



APPLICATION FOR FINAL DEVELOPMENT PLAN FOR PUD

APPLICATION & SURROUNDING AREA INFORMATION

OWNER/APPLICANT:	Patriot Ridge LLP			
AGENT:	England-Thims & Miller, Inc.			
REQUESTED ACTION:	Approval of Final Development Plan for Nassau Crossing PUD – Parcel B (Ord. 2017-42, as amended)			
LOCATION:	On the north side of William Burgess Blvd, east of North Harts Road.			
PARCEL ID:	42-2N-27-0000-0003-0060			
CURRENT LAND USE AND ZONING:	COM/CSV I + PUD (Transect 5)			
EXISTING USES ON SITE:	Undeveloped			
AREA:	35.13 acres			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Townhomes/Wetlands	PUD	MDR/CSV I
	South	Nassau Crossing Community Park	PUD	COM/CSV I
	East	Undeveloped	IW	COM/IND
	West	Single-family residences	RS-1	MDR

\*\*\* 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 Department Office. \*\*\*

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

FD23-004 is the proposed Final Development Plan (FDP) for Nassau Crossing Planned Unit Development (PUD) Parcel B. The total entitlement for Parcel B, as specified in Ord. 2020-29, is not to exceed the following: 450 multi-family units (15% of which shall be affordable), 150,000 square feet of retail space, and 150,000 square feet of office space. The proposed FDP for Parcel B 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.



Figure 1: Aerial Map



The Nassau Crossing PUD is located within the William Burgess Mixed-Use Activity Center Overlay District (WBD), designated in Future Land Use Policy FL.02.05. Located between I-95 and US 17 on the south side of SR200, development within the William Burgess Mixed Use Activity Center shall promote sustainable, compact mixed-use development.

Specific incentives and design guidelines were adopted into the WBD's Vision Book, adopted by reference into this PUD's development order, Ord. 2020-29. The Ordinance incorporates the following goals and principles for development within the PUD that are consistent with the overlay:

- A high level of interconnectivity of multiple modes of transportation to redirect traffic and alleviate the burden on SR 200/A1A.
- Higher density, mixed use development that provides a strong work-life balance and opportunities for affordable housing and economic development.
- Strong pedestrian and bicycle orientation that also welcomes potential commuter rail along the US Hwy 17 Corridor.
- High quality public spaces that create opportunities for cultural experiences and outdoor interaction, entertainment, and play for all ages and ability levels.
- Diversity of land uses, spaces, building types and styles designed to create a sustainable, compact development and community.
- Serve as a template for the creation of a Mixed-Use Future Land Use Category and mixed-use zoning districts that will serve to guide other compact nodes of development.

It is the intent of the WBD and the Nassau Crossing PUD to create a sense of place in the form of a compact mixed-use walkable community, designed at a pedestrian scale, that promotes strong social ties and the cultivation of 'community' through the application of sound land-use planning, urban design and placemaking techniques. The final development plan submission for Parcel B achieves these goals and principles.

FD18-010 was submitted and approved for Parcel A and C in November 2018. FD18-010 included the single-family home and townhome area and Nassau Crossing Community Park. FD23-004 represents the remaining portion of development in Parcel B for the Nassau Crossing PUD which includes a mixed-use village center. PUD commitments remain for this development and are further detailed in this staff report.

