



APPLICATION FOR FINAL PLAT

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT: PATRIOT RIDGE, LLP

AGENT: MANZIE & DRAKE LAND SURVEYING

REQUESTED ACTION: FINAL PLAT APPROVAL FOR NASSAU CROSSING PHASE ONE

APPLICABLE REGULATIONS: Sec. 5.07 and Article 25 of the *Land Development Code (LDC)*, Chapter 29 of the Nassau County Code of Laws and Ordinance 2017-42 amended by Ordinance 2018-45.

RELATED APPLICATIONS: N/A

LOCATION: BETWEEN HARTS ROAD AND THE CSX RAILROAD

DIRECTIONS: FROM US-17 AND STATE ROAD 200/A1A HEAD WEST FOR ONE THIRD OF A MILE. MAKE A LEFT ON HARTS ROAD AND TRAVEL APPROXIMATELY ONE-HALF MILE TO NASSAU CROSSING WAY. MAKE A LEFT INTO NASSAU CROSSING PHASE ONE.

PARCEL ID: 42-2N-27-0000-0003-0060

AREA: 39.12 ACRES

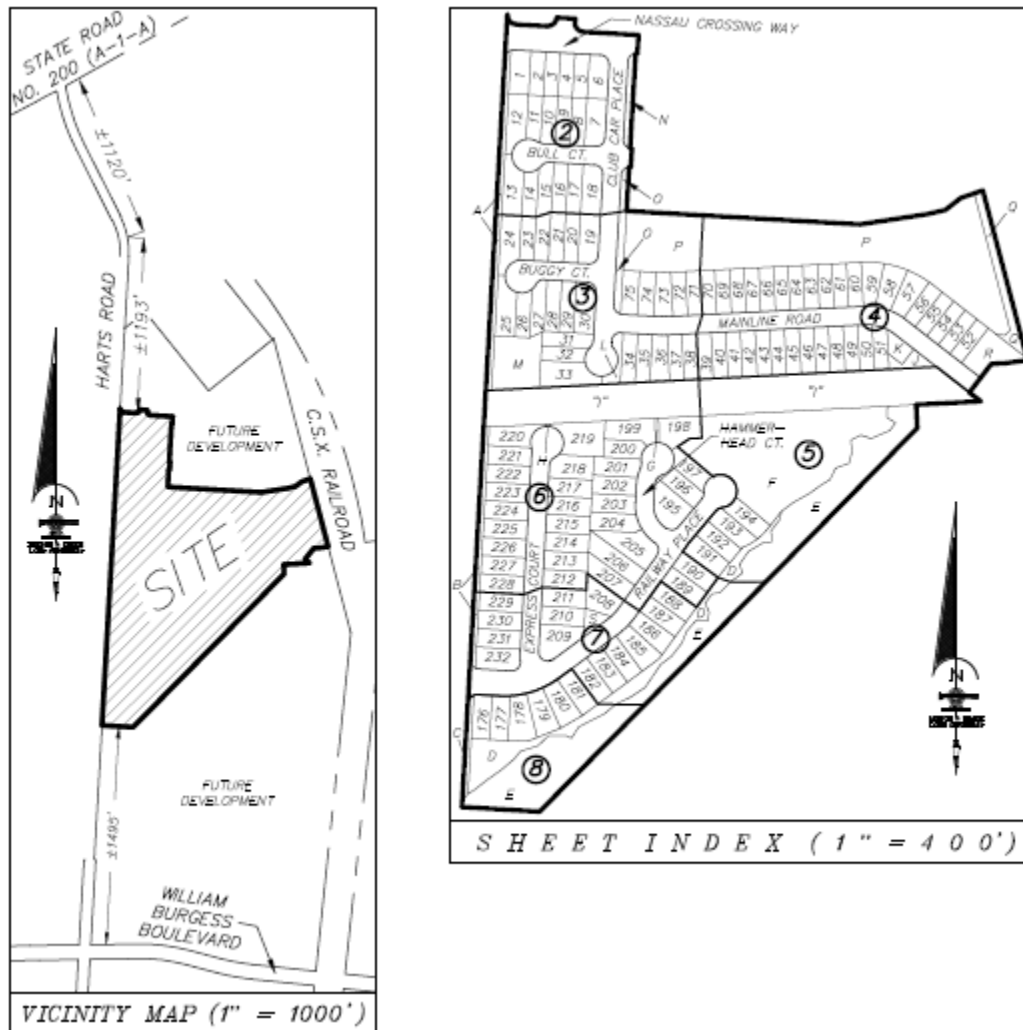
*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The Nassau Crossing Phase One plat is part of the Nassau Crossing PUD, which is located in the William Burgess District. The Nassau Crossing PUD consists of 350 single-family units, 450 multifamily units and 300,000 square feet of non-residential uses. A large community park, sidewalks, streetlights, nature trail, and commuter transit station will provide a variety of amenities to the subdivision and surrounding William Burgess District.

The Nassau Crossing Phase One plat consists of 132 single family lots on 39.12 acres. The preliminary plat was approved on January 7, 2020 and the accompanying site engineering plan, SP18-023, was approved on July 16, 2019.

Future development will consist of townhomes and mixed use, commercial/retail space. The community park site plan has been approved and is under construction.



CONSISTENCY WITH THE LAND DEVELOPMENT CODE

Sec. 5.07 and Article 25 of the *Land Development Code (LDC)*, Chapter 29 of the Nassau County Code of Laws and Ordinances and (Ordinance 2017-42 amended by Ordinance 2018-45).

CONCLUSION

Staff recommends board approval of PL19-005, Nassau Crossing Phase One Final Plat for recordation.

Submitted by: Naomi Braff, Planner I