25 of the Land Development Code, and Chapter 29 of the Nassau County Code of Laws and Ordinances.

CONCLUSION

Staff recommends board approval of PL20-002, Hideaway Phase 1C Final Plat for recordation.

Submitted by: Naomi Braff, Planner I