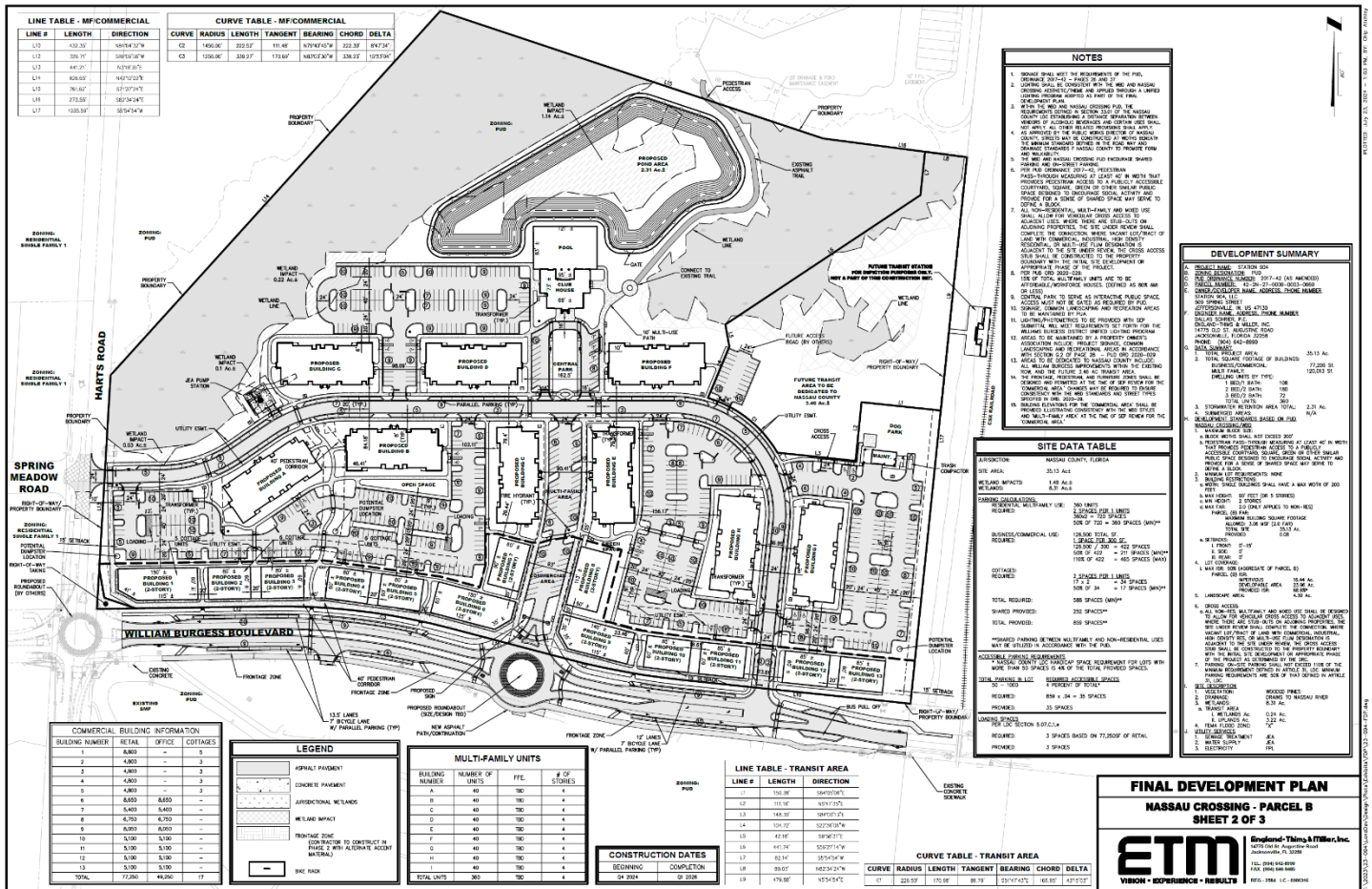


Figure 2: Final Development Plan (Approved by DRC 7/30/24) (ETM)

Below is a summary of the major requirements of the PUD development order that are applicable to these segments.

- Prior to issuance of the 200th CO or commencement of Parcel B Construction - 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. **Site Plan approval was granted. Construction has not commenced.**
- Commencement of Parcel B Construction - 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. **Construction has not commenced.**





## PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

STAFF REPORT  
Planning + Zoning Board

FD23-004

September 17, 2024

- Prior to issuance of the 350th CO or at time of WBB reconstruction - 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. **Construction has not commenced.**

