



## APPLICATION FOR FINAL PLAT APPROVAL

### APPLICATION & SURROUNDING AREA INFORMATION:

|                                   |  |
|-----------------------------------|--|
| <b>OWNER/APPLICANT:</b>           | D.R. Horton, Inc.  |
| <b>AGENT:</b>                     | D.R. Horton, Inc.  |
| <b>REQUESTED ACTION:</b>          | Approval for the Final Plat for River Glen Phase 2   |
| <b>LOCATION:</b>                  | East side of Edwards Road, south of SR200/A1A  |
| <b>PARCEL ID:</b>                 | 13-2N-26-0000-0002-0050, 13-2N-26-0000-0002-0090   |
| <b>CURRENT LAND USE + ZONING:</b> | LDR/PUD  |
| <b>DIRECTIONS:</b>                | From the intersection of Edwards Road and SR200/A1A go south $\frac{3}{4}$ of a mile to River Glen Parkway. Turn left on River Glen Parkway for $\frac{1}{2}$ mile to Bridgewater Drive. Make a right on Bridgewater Drive where Phase 2 begins. |
| <b>AREA:</b>                      | 53.64 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

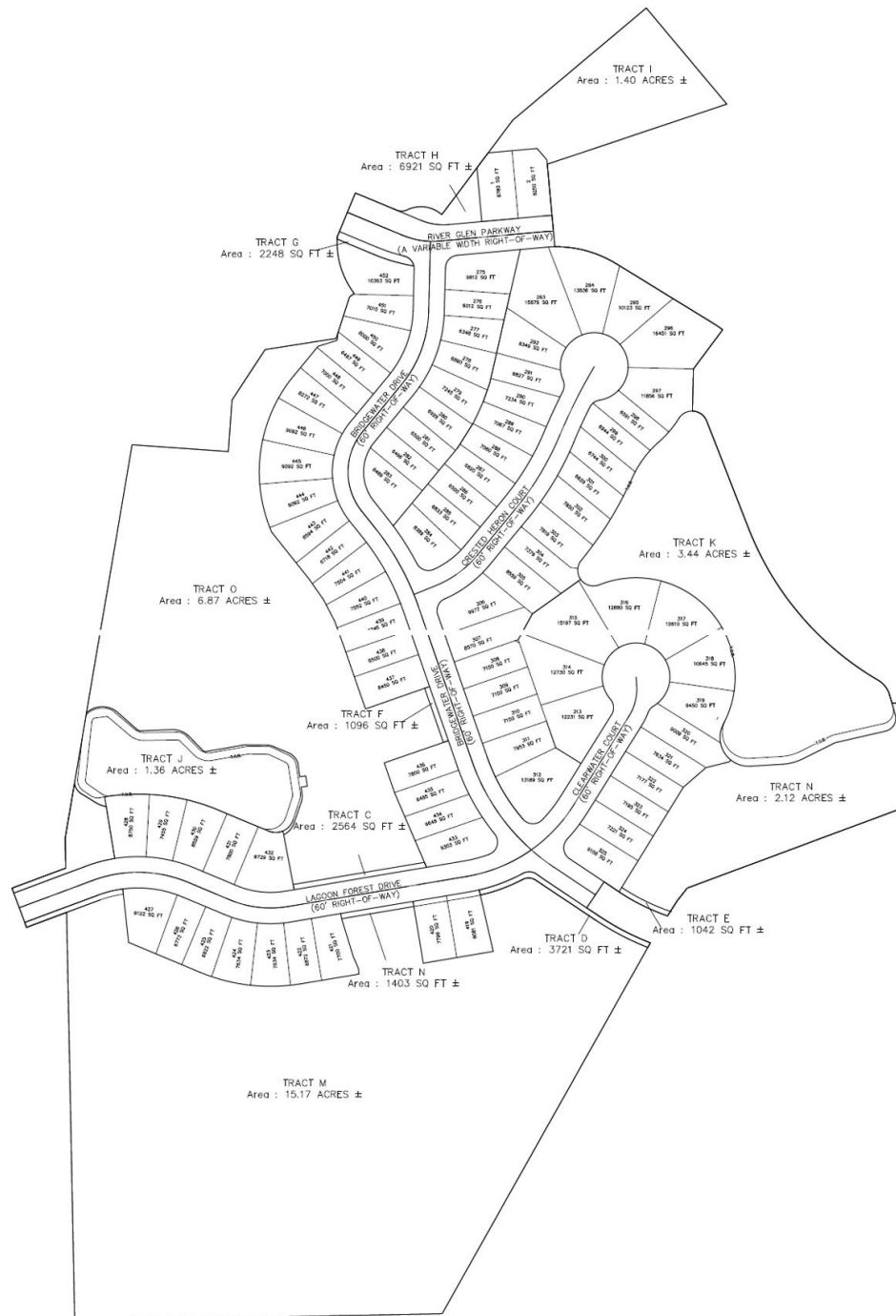


The River Glen PUD was adopted in 2004 by Ordinance 2004-63 and with a maximum development program of up to 690 single family residential units, recreational amenities, and associated open space.

A large amenity center was required by the adopted Development Order and includes a swimming pool, clubhouse, playground, basketball court, multi-purpose recreation field and two tennis courts. These were constructed as part of Phase 1.

Active and passive recreational amenity areas located along Plummers Creek will include parking, a pedestrian trail, a picnic area and a canoe/kayak launch.

The site engineering plan for phase two of the five-phase PUD was approved on August 20, 2019, while the preliminary plat for Phase Two was approved on January 19, 2021. Sidewalks and street lights, as well as open space, landscape buffers, and wetland buffers, shall be provided with Phase 2 which consists of 87 single family homesites zoned PUD with a land use of low density.



### **CONSISTENCY WITH THE NASSAU COUNTY CODE OF LAWS AND ORDINANCES**

This final plat has been reviewed for compliance with Chapter 29, Sec. 29-15. - Final plats - Subdivision and Development Review of the Nassau County Code of Laws and Ordinances. It is consistent with the preliminary plat as approved by the planning and economic opportunity director.

### **CONCLUSION**

Staff recommends board approval of PL20-012 River Glen Phase 2 Final Plat for recordation.