



MEMORANDUM

Date: June 24, 2022

To: Taco Pope, County Manager
Denise May, County Attorney
Robert Companion, County Engineer
Keith Ellis, Building Official

From: Thad Crowe, Planning Director

Subject: Monitoring Report for Concourse Crossing Planned Unit Development (Annual)

The Concourse Crossing PUD is approved for up to 247 single family dwelling units (209 detached and 38 townhome units), associated recreational amenities and open space on approximately 85.7 acres.

The Concourse Crossing PUD was adopted in June 24 in Ordinance 2019-18.

As of June 24, 2022, no residential units had been completed in the PUD.

The dedication of a 60-foot wide right of way in Parcel C (west of CR107) and dedication of a 110-foot right of way for the extension of Amelia Concourse (east of CR107) has been completed. The conservation easement held by SJRWMD on the east side of CR107 has been released. Replacement mitigation lands are shown on the approved final development plan for Phase 3. A unified signage plan has been approved by the County. The HOA has alleviated Nassau County of responsibility for maintenance of the 30' drainage easement and retention pond in the western portion of the PUD (Tract 13 on Phase 1 Plat) and has agreed to maintain the stormwater runoff from Amelia Concourse onto the PUD. Recreation Fee-in Lieu Payment of \$643,111.00 was made on May 11, 2022.

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

1. Multi-use Trails: construct trails located within the PUD boundary (To be constructed with adjacent development);
2. Neighborhood parks in Parcels A, C and D (To be completed prior to construction of half of the units in each Parcel);
3. Two-lane Extension of Amelia Concourse: construct with sidewalk and multi-use path as well as intersection improvements (To be completed within 28 months of approval of Parcel D Engineering Plans – extended per state of emergency); and
4. Gateway Monuments: install 3 free-standing architectural structures at CR-107 and Amelia Concourse intersection (To be completed within 34 months of completion of CR-107/Amelia Concourse intersection improvements – extended per state of emergency).

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

Concourse Crossing

Location Information

Location: Yulee
Commission District: 2
FLUM: MDR/LDR/HDR
Area (Ac): 85.71

Developer/Managing Entity

Name: Century Communities of Florida LLC
Address: 4601 Touchton Road, Bldg. 30, Ste. 3100
City ST Zip: Jacksonville, FL 32246
Contact Name: Elizabeth Silva
Contact Phone: (904)654-5194
Contact E-mail: elizabeth.silva@centurycommunities.com

Development Order

Adopted in Ord.: 2019-18

Development Program

| Type | Units/Sq.ft. |
|----------------|--------------|
| SF Residential | 209 units |
| TH Residential | 38 units |

Phasing Schedule:

| Phase # | Units/Sq.ft | Date of Const. |
|---------|-------------|----------------|
| 1 | 113 units | 2019-2027 |
| 2 | 30 units | 2028-2030 |
| 3 | 104 units | 2031-2039 |

FDPs Approved

| App# | Name/Phase | Units/Sq. ft | Date Approved |
|----------|--------------------------------|--------------|---------------|
| FD18-012 | Concourse Crossing Phase 1 & 2 | 143 units | 2/24/2020 |
| FD19-004 | Concourse Crossing Phase 3 | 104 units | 2/24/2020 |

SEPs Approved

| App# | Name/Phase | Units/Sq. ft | Date Approved |
|----------|--------------------------------|--------------|---------------|
| SP19-017 | Concourse Crossing Phase 1 & 2 | 143 units | 2/25/2020 |
| SP20-017 | Concourse Crossing Phase 3 | 104 units | 3/16/2021 |

