



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

Elizabeth Backe, AICP, Planning Director  
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**MEMORANDUM**

Date: September 12, 2024

To: Taco Pope, County Manager  
Denise May, Esq., County Attorney  
Robert Companion, Deputy County Manager – County Engineer  
Keith Ellis, Building Official

From: Elizabeth Backe, Planning Director

Subject: Monitoring Report for Nassau Crossing Planned Unit Development (Interim)

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The Nassau Crossing PUD may include up to 350 single-family or townhouse units and 450 multi-family units, 150,000 square feet of commercial office and 150,000 square feet of commercial retail, a 13- acre public park (dedicated to the County) and associated open space and private recreation amenities on approximately 196.79 acres.

The Nassau Crossing PUD was adopted in December 2017 in Ordinance 2017-42. It was amended in November 2018 in Ordinance 2018-45, which adjusted lot area and setback requirements and the phasing schedule for the community park; and in September 2020 in Ordinance 2020-29, which allowed for institutional/ civic uses on a 9- acre site in parcel A. Parcel C has been dedicated to the County for use as a public park.

As of September 12, 2024, approximately 347 units (231 SF, 116 TH) had been completed and issued certificates of occupancy in the PUD. In addition, the park and trail commitments have been completed for Parcel C. No non-residential square footage has been completed but is anticipated in the development of Parcel B.

FD23-004 is the proposed final development plan (FDP) for Parcel B. This FDP calls for 360 multi-family units, 77,250 square feet of retail space, 49,250 square feet of office space, 17 cottage units (multi-family live/work units), and associated infrastructure and open space. Regarding the 377 total multi-family units, 15% or 57 units shall be affordable at 80% AMI or less. In addition, a clubhouse, dog park, future transit area, park area, public art component, and trail system are included in the FDP submission. This FDP is anticipated to be considered for approval by the PZB on 9/17/24 and by the BOCC on 10/14/24.

Present commitments to be completed by the development pursuant to the development order include:

1. A cost sharing of up to 50% of the cost to construct a roundabout at the intersection of William Burgess Boulevard and Harts Road. The total cost incurred by the applicant shall not exceed \$402,000 (Note: Applicant shall not be required to construct the roundabout until such time as the County is prepared to provide their share of the cost. If the County chooses to not participate in cost share, applicant shall only be required to construct the minimum improvements (i.e. turn lanes, signalization, etc.) as deemed necessary by a traffic study.
2. Reconstruct William Burgess Boulevard from Harts Road to US Hwy 17 in accordance with the Boulevard Street Type. This includes placing overhead utilities underground (or relocated), sidewalk zones, on-street parking, streetscaping, street furniture and stub-outs for all cross-streets.
3. The Applicant shall construct or cause to be constructed a pedestrian crossing of the rail-line at the intersection of the railroad right-of-way and the right-of-way of William Burgess Boulevard.

Please see the attached pages for detailed information on approvals and developer commitments within this PUD.

## Nassau Crossing

### Location Information

**Location:** Yulee  
**Commission District:** 3  
**FLUM:** MDR/COM/CSV  
**Area (Ac):** 196.79

### Developer/Managing Entity

**Name:** Patriot Ridge LLP  
**Address:** 12443 San Jose Blvd. Ste. 504  
**City ST Zip:** Jacksonville, FL 32034  
**Contact Name:** Greg Matovina  
**Contact Phone:** (904)993-2857  
**Contact E-mail:** gmatovina@matovina.com

### Development Order

**Adopted in Ord.:** 2017-42  
**Amended in Ord.:** 2018-45  
2020-29

### Development Program

Type	Units/Sq.ft.
SF Residential	350 units
MF Residential	450 units
Commercial Retail	150,000 sq. ft.
Office	150,000 sq. ft.

### Phasing Schedule:

See Developer Commitments Table on following page.

### FDPs Approved

App#	Name/Phase	Units/Sq. ft	Date Approved
FD18-010	Nassau Crossing Parcel A & C	350 units	11/26/2018
FD23-004	Nassau Crossing Parcel B	360 MF units, 17 Live/Work MF units, 77,250 sqft of retail, 49,250 sqft office	-

### SEPs Approved

App#	Name/Phase	Units/Sq. ft	Date Approved
SP18-023	Nassau Crossing Single Family	232 units	12/10/2019
SP19-014	Nassau Crossing Townhomes	118 units	3/24/2020
SP19-029	Nassau Crossing Comm. Park	n/a	1/13/2021

### Plats Approved

App#	Name/Phase	Units/Sq. ft	Date Recorded	Book/ Page
PL19-005	Nassau Crossing Phase 1	132 units	3/4/2020	2344/490
PL19-022	Nassau Crossing Townhomes Ph. 1	65 units	7/28/2020	2379/142
PL20-015	Nassau Crossing Townhomes Ph. 2	53 units	8/11/2021	2486/1754
PL21-003	Nassau Crossing Phase 2	100 units	7/23/2021	2481/1580

