



MEMORANDUM

Date: July 28, 2021

To: Taco Pope, County Manager
Mike Mullin, County Attorney
Robert Companion, County Engineer
Keith Ellis, Building Official

From: Thad Crowe, Planning Director

Subject: Monitoring Report for Nassau Crossing Planned Unit Development (Interim)

The Nassau Crossing PUD may include up to 350 single-family or townhouse units and 450 multi-family units, 150,000 square feet of commercial office and 150,000 square feet of commercial retail, a 13- acre public park (dedicated to the County) and associated open space and private recreation amenities on approximately 196.79 acres.

The Nassau Crossing PUD was adopted in December 2017 in Ordinance 2017-42. It was amended in November 2018 in Ordinance 2018-45, which adjusted lot area and setback requirements and the phasing schedule for the community park; and in September 2020 in Ordinance 2020-29, which allowed for institutional/ civic uses on a 9-acre site in parcel A. Parcel C has been dedicated to the County for use as a public park.

As of July 28, 2021 approximately 93 units had been completed and issued certificates of occupancy in the PUD. No non-residential square footage has been completed.

The plat for Phase 2 of the Nassau Crossing Townhomes, comprising 53 lots is scheduled to be approved by the Board of County Commissioners on August 9, 2021.

Present commitments to be completed by the development pursuant to the development order include:

1. A multi-use trail running on a north-south axis providing for continuous connectivity from the northwesterly most entrance of the development to the intersection with the trail segment running on an east-west axis (See Figure 15 of PUD Document). **(verified completed as of 7/28/2021)**
2. Clear, grub, level, seed or sod, and irrigate the open field area located in Parcel C. Provide a temporary, handicap parking area, and grassed parking area in proximity to the open play field. (to be verified 10 months after SEP approval, i.e. Nov. 13, 2021)
3. A children's play area and a tot lot (with age separation), bicycle racks, restroom facilities, water fountain, and at least one covered gazebo/structure within Parcel C (to be verified 10 months after SEP approval, i.e. Nov. 13, 2021)

Please see the attached pages for detailed information on approvals and developer commitments within this PUD.

Nassau Crossing

Location Information

Location: Yulee
Commission District: 3
FLUM: MDR/COM/CSV
Area (Ac): 196.79

Developer/Managing Entity

Name: Patriot Ridge LLP
Address: 12443 San Jose Blvd. Ste. 504
City ST Zip: Jacksonville, FL 32034
Contact Name: Greg Matovina
Contact Phone: (904)993-2857
Contact E-mail: gmatovina@matovina.com

Development Order

Adopted in Ord.: 2017-42
Amended in Ord.: 2018-45
2020-29

Development Program

Type	Units/Sq.ft.
SF Residential	350 units
MF Residential	450 units
Commercial Retail	150,000 sq. ft.
Office	150,000 sq. ft.

Phasing Schedule:

See Developer Commitments Table on following page.

FDPs Approved

App#	Name/Phase	Units/Sq. ft	Date Approved
FD18-010	Nassau Crossing Parcel A & C	350 units	11/26/2018

SEPs Approved

App#	Name/Phase	Units/Sq. ft	Date Approved
SP18-023	Nassau Crossing Single Family	232 units	12/10/2019
SP19-014	Nassau Crossing Townhomes	118 units	3/24/2020
SP19-029	Nassau Crossing Comm. Park	n/a	1/13/2021
SP20-013	Roundabout at Nassau Crossing	n/a	

Plats Approved

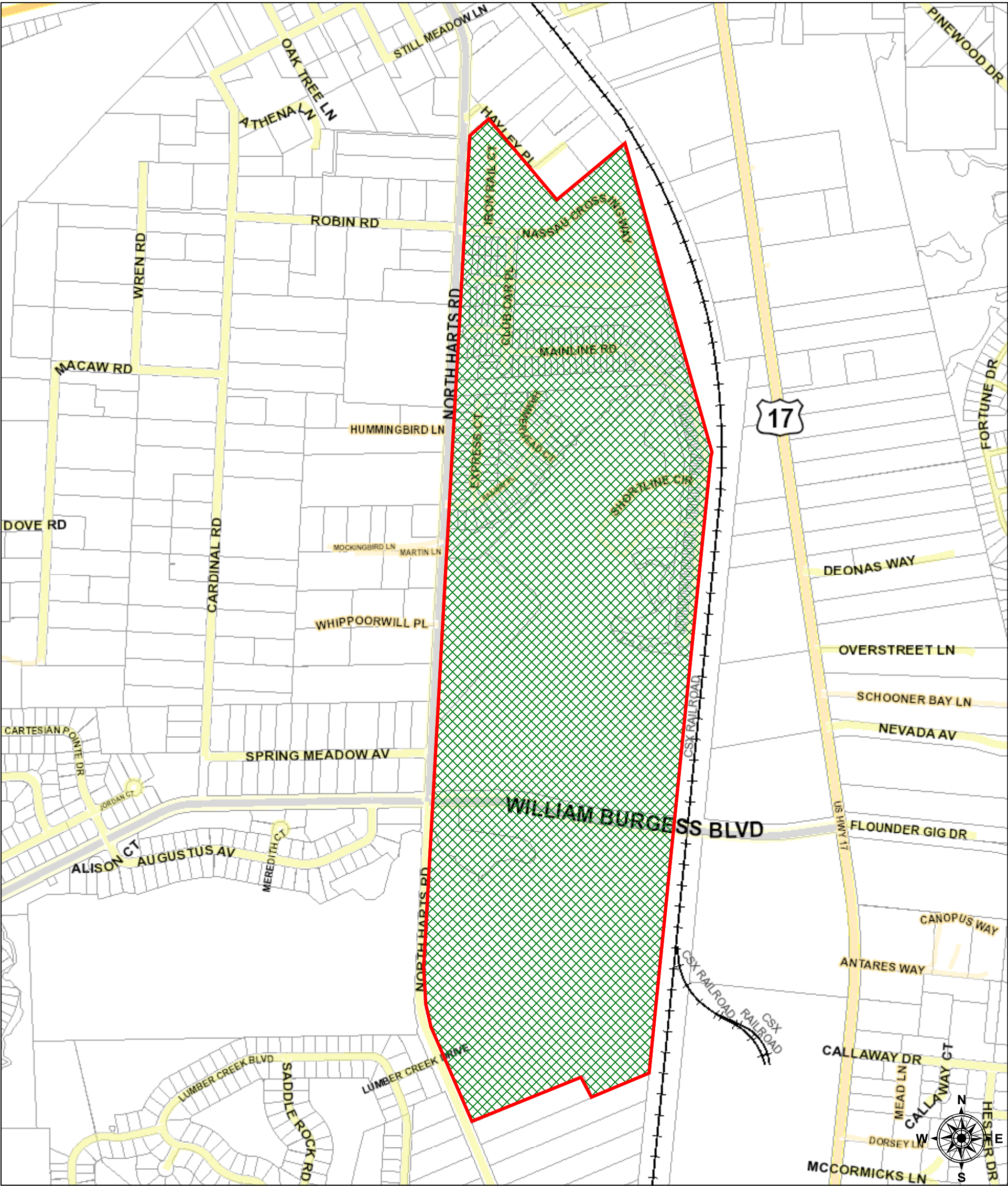
App#	Name/Phase	Units/Sq. ft	Date Recorded	Book/ Page
PL19-005	Nassau Crossing Phase 1	132 units	3/4/2020	2344/490
PL19-022	Nassau Crossing Townhomes Ph. 1	65 units	7/28/2020	2379/142
PL20-015	Nassau Crossing Townhomes Ph. 2	53 units		
PL21-003	Nassau Crossing Phase 2	100 units		

