



## APPLICATION FOR FINAL PLAT

### APPLICATION & SURROUNDING AREA INFORMATION:

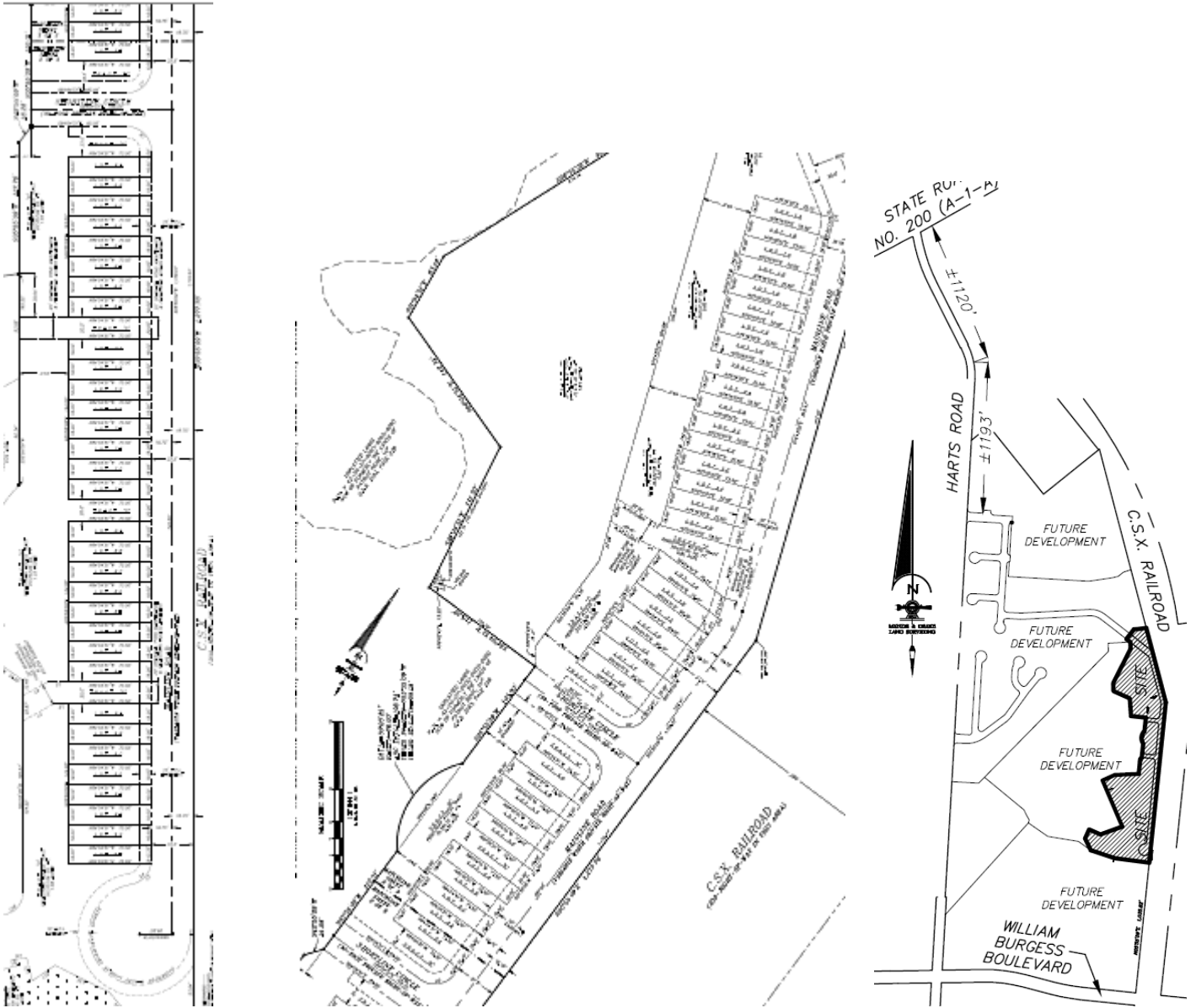
**OWNER/APPLICANT:** PATRIOT RIDGE, LLP  
**AGENT:** MANZIE & DRAKE LAND SURVEYING  
**REQUESTED ACTION:** FINAL PLAT APPROVAL FOR NASSAU CROSSING TOWNHOMES PHASE ONE  
**APPLICABLE REGULATIONS:** Sec. 5.07 and Article 25 of the *Land Development Code (LDC)*, Chapter 29 of the Nassau County Code of Laws and Ordinance 2017-42 amended by Ordinance 2018-45.  
**RELATED APPLICATIONS:** N/A  
**LOCATION:** ONE THIRD MILE SOUTH OF STATE ROAD 200/A1A, BETWEEN HARTS ROAD AND THE CSX RAILROAD  
**DIRECTIONS:** FROM I-95 AND STATE ROAD 200/A1A HEAD EAST FOR TWO AND TWO-THIRDS OF A MILE. MAKE A RIGHT ON NORTH HARTS ROAD AND HEAD SOUTH FOR ONE-QUARTER MILE TO NASSAU CROSSING WAY. MAKE A LEFT TO THE END. TURN RIGHT ON CLUB CAR PLACE AND A LEFT ON MAINLINE ROAD WHICH WILL TAKE YOU INTO PHASE ONE.  
**PARCEL ID:** 42-2N-27-0000-0003-0060  
**AREA:** 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

Nassau Crossing Townhomes Phase One plat is part of the Nassau Crossing PUD (Ordinance 2017-42 amended by Ordinance 2018-45), 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 Townhomes Phase One plat consists of 65 townhome lots and 12 tracts on approximately 12 acres. The preliminary plat was approved on March 24, 2020 and the accompanying site engineering plan, SP18-023, was approved on September 24, 2019. Adjacent future development will consist of mixed-use residential and commercial/retail space. The community park site plan is being reviewed concurrently.



#### **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 PL19-022, Nassau Crossing Townhomes Phase One Final Plat for recordation.

Submitted by: Naomi Braff, Planner I