



APPLICATION FOR FINAL PLAT

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	AW Venture II, LLC
AGENT:	McCranie & Associates, Inc.
REQUESTED ACTION:	Approval of the Final Plat for Hampton Lakes Phase V-A
RELATED APPLICATIONS:	N/A
LOCATION:	3.41 miles south of State Road 200/A1A off Amelia Concourse at the end of Majestic Walk Blvd.
DIRECTIONS:	From the intersection of State Road 200/A1A and Amelia Concourse take Amelia Concourse south to Majestic Walk Blvd. Turn right on Majestic Walk Blvd. for 1.75 miles. Turn left on Fall River Pkwy till it enters Phase V-A.
COMMISSION DISTRICT:	2
PROPERTY SIZE + PARCEL ID:	Acres: 55.6 Parcel ID # 13-2N-27-0000-0001-0000
ZONING/LAND USE:	Hampton Lakes PUD/Low Density

*** 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 (known now as Amelia Walk) Planned Unit Development (PUD) was approved by Ordinance 2004-09 with a maximum development program of 749 single-family residential units and associated open space and recreational amenities including a swimming pool, amenity center, and tennis courts.

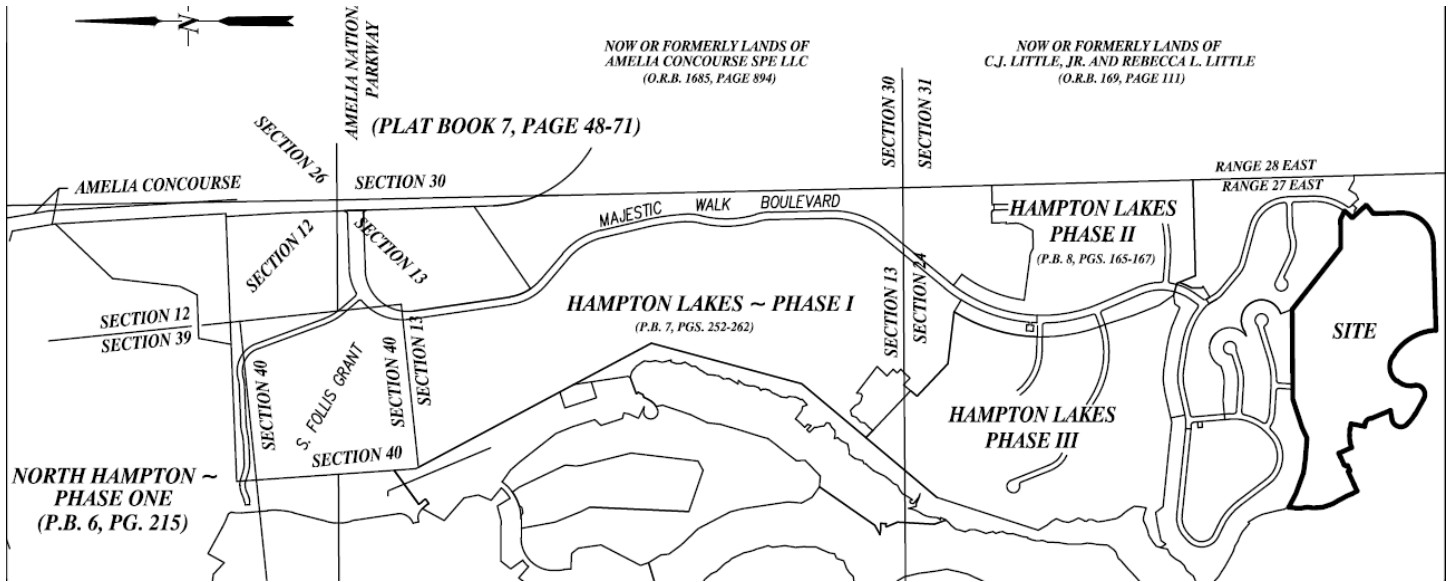
While Phase 5 consists of approximately 96.75 acres with 193 single-family units, Phase 5-A consists of 76 lots and 5 tracts on 55.60 acres. The lots have an average size of 10,000 square feet and are approximately 65 feet wide.

