



APPLICATION FOR FINAL PLAT

APPLICATION & SURROUNDING AREA INFORMATION:

Owner/Applicant:	SEDA Construction Company
Agent:	Melrose Surveying & Mapping, Inc.
Requested Action:	Approval of the final replat for Sandy Pointe Preserve Phase 2
Applicable regulations:	Chapter 29 - Subdivision and Development Review
Parcel ID:	29-2N-28-0117-0046-0000, 29-2N-28-0117-0045-0000, 29-2N-28-0117-0044-0000, 29-2N-28-0117-0043-0000, 29-2N-28-0117-0042-0000, 29-2N-28-0117-0041-0000, 29-2N-28-0117-0040-0000, 29-2N-28-0117-000F-0000
FLUM/Zoning:	Low Density Residential (LDR)/Residential Single-Family (RS-2)
Location:	One mile south of State Road 200 on the east side of Old Nassauville Road, north of College Parkway
Area:	2.53 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

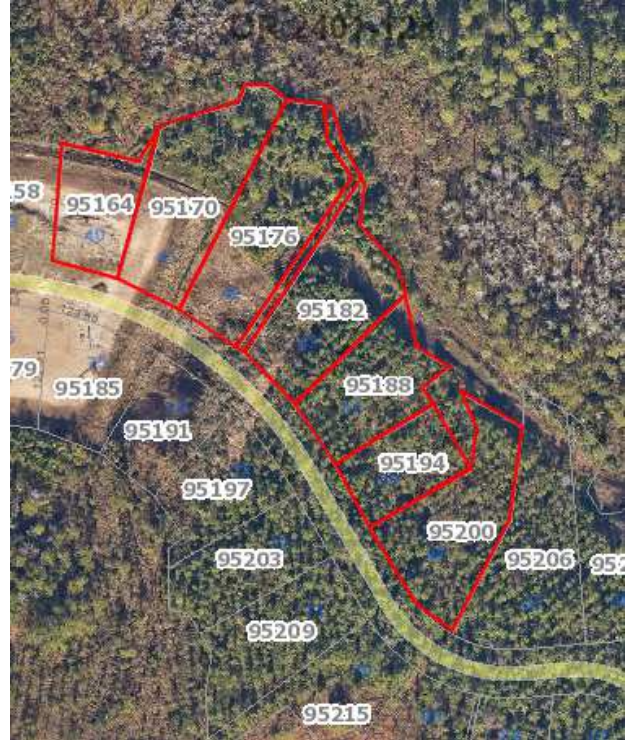
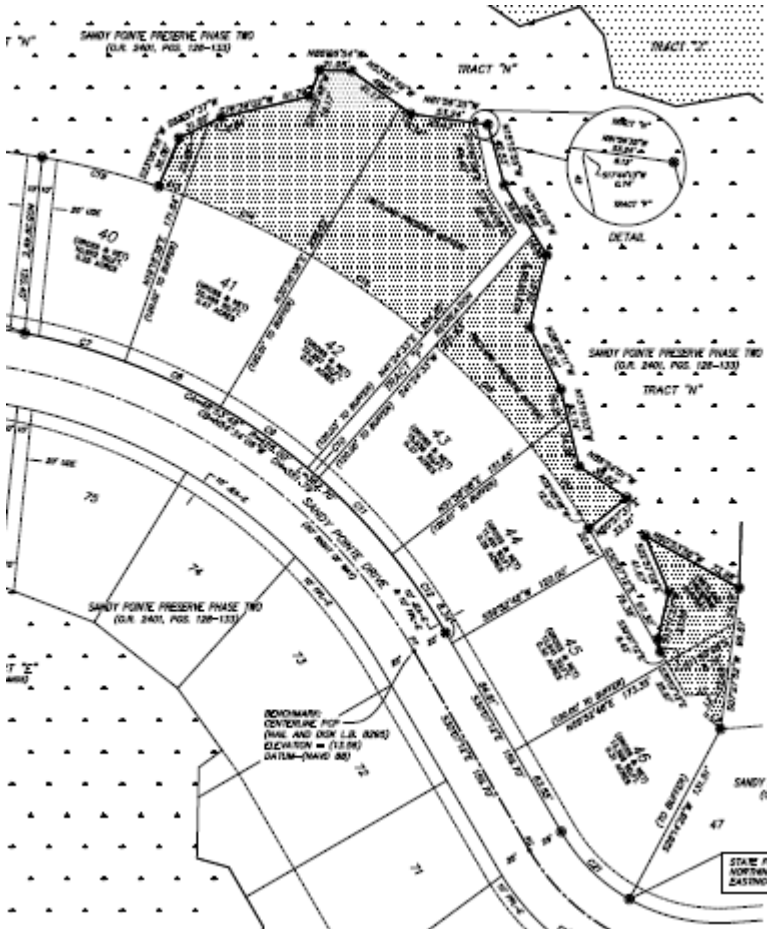
The Sandy Pointe Preserve subdivision is located approximately 1.25 miles south of State Road 200/A1A on the east side of Old Nassauville Road. The property is zoned Residential Single-Family-2 (RS-2) with a Future Land Use Map designation of Low Density Residential.

Phases One and Two account for 121 single-family building sites on approximately 81 acres. Of the 81 acres, 28.5 is being preserved as natural area. Phase 1 included 69 single-family building sites on approximately 24.2 acres. The plat and engineering plans for Phase 1 were approved by the DRC on February 6, 2018.

Phase 2 consists of 52 lots on 47.2 acres. The original plat and its companion Site Engineering Plan were approved on November 12, 2019. The gated community consists of mainly quarter acre lots with extensive wetlands surrounding each phase. Although the minimum allowable lot width is 75 feet and the minimum lot size is 8,700 square feet, most of the lots exceed this requirement.

Sandy Pointe Preserve utilized the Special Requirement in Section 9.07 of the RS-2 zoning code that allows smaller setbacks and larger lot coverage when the subdivision "preserves at least 30% of the gross site area as natural areas or recreation lands outside of any building site, storm water management facility, and perimeter landscape area, utility area/easement or right-of-way." Therefore, minimum setbacks are 15 front, 5 side, and 10 rear with a 50% maximum allowable lot coverage and a 40-foot maximum building height.

The replat will reposition and correct the lot lines of lots 40 through 46 that were incorrectly configured according to a preliminary plan set instead of the final set.



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 Director.

CONCLUSION

Staff recommends approval of PL21-012, Sandy Pointe Preserve Phase 2 Final Replat.