



APPLICATION FOR FINAL DEVELOPMENT PLAN

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	AW Ventures II, LLC			
AGENT:	McCranie & Associates			
REQUESTED ACTION:	Approve the Final Development Plan for Hampton Lakes, Phase 5			
LOCATION:	End of Majestic Walk Blvd.			
PARCEL ID:	13-2N-27-0000-0001-0000			
CURRENT LAND USE + ZONING:	LDR+PUD			
EXISTING USES ON SITE:	Undeveloped			
AREA:	Approximately 95 acres			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SF Residential	PUD	LDR
	South	Residential/Undeveloped	OR	LDR
	East	Vacant	OR	LDR
	West	Residential	OR	AG

*** 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 Planned Unit Development (PUD) was approved by Ordinance 2004-09 with a maximum development program of 749 residential units and associated recreational amenities and open space. It was amended by Ordinance 2013-19 to remove the lands designated for neighborhood and community commercial (Villages 1, 2 and part of 3) and rezone those lands as a separate planned development, the Village Walk PUD. The remainder of Village 3, which is the existing amenity center, and the single family development in Villages 4 through 9 remain in the PUD and were renumbered as Villages 1 through 7. The amenity center was conveyed to the CDD and the master infrastructure for the development has been constructed. Ordinance 2013-18 also provided the Developer the option of developing a canoe launch or similar private recreational amenity adjacent to Lofton Creek.

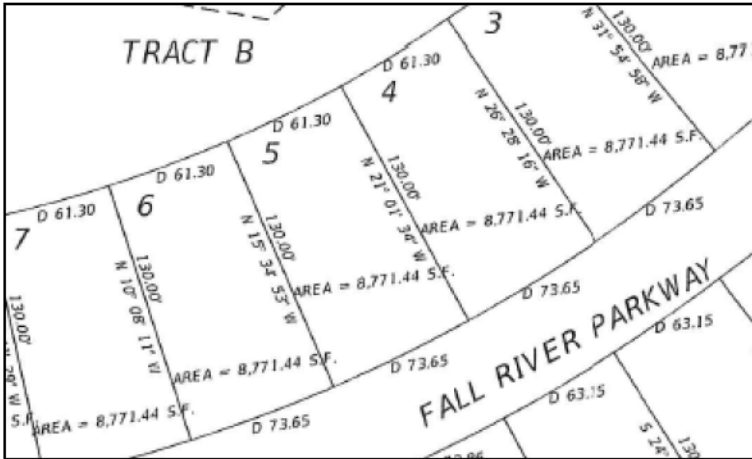
Non-substantive deviations from the approved Preliminary Development Plan (PDP) include revised lot sizes for Lots 6, 7,



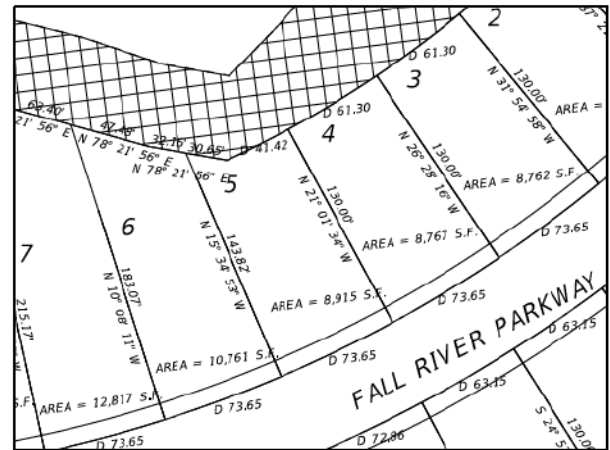


22, 23, and 36-69, as shown below, along with the removal of unmaintained open space.

Note that while Lots 6-7 configurations is similar, lot sizes, depth, and area differ between current and proposed

