



## APPLICATION FOR FINAL DEVELOPMENT PLAN (PUD)

### APPLICATION & SURROUNDING AREA INFORMATION:

|                                   |                                                                               |                        |               |             |
|-----------------------------------|-------------------------------------------------------------------------------|------------------------|---------------|-------------|
| <b>OWNER/APPLICANT:</b>           | Southport Financial Services, Inc.                                            |                        |               |             |
| <b>AGENT:</b>                     | Prosser, Inc.                                                                 |                        |               |             |
| <b>REQUESTED ACTION:</b>          | Approve the Final Development Plan for the Concourse Crossing FDP, Phases 1&2 |                        |               |             |
| <b>LOCATION:</b>                  | Northwest and southwest corner of Amelia Concourse and CR-107                 |                        |               |             |
| <b>PARCEL ID:</b>                 | 29-2N-28-0000-0004-0000, 29-2N-28-0000-0004-0010, 32-2N-28-0000-0001-0040     |                        |               |             |
| <b>CURRENT LAND USE + ZONING:</b> | HDR, MDR/PUD                                                                  |                        |               |             |
| <b>EXISTING USES ON SITE:</b>     | Vacant                                                                        |                        |               |             |
| <b>AREA:</b>                      | 51.22 ac                                                                      |                        |               |             |
| <b>ADJACENT PROPERTIES:</b>       | <u>Direction</u>                                                              | <u>Existing Use(s)</u> | <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 |

\*\*\* 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





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**

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- 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**

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- 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**

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- 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.

A handwritten signature in blue ink that reads "Kailey Saver".

Kailey Saver, AICP  
Senior Planner

## Attachment A

| Concourse Crossing PUD   |                |                                                              |                                                                                                                                                   |                                                                                                                                 |  |          |                                                                                                                                               |
|--------------------------|----------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|--|----------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Implementing Legislation | Effective Date | Entitlements/Uses                                            | Exactions/Requirements/Conditions                                                                                                                 | Trigger                                                                                                                         |  | Action   | Note                                                                                                                                          |
| Ord. 2019-018            | 24-Jun-19      | 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.          |
|                          |                |                                                              | Dedication of 60' ROW in Parcel C                                                                                                                 | Within 6 months of written request from the County 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 |
|                          |                |                                                              | Dedication of 110' Amelia Concourse Extension                                                                                                     | The earlier of: The approval of the first Final Development Plan, or within 6 months of written 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                                                                                              |