STAFF REPORT Planning + Zoning Board FD18-012 February 18, 2020

# **APPLICATION FOR FINAL DEVELOPMENT PLAN (PUD)**

#### **APPLICATION & SURROUNDING AREA INFORMATION:**

OWNER/APPLICANT:	Southport F	inancial Services, Inc.						
AGENT:	Prosser, Inc.							
REQUESTED ACTION:	Approve the Final Development Plan for the Concourse Crossing FDP, Phases 1&2							
LOCATION:	Northwest and southwest corner of Amelia Concourse and CR-107							
PARCEL ID:	29-2N-28-0000-0004-0000, 29-2N-28-0000-0004-0010, 32-2N-28-0000-0001-0040							
CURRENT LAND USE + ZONING:	HDR, MDR/PUD							
Existing Uses on Site:	Vacant							
AREA:	51.22 ac							
ADJACENT PROPERTIES:	<u>Direction</u>	Existing Use(s)	<u>Zoning</u>	<u>FLUM</u>				
	North	Residential/Vacant	OR	MDR				
	South	Vacant	OR	LDR				
	East	Vacant	PUD	LDR				
	West	Residential	PUD	HDR/MDR/LDR				

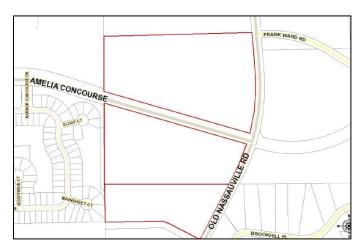
<sup>\*\*\*</sup> All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department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

# SUMMARY OF REQUEST AND BACKGROUND INFORMATION

FD18-012 is the Final Development Plan (FDP) for Phases 1 & 2 of the Concourse Crossing Planned Unit Development (PUD), which includes 105 single family residential units and 38 townhome units, local parks, and associated infrastructure at the location described above. The parcels associated with Phases 1 & 2, located at the northwest and southwest corner of Amelia Concourse and CR-107, are identified in the PUD as Parcels A, B, and C.

The Concourse Crossing PUD was approved by Ordinance 2019-18 for up to 247 single family attached and detached dwelling units. The PUD also includes interior neighborhood parks, multi-use trails, and right-of-way dedication to Nassau County.

The following exactions, requirements and conditions are required for construction of Phases 1&2 by the adopted





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Development Order for Concourse Crossing PUD (See Attachment A):

- Multi-use trails adjacent to the roadway and internal to the development are required with each phase. These trails, and details, are shown on the FDP.
- Neighborhood parks within each parcel are required to be constructed with each phase. These parks are shown on the FDP and more detail will be provided with the Site Engineering Plans.
- Dedication of a 110' wide right-of-way Amelia Concourse Extension is required prior to the first Final Development Plan being approved. This ROW has been dedicated to Nassau County, a copy of the deed is attached as Attachment B.
- Community Park Contribution This PUD was approved to utilize a fee-in-lieu system to account for its recreation level of service standards as defined in the Nassau County Comprehensive Plan. The fee-in-lieu payment, based on the Nassau County Park Amenity Estimates Study prepared by GAI Consultants, and adopted by the Board of County Commissioners, shall be made to the county prior to the first vertical construction building permit approval.

#### CONSISTENCY WITH THE LAND DEVELOPMENT CODE

• The proposed Final Development Plan (FDP) for the Concourse Crossing PUD Phases 1&2 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).

# CONSISTENCY WITH APPROVED PUD DEVELOPMENT ORDER

The proposed Final Development Plan (FDP) for the Concourse Crossing PUD Phases 1&2 is consistent
with the adopted Preliminary Development Plan (PDP); and the adopted PUD conditions for the
Concourse Crossing PUD (Ord. 2019-018) pursuant to Article 25 of the County's Land Development Code
(LDC).

# **CONCLUSION**

• Based on the findings described above, Staff recommends APPROVAL of application FD18-012, the Final Development Plan for the Concourse Crossing Planned Unit Development (PUD), Phases 1&2.

Kailey Saver, AICP Senior Planner

# Attachment A

Concourse Crossing PUD											
Implementing		Entitlements/U									
Legislation	Effective Date	ses	Exactions/Requirements/Conditions	Trigger		Action	Note				
		247 dwelling units: 38 townhomes, 209 single family detached	Recreation fee-in-lieu contribution	Prior to the first permit for vertical construction			Prior to the first building permit being issued for home construction, payment required in a manner approved by the County Attorney.				
				Within 6 months of written request from the County							
			Dedication of 60' ROW in Parcel C	Manager		Complete					
			Multi-use trails	To be constructed with adjacent development.			To be constructed with each phase of development, adjacent to CR-107, internal to development, or along the Amelia Concourse Extension				
			Neighborhood Parks	Prior to construction of half of the parcel units			To be constructed with each phase of development. They may include: greens, sidewalks, gazebos, picnic tables, plantings, benches, or similar				
Ord. 2019-018	24-Jun-19			The earlier of: The approval of the first Final							
			Dedication of 110' Amelia Concourse	Development Plan, or within 6 months of written							
			Extension	request from the County Manager		Complete					
			Construct 2-lane extension of Amelia Concourse including sidewalk on one side and multi-use path on the other side, and intersection improvements	Within 6 months approval of Parcel D Engineering Plans			To be completed with Phase 3 Construction				
			Gateway monuments (3) at CR-107 and Amelia Concourse, with plan for County Review	Prior to the construction of any signage within the development			No signage shall be approved prior to a master signage plan being reviewed and approved by PEO Staff.				
			Replacement of mitigation land east of CR- 107 for release of conservation easement	In conjunction with assistance from the county to release the easement, within 6 months of written request from developer			The County is responsible for helping to release the conservation easement.				
			Reconstruct the joint-use pond and 30' easement south of Amelia Concourse	Within 6 months of approval of Parcel C Engineering Plans			To be constructed with Phase 1 Engineering Plans				