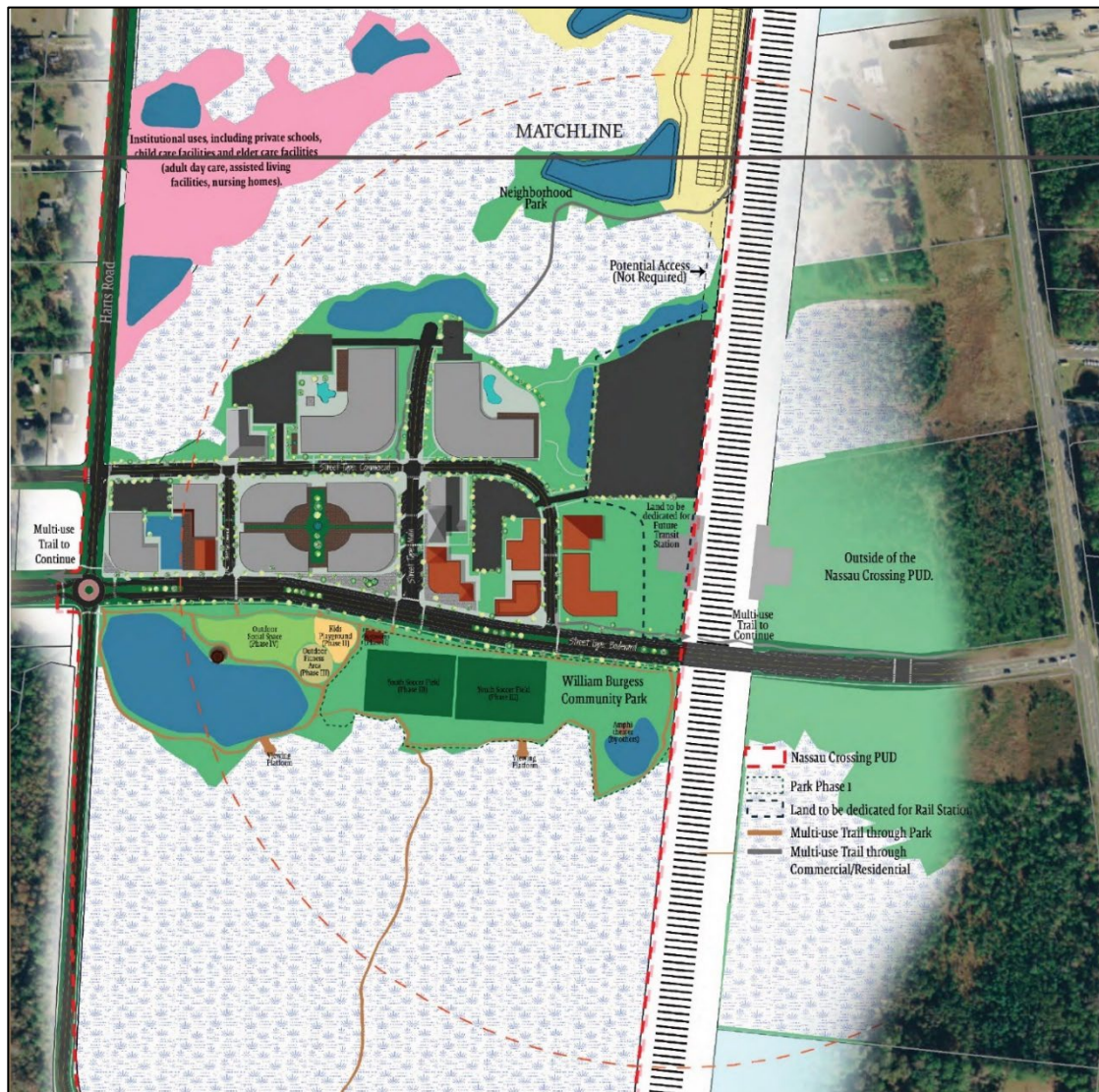


Figure 3: Preliminary Development Plan (Ordinance 2020-29 – Parcel B & C)



**CONSISTENCY WITH THE LAND DEVELOPMENT CODE**

The proposed FDP has been reviewed by County staff and has been found to be consistent with the requirements for an FDP pursuant to Land Development Code Sec. 5.07(C)(2), Site Development Plan Review, Submission Requirements; and Sec. 25.05(F), Planned Unit Development: PUD, Procedures.

**CONSISTENCY WITH APPROVED PUD DEVELOPMENT ORDER**

The proposed FDP is consistent with the adopted Preliminary Development Plan (PDP) found in Ordinance 2020-29. The proposed FDP is consistent with the adopted PUD conditions of the Nassau Crossing PUD, adopted in Ordinance 2017-42, as amended in November 2018 in Ord. 2018-45; and as amended in September 2020 in Ord. 2020-29.

Land Development Code	Determination of Consistency
LDC 5.07 (C)(2)	√
LDC 25.05 (F)	√

Development Order	Determination of Consistency
PUD Written Conditions Ord. 2017-42, as amended.	√
PUD PDP Ord. 2020-29	√

**CONCLUSION AND RECOMMENDATION**

Based on the findings described above, Staff recommends APPROVAL of application FD23-004, the Final Development Plan for Parcel B of the Nassau Crossing Planned Unit Development.