Wetland and landscaped buffers shall be provided in accordance with the adopted Development Order and SJRWMD requirements. Sidewalks and streetlights, a swimming pool, amenity center, children’s play area and two tennis courts will also be provided.

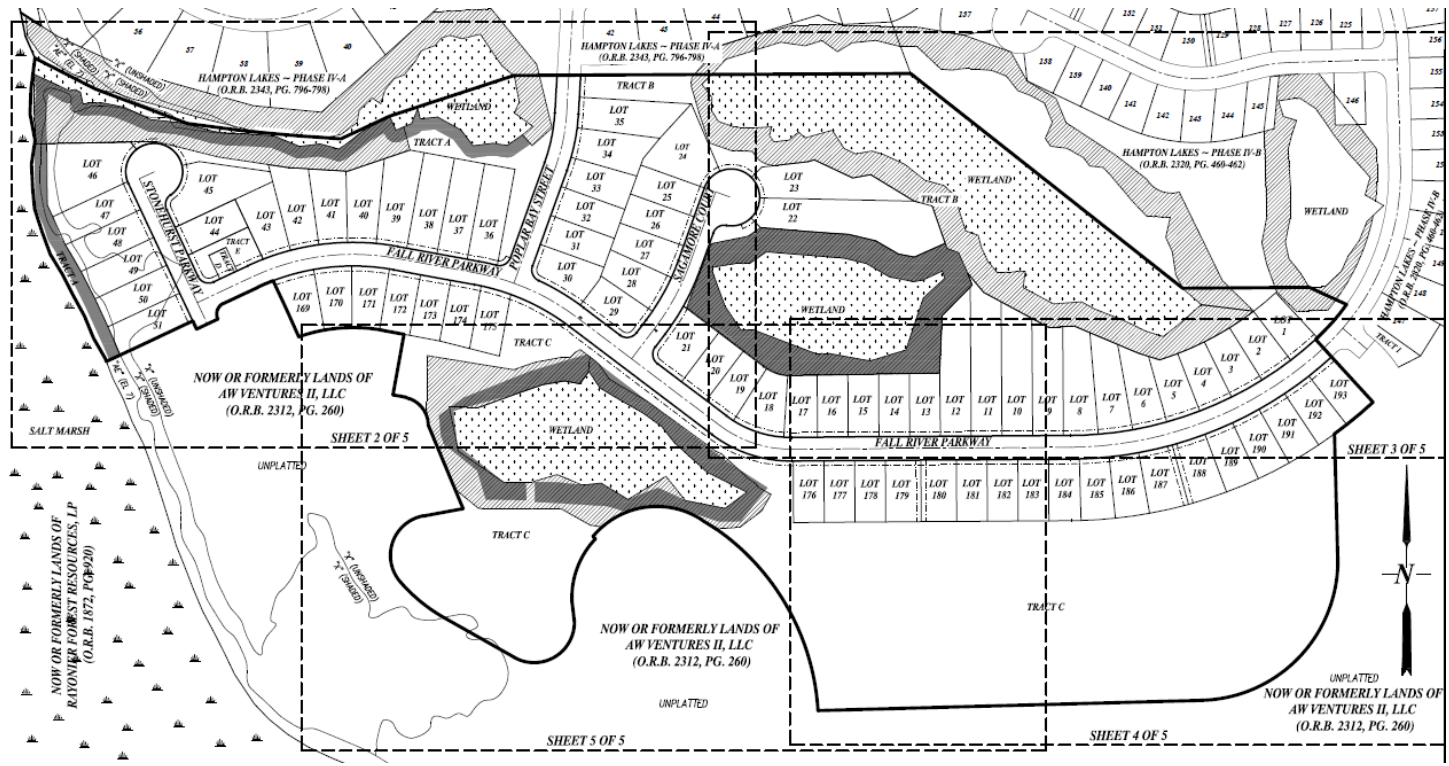
The preliminary plat was approved by the Development Review Committee on October 13, 2020. The companion site engineering plan, SP20-014 was approved on September 1, 2020.



VACINITY MAP



PROPOSED SITE PLAN





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 Section 25 of the Nassau County Land Development Code, as well as the Hampton Lakes PUD Ordinance 2013-19 as amended.

CONCLUSION

Staff recommends board approval of PL20-010, Hampton Lakes Phase V-A Final Plat for recordation.