Nassau Crossing

Developer Commitments

Commitments	Schedule*		Status/Action	Notes
Community Park: Dedication of Parcel C	Prior to approval of first FDP		Completed	Parcel C has been dedicated to public recreation and community based social purposes. Verified as of October 2019.
Multi-Use Trails Phase 1: North-South Trail	Prior to issuance of the 100th CO		Completed	A multi-use trail running on a north-south axis providing for continuous connectivity from the northwesterly most entrance of the development to the intersection with the trail segment running on an east-west axis (See Figure 14 of PUD Document). Verified completed as of July 2021.
Community Park Phase 1: Open Play Field	Prior to issuance of the 100th CO or 10 mos. After SEP approval		Completed	Clear, grub, level, seed or sod, and irrigate the open field area located in Parcel C. Provide a temporary, handicap parking area, and grassed parking area in proximity to the open play field.
Community Park Phase 1: Children’s Play Area/Tot Lot	Prior to issuance of the 100th CO or 10 mos. After SEP approval		Completed	A children’s play area and a tot lot (with age separation)within Parcel C
Community Park Phase 2: Restrooms,Water Fountain, Gazebo	Prior to issuance of the 200th CO or 10 mos. After SEP approval		Completed	Bicycle racks, restroom facilities, water fountain, and at least one covered gazebo/structure within Parcel C
Community Park Phase 2: Internal Trail System/Plaza Improvements	Prior to issuance of the 200th CO or 10 mos. After SEP approval		Completed	Completion of the internal looping trail system within Parcel C. In lieu of completing the trail system in the southwest upland area of Parcel C, the Applicant may make improvements of equal value to the plaza area as depicted in Figure 12. (See Figure 12 of PUD Document).
Multi-Use Trails Phase 2: East-West Trail	Prior to issuance of the 200th CO		Completed	A multi-use trail along an east-west axis parallel to William Burgess Boulevard within Parcel C (See Figure 14 of PUD Document).
Multi Use Trails Phase 2: Elevated Boardwalk or Harts Rd Trail	Prior to issuance of the 200th CO		Completed	An elevated boardwalk with a minimum width of eight(8) feet between pylons/rails crossing the wetland within Parcel C (See Figure 12 of PUD Document) or; A multi-use trail running parallel and adjacent to Harts Road from the intersection with William Burgess Boulevard accessing the southwesterly most extent of Nassau Crossing PUD
Roadway Dev. Phase 1: Wm. Burgess Blvd-Harts Rd Roundabout	Prior to issuance of the 200th CO or commencement of Parcel B Constr.		In Progress	A cost sharing of up to 50% of the cost to construct a roundabout at the intersection of William Burgess Boulevard and Harts Road. The total cost incurred by the applicant shall not exceed \$402,000 (Note: Applicant shall not be required to construct the roundabout until such time as the County is prepared to provide their share of the cost. If the County chooses to not participate in cost share, applicant shall only be required to construct the minimum improvements (i.e. turn lanes, signalization, etc.) as deemed necessary by a traffic study.
Community Park Phase 3: Youth Soccer Fields (2)	Prior to issuance of the 350th CO or 10 mos. After SEP approval		Completed	Two youth soccer fields and associated supporting infrastructure (See Figure 12 of PUD Document).
Community Park Phase 3: Outdoor Fitness Stations	Prior to issuance of the 350th CO or 10 mos. After SEP approval		Completed	A series of at least five outdoor fitness stations (See Figure 12 of PUD Document).
Community Park Phase 3: Additional Covered Areas	Prior to issuance of the 350th CO or 10 mos. After SEP approval		Completed	At least one (1) additional gazebos/covered area and three (3) picnic stations.
Community Park Phase 4: Social Space and Viewing Platforms	Prior to issuance of the 350th CO or 10 mos. After SEP approval		Completed	Clear, grub, level, seed, sod and irrigate the outdoor social space as depicted in Figure 12. Construct viewing platforms as depicted in Figure 12.
Multi-Use Trails Phase 3: Wm. Burgess Blvd. Trail	Prior to issuance of the 350th CO		Completed	A multi-use trail from the intersection of William Burgess Boulevard and Harts Road north within the right-of-way of William Burgess Boulevard to the Cook property (See Figure 14 of PUD Document)
Roadway Dev. Phase 2: Reconstruction of Wm. Burgess Blvd.	Commencement of Parcel B Constr.		Not Completed	Reconstruct William Burgess Boulevard from Harts Road to US Hwy 17 in accordance with the Boulevard Street Type defined in Figure 16 page 23. This includes placing overhead utilities underground (or relocated), sidewalk zones, on-street parking, streetscaping, street furniture and stub-outs for all cross-streets.
Multi-Use Trails Phase 4: Pedestrian RR crossing	Prior to issuance of the 350th CO or at time of WBB reconstruction		Not Completed	The Applicant shall construct or cause to be constructed a pedestrian crossing of the rail-line at the intersection of the rail road right-of-way and the right-of-way of William Burgess Boulevard. See Figure 14.

\* See Development order for alternative phase timings