



## APPLICATION FOR FINAL PLAT

### APPLICATION & SURROUNDING AREA INFORMATION:

**OWNER/APPLICANT: ARTISAN HOMES**

**AGENT: GILLETTE & ASSOCIATES**

**REQUESTED ACTION: APPROVAL OF THE FINAL PLAT FOR THE MARSH VIEW TOWNHOMES**

**APPLICABLE REGULATIONS: Chapter 29 of the Nassau County Code of Laws and Ordinances, Article 37 and Article 25 of the Nassau County Land Development Code**

**RELATED APPLICATIONS: N/A**

**LOCATION: THE SOUTH SIDE OF STATE ROAD 200/A1A, ONE HALF MILE WEST OF THE THOMAS J. SHAVE JR. BRIDGE**

**DIRECTIONS: FROM THE JAMES S. PAGE GOVERNMENT COMPLEX TURN LEFT ON DAVID HALLMAN PARKWAY AND LEFT AGAIN ON STATE ROAD 200/A1A FOR APPROXIMATELY 2.75 MILES. MARSH VIEW WAY WILL BE ON THE RIGHT.**

**PARCEL ID: 37-2N-28-0000-0001-0000**

**AREA: 17 ACRES**

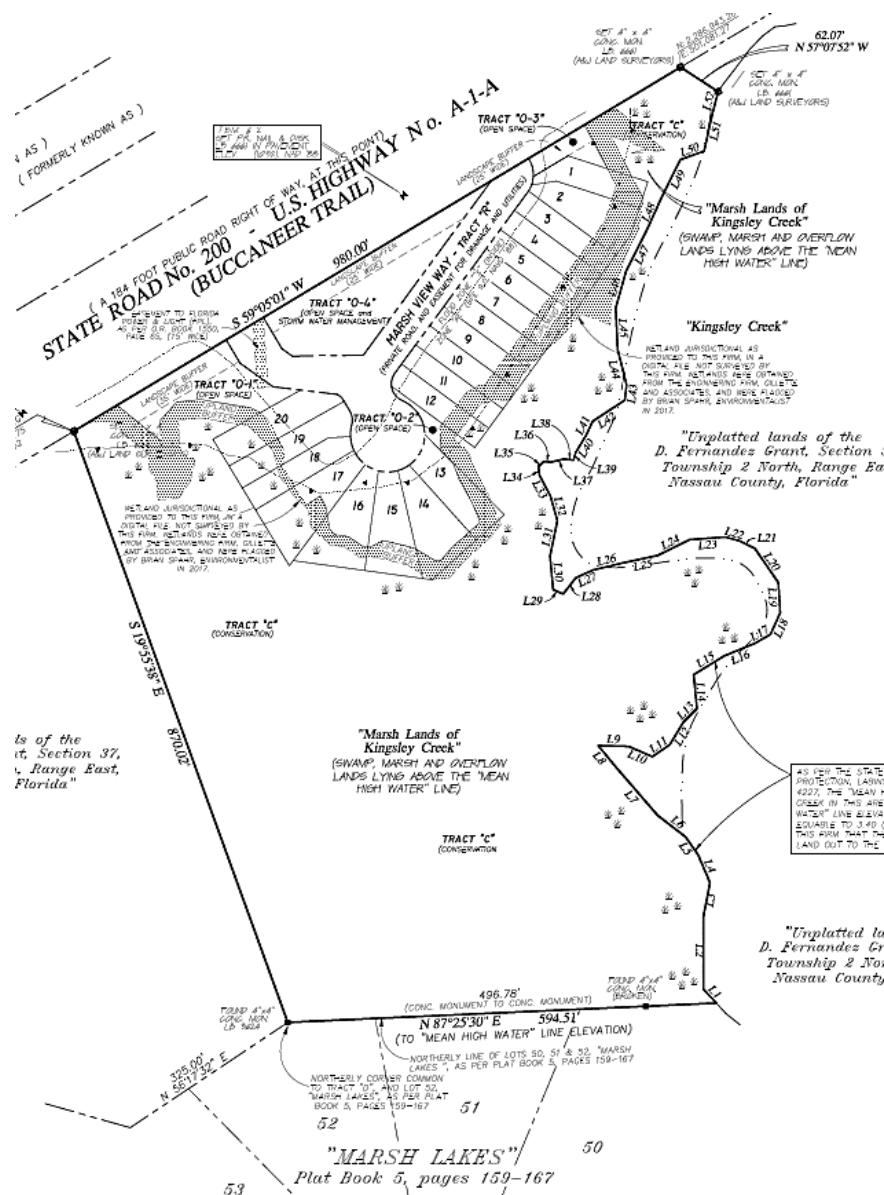
\*\*\* All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office. \*\*\*

### SUMMARY OF REQUEST AND BACKGROUND INFORMATION

Marsh View Townhomes subdivision is part of the Marsh Lakes PUD, created by Ordinance 87-15 in January of 1987 and approved for residential and commercial uses. In 2005 an amendment to the PUD (Ord. 2005-04) changed the uses permitted on the subject property to 36 multifamily (condominium) residential units and 11,000 square feet of commercial uses consistent with the Commercial Neighborhood (CN) zoning district. As part of the **Marsh Lakes PUD**, the site was previously marketed as and became commonly known as "Tuscany". While roadway infrastructure was completed for this project and a clubhouse structure built on the site, no residential units or commercial uses were built.

On November 27, 2017, Ordinance 2017-36 amended the prior ordinances to allow 11 duplex residential units (for a total of 22 units) on this site and to remove the permitted commercial uses. This modification decreased the density and intensity of development, in keeping with the development patterns of this area as surrounding uses to the south and east are primarily residential. The amendment complied with the requirements of the **Medium Density** Residential FLUM designation per Policy FL.01.02(B) with a maximum density of three (3) dwelling units per gross acre. The modification also allowed for the preservation of wetlands and wetland buffers, sidewalks connecting the units and a landscape plan for the State Road 200/A1A landscape buffer.

The Final Development Plan was approved by the Board of County Commissioners on June 11, 2018. On September 4, 2018, the Site Engineering Plan, SP18-006, was approved by the Development Review Committee, along with a revised landscape plan. The accompanying plat, PL19-004, was approved by the committee on January 8, 2020.



### CONSISTENCY WITH THE LAND DEVELOPMENT CODE

Staff finds the requested action to be consistent with the Comprehensive Plan, Article 25 of the Land Development Code, and Chapter 29 of the Nassau County Code of Laws and Ordinances.

### CONCLUSION

Staff recommends board approval of PL19-004, Marsh View Townhomes Final Plat.

Submitted by: Naomi Braff, Planner I