



## APPLICATION FOR FINAL DEVELOPMENT PLAN (PUD)

### APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Nassau I Amelia, LLC.			
AGENT:	Prosser, Inc.			
REQUESTED ACTION:	Approve the Final Development Plan for the Concourse Crossing FDP, Phase 3			
LOCATION:	East side of CR-107, south of Frank Ward Road			
PARCEL ID:	29-2N-28-0000-0004-0030, 29-2N-28-0000-0004-0020, 29-2N-28-0000-0004-0050			
CURRENT LAND USE + ZONING:	LDR/PUD			
EXISTING USES ON SITE:	Vacant			
AREA:	33.44 ac			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Residential/Vacant	RS-1/OR	LDR
	South	Residential	OR	LDR
	East	Residential	OR	LDR
	West	Residential/Vacant	PUD	HDR/MDR

\*\*\* 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

FD19-004 is the Final Development Plan (FDP) for Phase 3 of the Concourse Crossing Planned Unit Development (PUD), which includes 104 single family residential units, a park tract, and roadways at the location described above. The parcels associated with Phase 3, located east of CR-107 at Amelia Concourse and south of Frank Ward Road, are identified in the PUD as Parcels D and E.

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 Phase 3 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 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.
- Construction of the Amelia Concourse Extension, including intersection improvements, a multi-use trail, and a sidewalk is required with the approval of the Engineering Plans for Phase 3. Prior to construction and permitting, the County is responsible for helping the developer to release the conservation easement where the extension crosses. This ROW has been dedicated to Nassau County, a copy of the deed is attached as Attachment B.
- Gateway Monuments – Concurrent with the intersection improvements for the Amelia Concourse Extension, the applicant/developer shall construct three gateway monuments, meeting the approved themed architecture and hardscaping.

**CONSISTENCY WITH THE LAND DEVELOPMENT CODE**

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- The proposed Final Development Plan (FDP) for the Concourse Crossing PUD Phase 3 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 Phase 3 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 FD19-004, the Final Development Plan for the Concourse Crossing Planned Unit Development (PUD), Phase 3.

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