

Nassau Crossing PUD

Implementing Legislation	Effective Date	Entitlements/Uses	Phase for Exactions Required	Trigger	Exactions/Requirements/Conditions	Note	Action Status
2017-42, amended 18-45	Dec-17	350 single family attached/detached, 450 multi-family units, 300,000 sqft non-residential uses	Recreational Amenities Phase 1	100th CO, or, 100th MF unit, or, 30,000 sqft non-res COC	a)clear, grub, sod/seed, irrigate open field area located in Parcel C, b) Provide temporary, handicap parking area, and grassed parking area in proximity to the open play field, c) childrens play area and tot lot	Phase 1 improvements in Parcel C - Site Engineering Plan for Phase 1 improvements shall be approved by the DRC prior to the BOCC approving the first final plat in Nassau Crossing PUD. The phasing schedule for the park shall be on the Engineering Plans.	
			Recreational Amenities Phase 2	200th CO, or, 200th MF unit, or, 60,000 sqft non-res COC	a) Construct restroom facilities, water fountain, at least one covered gazabo/structure, b) completion of the internal looping trail system as depicted.		
			Recreational Amenities Phase 3	250th CO, or, 250th MF unit, or, 100,000 sqft non-res COC	a) Construct 2 youth soccer fields and appropriate supporting infrastrucutre (elevated and crowned to create a level playing ssurfact), the crown shall runn along the center line, goal to goal, at a slope between 1% and 1.75%. B) a series of 5 outdoor fitnessstations. c) at least 1 additional gazebo/covered area and 3 picnic tables. d)	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. PEO has the administrative discretion to approved proposed improvements to the plaza area in lieu of improvements to the southwest portion of Parcel C.	
			Recreational Amenities Phase 4	350th MF COC, or 150,000 sqft non-res COC	a) clear, grub, level, seed/sod the outdoor civic space. B) construct viewing platform		
			Park Dedication	Prior to First Plat	Parcel C shall be dedicated to Nassau County prior to the recordation of the first plat	The instrument conveying the title of the land shall include provision which limits the use of Parcel C to recreation and community based socail purposes. A separate agreement for maintenance shall be executed prior to the first final plat approval	
			Trail Amenities Phase 1	100th CO, or, 100th MF unit, or, 30,000 sqft non-res COC	a)The Applicant shall construct or cause to be constructed 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.	The exact location of the trail through Parcel B may shift but shall be designed in such a manner as to provide easy accessibility to residents and the general public.	
			Trail Amenities Phase 2	200th CO, or, 200th MF unit, or, 60,000 sqft non-res COC	a. The Applicant shall construct or cause to be constructed an elevated boardwalk with a minimum width of eight(8) feet between pylons/rails crossing the wetland within Parcel C, or, in the alternative, 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 unless environmental and/or topographical constraints cause the facility to be narrowed. In no instance shall the pedestrian facility be less than five(5) feet in width. The trail may be constructed on either the east or west side of Harts Road. b. The Applicant shall construct or cause to be constructed a multi-use trail along an east-west axis parallel to William Burgess Boulevard within Parcel C.		
			Trail Amenities Phase 3	250th CO, or, 250th MF unit, or, 100,000 sqft non-res COC	The Applicant shall construct or cause to be constructed 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 (Nassau Station)		
			Trail Amenities Phase 4	350th MF COC, or 150,000 sqft non-res COC, William Burgess Redevelopment	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.		
			Roadway Improvement	200th CO, or, 200th MF unit, or, 60,000 sqft non-res COC	The Applicant shall participate in a cost sharing of up to 50% of the cost to construct of a roundabout at the intersection of William Burgess Boulevard and Harts Road. The total cost incurred by the applicant shall not exceeds \$402,000. If ROW is necessary to construct the roundabout the land shall be reserved in Parcel B and Parcel C respectively. The County may choose, at the County's sole discretion, to not participate in the cost sharing of the roundabout. If the County chooses not to participate, the Applicant shall not be required to construct the roundabout until such time as the County is prepared to provide their share of the cost. Nothing herein shall prevent the Applicant or the County from constructing the roundabout earlier than the 200th CO if the County or Applicant desire to provide for the full cost of construction. If the County chooses to not participate in the cost share for the roundabout the applicant/owner shall only be required to construct the minimum improvements (i.e. turn lanes, signalization, etc)as deemed necessary by a traffic study.		
			Roadway Improvement	Any Development in Parcel B	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. If the traffic circle at William Burgess Boulevard and Harts Road is not complete, the construction shall be completed in such a way that the roundabout can be easily added as funds are available.		
			Transit Station	Within 180 days of a written request from County Manager	Within 180 of a written request, the appliant shall deed the land area associated with the commuter rail station and shared parking facility by an instrument approved by the BOCC.		