



**APPLICATION FOR FINAL DEVELOPMENT PLAN**

**APPLICATION & SURROUNDING AREA INFORMATION:**

<b>OWNER/APPLICANT:</b>	Aileron Acquisition, LLC			
<b>AGENT:</b>	Bohler Engineering			
<b>REQUESTED ACTION:</b>	Final Development Plan for Parcel L of the Nassau Center PUD			
<b>LOCATION:</b>	96001 Lofton Square Court			
<b>PARCEL ID:</b>	01-2N-27-0000-0003-0050			
<b>CURRENT LAND USE + ZONING:</b>	PUD+COM			
<b>EXISTING USES ON SITE:</b>	Undeveloped			
<b>AREA:</b>	Approximately 1.16 acres			
<b>ADJACENT PROPERTIES:</b>	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Commercial (bank)	CI	COM
	South	Undeveloped	PUD	COM
	East	Commercial (retail)	PUD	COM
	West	Commercial (med office)	CG	COM

\*\*\* 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**

FD20-003 is the Final Development Plan (FDP) for a portion of Parcel L of the Nassau Center Planned Unit Development (PUD Ordinance 86-10, as amended), allowing for 4,650 sq. ft. convenience store with gasoline fueling station, located at 96001 Lofton Square Court, in the southeastern quadrant of the intersection of SR200/A1A and Amelia Concourse.

The Nassau Center PUD was originally adopted in 1986 (Ord. 86-10) on approximately 171 acres on the north and south sides of SR200/A1A to allow for a mix of commercial and industrial uses. The PUD was subsequently amended in Ord. 86-13, 91-15, 94-32 and 2004-02. The proposed FDP includes a portion of Parcel L as identified in the PUD preliminary development plan. The PUD development order specifies that commercial uses are permitted in Parcel L. The project complies with additional setbacks and landscape buffers required by the Land Development Code (LDC) and within the SR200/A1A Access Management Overlay (see LDC Section 35.09(B)). Correspondence has been received from utility





provider (JEA) allowing the landscape buffer within their easement and subjecting landscape plans within it to their review and approval (see March 30, 2020 letter included with agenda materials).

Mechanical equipment has been located and screened pursuant to newly adopted standards in the LDC, as required by LDC Sec. 37.05 and 37.06.

#### **CONSISTENCY WITH THE LAND DEVELOPMENT CODE**

The proposed FDP for Parcel L of the Nassau Center PUD has been reviewed by County staff and has been found consistent with the requirements for an FDP pursuant to Sec. 5.07(C)(2) and Sec. 25.05(F) of the LDC.

#### **CONSISTENCY WITH APPROVED PUD DEVELOPMENT ORDER**

The proposed FDP for a portion of Parcel L of the Nassau Center PUD is consistent with the amended and adopted PDP; and the adopted PUD conditions for the Nassau Center PUD (Ordinance 86-10, as amended) pursuant to Article 25 of the County's LDC.

#### **CONCLUSION**

Based on the findings described above, Staff recommends APPROVAL of application FD20-003, Final Development Plan for a portion of Parcel L of the Nassau Center Planned Unit Development.