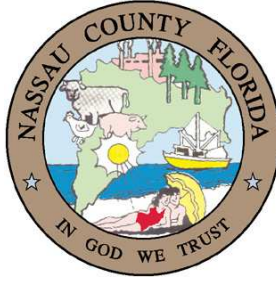


Nassau County
Planning and Economic Opportunity
Department
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Yulee, FL 32097
(904) 530-6300



BOARD MEMBERS
Pat Edwards (Chairman)
Daniel B. Leeper
Justin M. Taylor
George V. Spicer
Steven W. Kelley

Date of Hearing: December 10, 2018

Public Hearing Number: PL18-008 Village Walk Phase Two

A. General Information

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

Request: Approval of the final plat for PL18-008 Village Walk Phase Two

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

Related Applications: N/A

B. Site Information

Area: Fifty-nine (59) lots on 24.64 acres

Location: South of State Road 200 and the west side of Amelia Concourse. Tax parcel number: 12-2N-27-0000-0001-0100

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 right onto Yuleecote Court to enter Phase Two.

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, another development standards and restrictions. Village Walk Phase One, approved on November 26, 2018 by the Board of County Commissioners, included 72 single family building sites. Village Walk Phase Two includes 59 single family building sites and an amenity center tract.

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 include sidewalks on the approved engineering plans. The amenity center, constructed with Phase Two, includes a children's tot-lot, a pool, and open space. An access tract was dedicated on the plat for future community non-residential uses allowed by the PUD.

D. Staff Findings

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