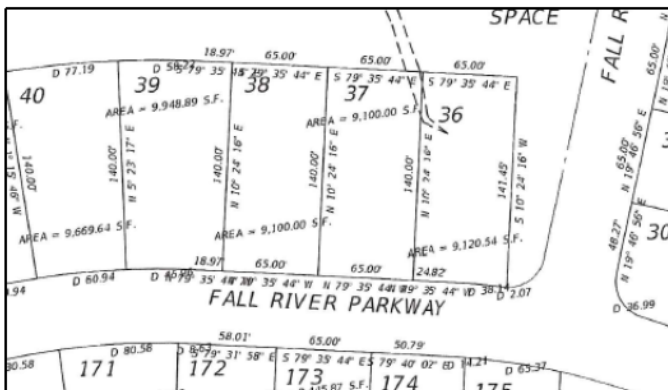


Adopted Site Plan

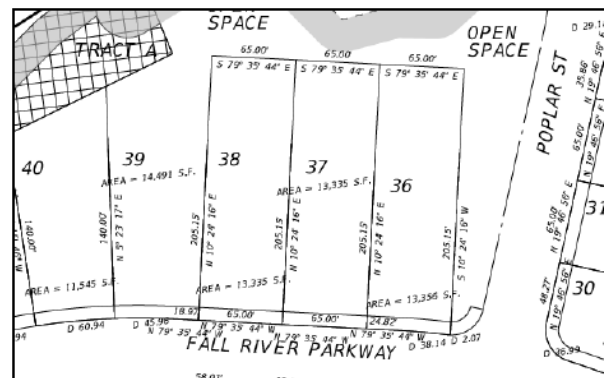


Proposed Site Plan

Note that while Lots 36-40 configurations is similar, lot sizes, depth, and area differ between current and proposed.



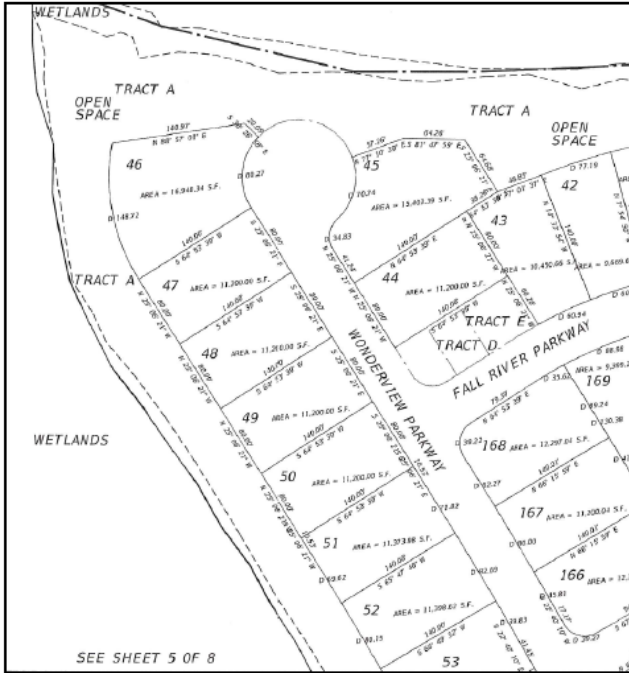
Adopted Site Plan



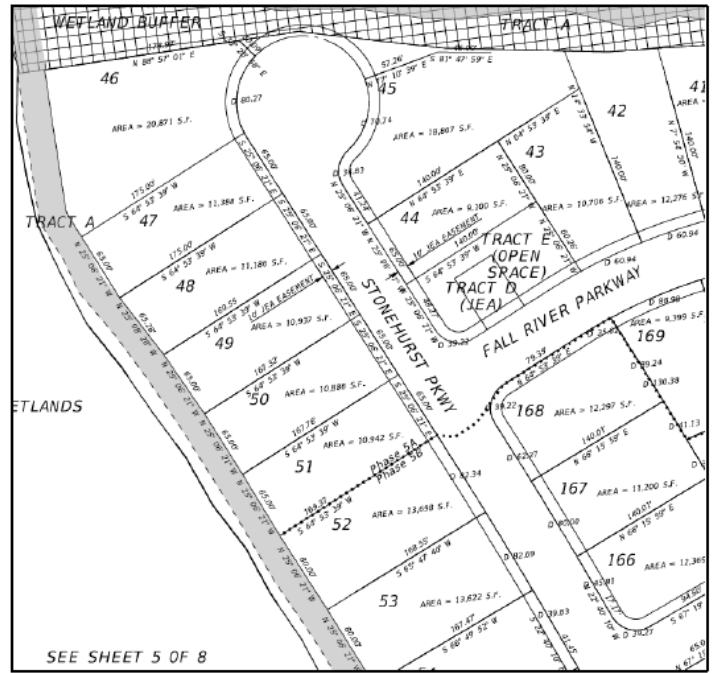
Proposed Site Plan



Note that while Lot 42-53 configurations are similar, lot sizes, depth, and area differ between current and proposed.



Adopted Site Plan



Proposed Site Plan

CONSISTENCY WITH THE LAND DEVELOPMENT CODE

The proposed FDP for Hampton Lakes PUD Phase 5 has been reviewed by County staff and has been found consistent with the requirements for an FDP pursuant to Sec. 5.07(C)(2) and Sec. 25.05(F) of the Land Development Code (LDC).

CONSISTENCY WITH APPROVED PUD DEVELOPMENT ORDER

The proposed FDP for Hampton Lakes PUD Phase 5 is consistent with the adopted PDP and the adopted PUD conditions pursuant to Article 25 of the LDC.

CONCLUSION

Based on the findings described above, Staff recommends APPROVAL of Application FD20-004, the Final Development Plan for Phase 5 of the Hampton Lakes Planned Unit Development.