Plats Approved

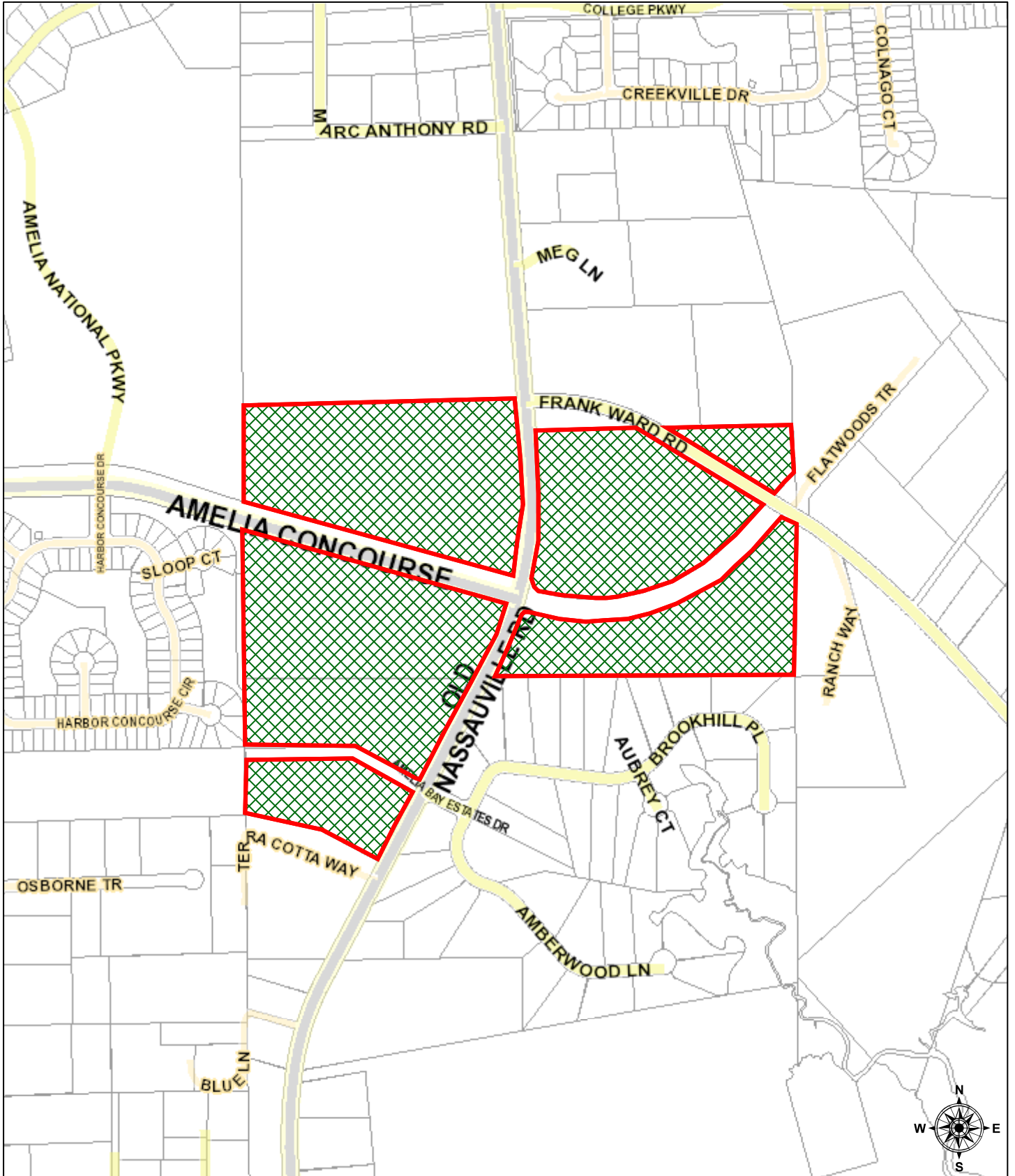
| App# | Name/Phase | Units/Sq. ft | Date Recorded | Book/ Page |
|----------|----------------------------|--------------|---------------|------------|
| PL21-029 | Concourse Crossing Phase 1 | 113 units | 4/13/2022 | 2554/1692 |

Concourse Crossing

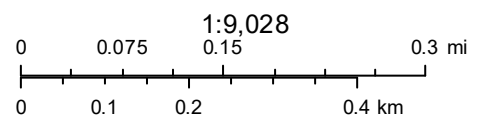
Developer Commitments

| Commitments | Schedule | | Status/Action | Notes |
|---|---|--|---------------|---|
| Dedication of 60' ROW in Parcel C | Within 6 months of written request from the County Manager | | Completed | |
| 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 | | Completed | |
| 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 | | Completed | The County is responsible for helping to release the conservation easement. |
| Reconstruct joint-use pond and 30' easement south of Amelia Concourse | Within 6 months of approval of Parcel C Engineering Plans | | In Progress | To be constructed with Phase 1 Engineering Plans |
| Signage Master Plan | Prior to the construction of any signage within the development (first plat) | | Completed | No signage shall be approved prior to a master signage plan being reviewed and approved by PEO Staff. |
| Recreation fee-in-lieu contribution | Prior to the first permit for vertical construction | | Completed | Prior to the first building permit being issued for home construction, payment (\$643,111 total) required in a manner approved by the County Attorney. (Anticipated 1st Quarter of 2022). |
| Multi-use trails | To be constructed with adjacent development. | | Not Completed | 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 units in each Parcel (A, C, & D) | | Not Completed | To be constructed with each phase of development. They may include: greens, sidewalks, gazebos, picnic tables, plantings, benches, or similar |
| Construct 2-lane extension of Amelia Concourse including sidewalk on one side and multi-use path on the other side, and intersection improvements | Within 28 months approval of Parcel D Engineering Plans (Extended per state of emergency) | | Not Completed | To be completed with Phase 3 Construction (Extended per state of emergency) |
| Gateway monuments (3) at CR-107 and Amelia Concourse, with plan for County Review | Within 34 months of completion of CR107/Amelia Concourse intersection improvements (Extended per state of emergency) | | Not Completed | Gateway monuments shall be free-standing architectural structures that will be appropriate and compatible with the neighborhood. |

Concourse Crossing PUD



August 2, 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