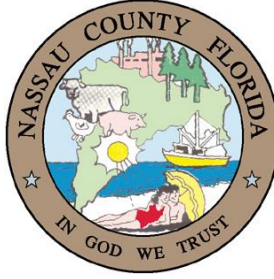


Nassau County
Planning and Economic Opportunity
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Date of Hearing: May 7, 2019

Public Hearing Number: FD18-011 (Final Development Plan)

A. General Information

Applicant: Patriot Ridge LLP, Owner;
Gregory E. Matovina, Agent

Request: Approval of Final Development Plan for Nassau
Station Planned Unit Development (PUD) (Ord.
2018-43)

Applicable Regulations: Sec. 5.07 and Article 25 of the Nassau County Land
Development Code

B. Site Information

Site Area: 40.69 acres

Location: On the north and south sides of William Burgess
Blvd. between Harvester Street and Harts Road.
Parcel ID #s 08-2N-27-0000-0002-0030 and 08-2N-
27-0000-0002-0040.

C. Background

FD18-011 is the proposed Final Development Plan for Parcels "A" and "C" of the Nassau Station PUD; 83 residential units, community park, a multi-use trail system that will connect throughout the development as well as to external trail networks; and other associated recreation and open space at the location described above.

The Nassau Station PUD was originally approved by Ordinance 2018-43 with a maximum development program of up to up to 88 single family residential units, 48 multi-family residential units, 20,000 square feet of office space, and 20,000 square feet of retail space.

It is the intent of the Nassau Station 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.

Exactions, requirements and conditions are required for construction of Parcels "A" and "C" by the adopted Development Order for the Nassau Station PUD. Are detailed in the schedule of required improvements attached here as Attachment "A".

Dedication of Parcel "C" (for Recreation) is required prior to approval of this Final Development Plan. Dedication of this parcel will be contingent on a special warranty deed and an impact fee credit agreement to be approved separately by the Board of County Commissioners prior to the adoption of this plan.

D. Staff Findings

1. The proposed Final Development Plan (FDP) for the Nassau Station PUD (Parcels "A" and "C") has been reviewed by County staff and has been found consistent with the requirements for a Final Development Plan pursuant to Sec. 5.07(C)(2) and Sec. 25.05(F) of the County's Land Development Code(LDC).
2. The proposed Final Development Plan (FDP) for the Nassau Station PUD (Parcels "A" and "C") is consistent with the adopted Preliminary Development Plan (PDP); and the adopted PUD conditions for the Nassau Station PUD pursuant to Article 25 of the County's Land Development Code (LDC).

E. Recommendation

Based on the findings described above, Staff recommends APPROVAL of application FD18-011, the Final Development Plan for the Nassau Station Planned Unit Development (PUD), Parcels "A" and "C".

ATTACHMENT A

Nassau Station PUD (Ord. 2018-43)

Schedule of Required Improvements

Proposed Final Development Plan for Parcels A&C

(This table illustrates improvements that will be required if a final development plan for Parcels A&C is approved with a development program of 83 SF residential dwelling units, plus public recreation, open space and social space)

Category	Phase	Completed	Requirement	Notes/Description
Recreational Amenities	Pre-Approval	Prior to the approval of first FDP	Dedication of Parcel C	Parcel C shall be dedicated to public recreation and community based social purposes
Roadway Development	Phase I	Prior to issuance of the 50th CO	Harvester Street Improvements	Dedicate a sixty foot (60') wide right-of-way for Harvester Street from William Burgess Boulevard to the southern boundary of Parcel A (so that there is a continuous connection from William Burgess Boulevard to the existing right-of-way) and construct a two (2) lane road in the right-of-way dedicated to County standards including installation of a sidewalk a minimum of five (5) feet in width along the eastern boundary of the Roadway.
Recreational Amenities	Phase I	Prior to issuance of the 75th CO	Restrooms/Icon	Restrooms including the Icon building as depicted in Exhibit "B-6"
Multi-Use Trail	Phase I	Prior to issuance of the 75th CO	East-West Trail	A multi-use trail along an east-west axis providing for continuous connectivity from the easterly and westerly boundary of the development within the William Burgess Boulevard ROW parallel and adjacent to the required on-street parking serving the park located north of the carriageway and integrating with the mid-block crossing/plaza.
Roadway Development	Phase II	Prior to issuance of the 75th CO	On-street Parking	Six (6) on-street parking stalls as depicted on the PDP and the portion of the plaza north of the carriageway of William Burgess Blvd. These stalls shall be located three (3) on either side of the mid-block crossing/plaza. The cross-section shall be consistent with the Preliminary Development Plan (see Exhibits "B-4" and "B-5"). Improvements coordinated with the recreational amenities and multi-use trail improvements