Nassau Crossing

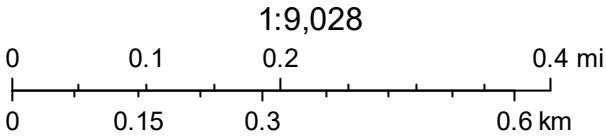
Developer Commitments

Commitments	Schedule		Status/Action	Notes
Dedication of Parcel C	Prior to approval of first FDP		Completed	Parcel C has been dedicated to public recreation and community based social purposes. Verified as of October 2019.
North-South Trail	Prior to issuance of the 100th CO		Completed	A multi-use trail running on a north-south axis providing for continuous connectivity from the northwesterly most entrance of the development to the intersection with the trail segment running on an east-west axis (See Figure 14 of PUD Document). Verified completed as of July 2021.
Open Play Field	Prior to issuance of the 100th CO or 10 mos. After SEP approval		In Progress	Clear, grub, level, seed or sod, and irrigate the open field area located in Parcel C. Provide a temporary, handicap parking area, and grassed parking area in proximity to the open play field.
Children's Play Area/Tot Lot	Prior to issuance of the 100th CO or 10 mos. After SEP approval		In Progress	A children's play area and a tot lot (with age separation), bicycle racks, restroom facilities, water fountain, and at least one covered gazebo/structure within Parcel C
East-West Trail	Prior to issuance of the 200th CO		Not Completed	A multi-use trail along an east-west axis parallel to William Burgess Boulevard within Parcel C (See Figure 14 of PUD Document).
Wm. Burgess Blvd-Harts Rd Roundabout	Prior to issuance of the 200th CO or commencement of Parcel B Constr.		Not Completed	A cost sharing of up to 50% of the cost to construct of a roundabout at the intersection of William Burgess Boulevard and Harts Road. The total cost incurred by the applicant shall not exceeds \$402,000 (Note: Applicant shall not be required to construct the roundabout until such time as the County is prepared to provide their share of the cost. If the County chooses to not participate in cost share, applicant shall only be required to construct the minimum improvements (i.e. turn lanes, signalization, etc.) as deemed necessary by a traffic study.
Internal Trail System	Prior to issuance of the 200th CO or 10 mos. After SEP approval		Not Completed	Completion of the internal looping trail system within Parcel C (See Figure 12 of PUD Document).
Elevated Boardwalk or Harts Rd Trail	Prior to issuance of the 200th CO or 10 mos. After SEP approval		Not Completed	An elevated boardwalk with a minimum width of eight(8) feet between pylons/rails crossing the wetland within Parcel C (See Figure 12 of PUD Document) or; A multi-use trail running parallel and adjacent to Harts Road from the intersection with William Burgess Boulevard accessing the southwesterly most extent of Nassau Crossing PUD
Youth Soccer Fields (2)	Prior to issuance of the 350th CO or 10 mos. After SEP approval		Not Completed	Two youth soccer fields and associated supporting infrastructure (See Figure 12 of PUD Document).
Outdoor Fitness Stations	Prior to issuance of the 350th CO or 10 mos. After SEP approval		Not Completed	A series of at least five outdoor fitness stations (See Figure 12 of PUD Document).
Additional Covered Areas	Prior to issuance of the 350th CO or 10 mos. After SEP approval		Not Completed	At least one (1) additional gazebos/covered area and three (3) picnic stations.
Wm. Burgess Blvd. Trail	Prior to issuance of the 350th CO		Not Completed	A multi-use trail from the intersection of William Burgess Boulevard and Harts Road north within the right-of-way of William Burgess Boulevard to the Cook property (See Figure 14 of PUD Document)

Nassau Crossing PUD



July 21, 2021



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community