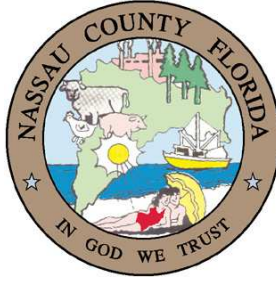


Nassau County  
Planning and Economic Opportunity  
Department  
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BOARD MEMBERS  
Pat Edwards (Chairman)  
Daniel B. Leeper  
Justin M. Taylor  
George V. Spicer  
Steven W. Kelley

Date of Hearing: November 26, 2018

**Public Hearing Number: PL18-007 Village Walk Phase One**

A. General Information

Applicant: Patriot Ridge, LLP and D.R. Horton (owners)

Request: Approval of the final plat for PL18-007 Village Walk Phase One

Applicable Regulations: Chapter 29 of *the Nassau County Code of Laws and Ordinances*, Ordinance 2013-20

Related Applications: N/A

B. Site Information

Area: Seventy-two (72) lots on 49.27 acres

Location: South of State Road 200 and the west side of Amelia Concourse. Tax parcel number: 40-2N-27-0000-0001-0050

Directions: From I-95 take State Road 200 6.25 miles east to Amelia Concourse. Make a right on Amelia Concourse and go 1.5 miles south on Amelia Concourse to Majestic Walk Blvd. Make a right on Majestic Walk Blvd and drive .15 miles to Spruce Run Drive which borders Village Walk Phase One on the east and north. Turn left onto Barkestone Lane to enter Phase One.

C. Background

The Village Walk PUD, originally part of the Hampton Lakes PUD, was established via Ordinance 2013-20. The PUD allowed for the development of up to 210 single-family dwelling units as well as 27,300 square feet of

community commercial uses and 7,700 square feet of office space. It also established recreational amenity requirements, open spaces, buffered wetlands, building restrictions, sidewalks, and other development standards and restrictions. Village Walk Phase One includes 72 single family building sites.

The preliminary plat was approved by the Development Review Committee on June 19, 2018. The companion site engineering plans (SP17-028) were approved on December 19, 2017. The PUD has been reviewed for its consistency with the proposed plat and it was determined that the plat is consistent with the development order. The proposed single family lots are adjacent to wetland buffers, so no additional landscape buffers are required, and sidewalks have been included in the approved engineering plans. The amenity center for Village Walk is to be constructed with Phase Two, and includes a children's tot-lot, a pool, and open space.

D. Staff Findings

1. Staff recommends approval of the Village Walk Phase One Final Plat for recordation.