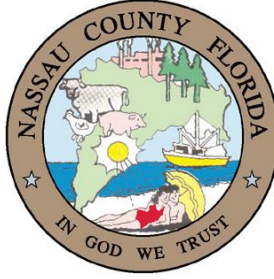Nassau County
Planning and Economic Opportunity
Department
96161 Nassau Place
Yulee, FL 32097
(904) 530-6300

Date of Hearing: June 19, 2018

Public Hearing Number: **FD18-003 (Final Development Plan)**

A. General Information

Applicant: Greenpointe Holdings LLC, Owner;
McCranie & Associates Inc., Agent

Request: Approval of Final Development Plan for Phase 4 of the Hampton Lakes Planned Unit Development (PUD) (Ord. 2013-19)

Applicable Regulations: Sec. 5.07 and Article 25 of the *Land Development Code (LDC)*

Related Applications: N/A

B. Site Information

Area: 99.89 acres (Phase 4)

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

Location: Property is located on the west side of Amelia Concourse at the south end of Majestic Walk Blvd.

Directions: From the intersection of Amelia Concourse and SR200, head south on Amelia Concourse 1.5 miles to Majestic Walk Blvd, head west, then south. Property is located at the south end of Majestic Walk Blvd.

C.   Background

The proposed Phase 4 Final Development Plan (FDP) for the Hampton Lakes PUD (known now as Amelia Walk) consists of approximately 99.89 acres. The maximum development plan for this phase of the PUD includes 174 single-family units on minimum-sized lots of 4,000 square feet with a minimum width of 40 feet. Approximately 21.96 acres s is to be set aside in Phase 4 for preserved open space.

The Hampton Lakes PUD was originally approved by Ordinance 2004-009 and included a maximum of 749 single family dwelling units. The PUD also included a maximum of 175,000 sq. feet of commercial and 45,000 sq. feet of office uses within the area originally designated as "Villages 1 and 2" of the PUD.

In 2013, these parcels were removed from the PUD and were rezoned as a new PUD, Village Walk (Ordinance 2013-20), which included a maximum of 210 single-family residential dwelling units and a maximum of 27,300 sq. feet of neighborhood commercial and 7,700 sq. feet of office uses.

The amended Hampton Lakes PUD (Ordinance 2013-19) retained its previous maximum residential development program of 749 dwelling units.

The Hampton Lakes PUD has been allocated 1,220 Equivalent Residential Units (ERUs) of allowable impact by the MSBU development agreement for the Amelia Concourse (Resolutions 2003-109 and 2003-141). The Hampton Lakes PUD will use a maximum of 749 of those ERUs. A part of the remaining balance of the allocated ERU's will be granted to the now separate Village Walk PUD (see above).

Recreational amenities which were required by the adopted Development Order, including a swimming pool, amenity center, children's play area and two tennis courts, were constructed in the area originally identified as "Village 3" on the Preliminary Development Plan (PDP) during an earlier phase of the development, prior to the amendment of the PUD in 2013.

The following exactions, requirements and conditions are required for construction of Phase 4 by the adopted Development Order for the Hampton Lakes PUD.

- Wetland and landscaped buffers shall be provided in accordance with the adopted Development Order and SJRWMD requirements.

- Pedestrian facilities (sidewalks and street lights) shall be provided in accordance with the adopted Development Order and applicable County regulations.

D.   Staff Findings

1.   The proposed Phase 4 Final Development Plan (FDP) for the Hampton Lakes PUD has been reviewed by County staff and has been found consistent with the requirements for a Final Development Plan pursuant to Sec. 5.07(C)(2) and Sec. 25.05(F) of the County's Land Development Code(LDC).

2.   The proposed Phase 4 Final Development Plan (FDP) for the Hampton Lakes PUD is consistent with the adopted Preliminary Development Plan (PDP), as amended; and the adopted PUD conditions for the Hampton Lakes PUD, as amended; pursuant to Article 25 of the County's Land Development Code (LDC).