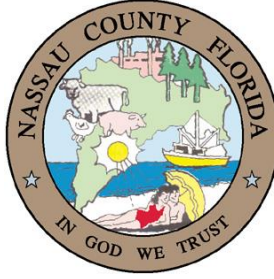


Nassau County  
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Date of Hearing: November 8, 2018

**Public Hearing Number: FD18-010 (Final Development Plan)**

A. General Information

Applicant: Patriot Ridge LLP, Owner;  
Gregory E. Matovina, Agent

Request: Approval of Final Development Plan for Nassau  
Crossing Planned Unit Development (PUD) (Ord.  
2017-42)

Applicable Regulations: Sec. 5.07 and Article 25 of the Nassau County Land  
Development Code

Related Applications: R18-016 (Modification to Nassau Crossing PUD)

B. Site Information

Site Area: 196.79 acres

Location: On the north and south sides of William Burgess  
Blvd. between Harts Road and U.S.17; TP # 42-2N-  
27-000-0003-0060.

Directions: From the intersection of US 17 and SR200 proceed  
west on SR200 to Harts Road. Head south on Harts  
Road. Subject property is on the east side of Harts  
Road.

C. Background

FD18-010 is the proposed Final Development Plan for Parcels “A” and “C” of the Nassau Crossing PUD; 350 residential units, community park, a multi-use trail system that will connect throughout the development as well as to external trail networks; and other associated recreation and open space at the location described above.

The Nassau Crossing PUD was originally approved by Ordinance 2017-42 with a maximum development program of up to three-hundred and fifty (350) single family residential units, four-hundred and fifty (450) multi-family residential units [of which sixty-seven (67)/15% of total multi-family units are to be affordable/workforce housing], one-hundred and fifty thousand (150,000) square feet of office space, and one-hundred and fifty thousand (150,000) square feet of retail space. The proposed amendment is located within the William Burgess Mixed-Use Activity Center Overlay District (WBD), designated in Future Land Use Policy FL.02.05. Uses, density, intensities, design standards and development conditions will conform to those in the William Burgess District Vision Book, adopted in December 2017. Concurrent with the application for this Final Development Plan is a modification to the approved PUD (R18-016). This modification will address lot area and setback requirements for the townhome development in Parcel A; it will provide additional options for certain recreational and multi-use trail requirements and adjust the phasing schedule for them; and will add flexibility to the schedule for adoption of required signage and lighting plans. The maximum development program for the Nassau Crossing PUD will remain the same.

The Nassau Crossing PUD is located within the William Burgess Mixed-Use Activity Center Overlay District (WBD), designated in Future Land Use Policy FL.02.05. Centered within ½ mile of the intersection of William Burgess Boulevard and the CSX rail line running parallel to U.S. Hwy. 17, development within the William Burgess Mixed Use Activity Center shall promote sustainable, compact mixed use development.

Specific incentives and design guidelines are adopted into the WBD’s Vision Book, adopted by reference into this PUD’s development order. They will incorporate the following goals and principles for development of this overlay:

- A high level of interconnectivity of multiple modes of transportation to redirect traffic and alleviate the burden on SR 200/A1A.
- Higher density, mixed use development that provides a strong work-life balance and opportunities for affordable housing and economic development.
- Strong pedestrian and bicycle orientation that also welcomes potential commuter rail along the US Hwy 17 Corridor.
- High quality public spaces that create opportunities for cultural experiences and outdoor interaction, entertainment, and play for all ages and ability levels.
- Diversity of land uses, spaces, building types and styles designed to create a sustainable, compact development and community.
- Serve as a template for the creation of a Mixed Use Future Land Use Category and mixed-use zoning districts that will serve to guide other compact nodes of development.

It is the intent of the WBD and the Nassau Crossing PUD to create a sense of place in the form of a compact mixed-use walkable community, designed at a pedestrian scale, that promotes strong social ties and the cultivation of 'community' through the application of sound land-use planning, urban design and placemaking techniques.

Exactions, requirements and conditions are required for construction of Parcels "A" and "C" by the adopted Development Order for the Nassau Crossing PUD. Are detailed in the schedule of required improvements attached here as Attachment "A".

D. Staff Findings

1. The proposed Final Development Plan (FDP) for the Nassau Crossing PUD (Parcels "A" and "C") has been reviewed by County staff and has been found consistent with the requirements for a Final Development Plan pursuant to Sec. 5.07(C)(2) and Sec. 25.05(F) of the County's Land Development Code(LDC).
2. The proposed Final Development Plan (FDP) for the Nassau Crossing PUD (Parcels "A" and "C") is consistent with the adopted Preliminary Development Plan (PDP), as amended; and the adopted PUD conditions for the Nassau Crossing PUD, as amended; pursuant to Article 25 of the County's Land Development Code (LDC).

E. Recommendation

Based on the findings described above, Staff recommends APPROVAL of application FD18-010, the Final Development Plan for the Nassau Crossing Planned Unit Development (PUD), Parcels "A" and "C".