



APPLICATION FOR FINAL PLAT

APPLICATION & SURROUNDING AREA INFORMATION:

Owner/Applicant: Patriot Ridge, LLP

Agent: Manzie & Drake Land Surveying

Requested Action: Approval for the Final Plat for Nassau Crossing Townhomes Phase Two

Applicable regulations: 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 North Harts Road and the CSX Railroad

Zoning/FLUM: PUD/Medium Density

Parcel ID: 42-2N-27-0000-0003-0060

Area: 24 acres

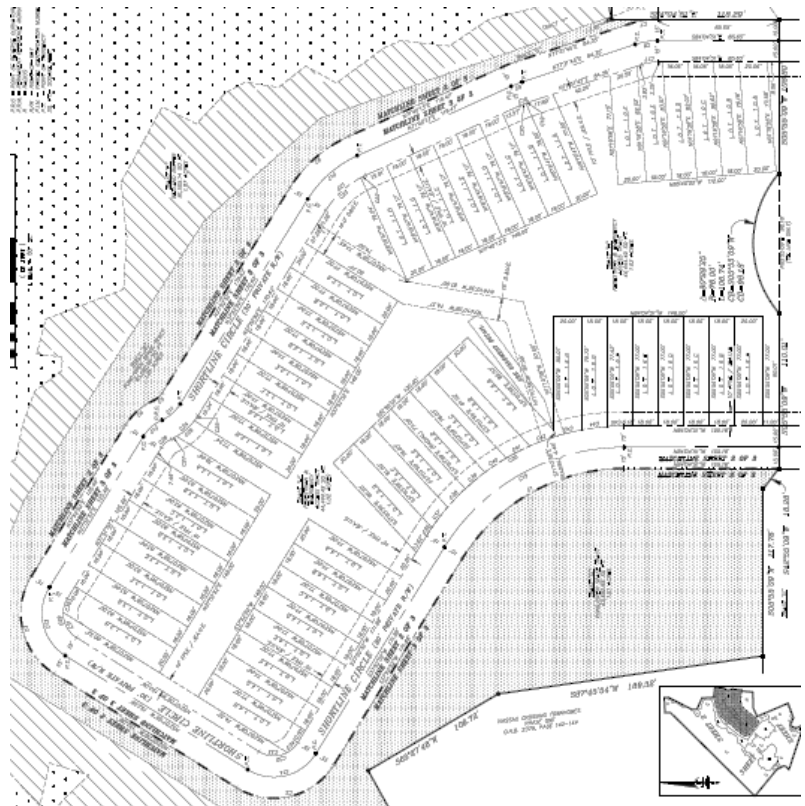
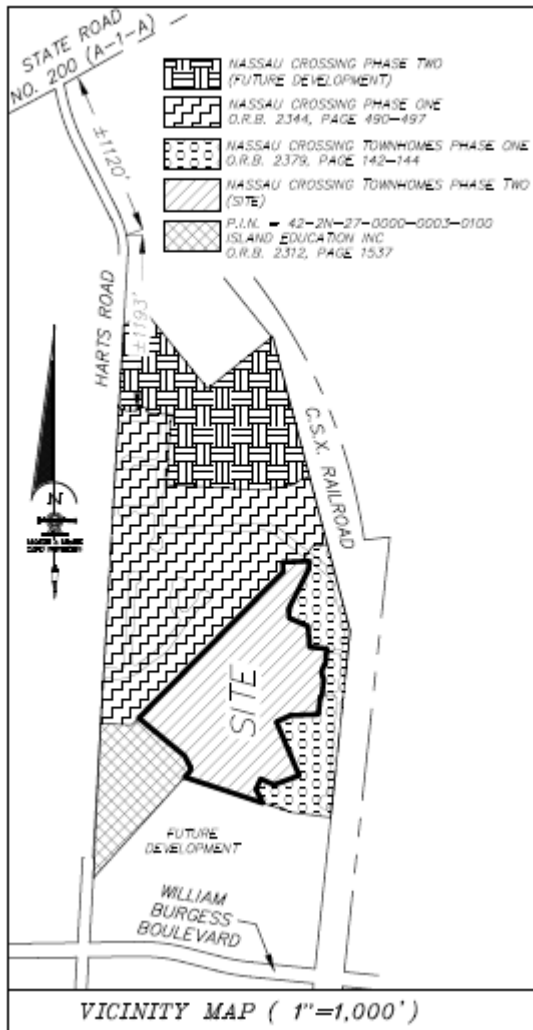
*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office.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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION



Nassau Crossing Townhomes Phase Two 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 potential future commuter transit station will provide a variety of amenities to the development and surrounding William Burgess District. Adjacent future commercial/retail space is separated from the residential section by extensive wetlands with trails connecting the two areas. The community park is currently under construction.

The Nassau Crossing Townhomes Phase Two plat consists of 53 townhome lots and 10 tracts on approximately 24 acres. The site engineering plan, SP18-023, was approved on September 24, 2019 and the accompanying preliminary plat was approved on March 9, 2021. Adjacent future development to the south will consist of mixed-use residential and commercial/retail space.



CONSISTENCY WITH THE LAND DEVELOPMENT CODE

This final plat has been reviewed for compliance with Chapter 29, Sec. 29-15. - Final plats - Subdivision and Development Review of the Nassau County Code of Laws and Ordinances. It is consistent with the preliminary plat as approved by the Planning Director.

CONCLUSION

Staff recommends board approval of PL20-015, Nassau Crossing Townhomes Phase Two Final Plat for recordation.