

Nassau County
Planning and Economic Opportunity
Department
96161 Nassau Place
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(904) 530-6300



BOARD MEMBERS
Pat Edwards (Chairman)
Stephen W. Kelley
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Date of Hearing: December 10, 2018

Public Hearing Number: PL15-002 Blackrock Park Phase Two

A. General Information

Applicant: Blackrock Park, LLP (owner), Greg Matovina
(Managing Partner)

Request: Approval of Final Plat of Blackrock Park Phase Two

Applicable Regulations: Sec. 5.07 of the *Land Development Code (LDC)* and
Chapter 29 of the *Nassau County Code of Laws and
Ordinances*

Related Applications: PL15-001, SP15-033

B. Site Information

Area: 18.60 acres

Location: Property is located north of SR 200/A1A, on the east
side of Heron Isles Parkway.

Directions: Head East on SR200/A1A from I-95. Turn left on Old
Chester Road. Turn right on Heron Isles Parkway.
Blackrock Park will be on the right, Blackrock Park
Drive.

C. Background

Blackrock Park is a two-phased residential subdivision located on the south side of Heron Isle Parkway between Blackrock Road and the Heron Isles development. At buildout, Phases One and Two of the proposed project will create 82 single family detached lots on approximately 29.66 acres. Phase One, recorded on January 26, 2017 by Plat Book 8 Pages 175 and 176,

included 27 single family building sites. Phase Two consists of 55 single family detached building sites on 18.60 acres of land

The engineering plans associated with this plat, SP15-033, were approved by the Development Review Committee (DRC) on August 15, 2017. The preliminary plat was approved by the DRC on August 14, 2018.

D. Staff Findings

The staff recommends Board approval for the Blackrock Park Phase I subdivision.