

Nassau Bay Master Planning Narrative

5-5-2026

Observations for the site:

The existing site is relatively flat.

To maximize the site required drainage detention can be provided below grade.

Approximately half the property is built out with a drive thru bank no longer in use. The other half of the property is green space.

There are trees of note along the street and trees of substantial diameter in a grove near the northeastern portion of the 3.052 acres closest to the multi-family property line. Given the grove location and diameter of the trees, they may be worth further evaluation. Nassau Bay gives credit for existing trees.

Options Attached:

All building options assume 2 floors on each building. They are a steel structure building with CMU exterior. The exteriors align with the Nassau Bay Zoning requirements.

All parking is surface off-street parking.

Options 1 and 2 only show 2 buildings, while Option 3 provides for 3 buildings. The zoning requirement only allows an 80% building maximum, which includes all drives and parking.

Option 1 – South side development with 2 buildings

- Demolishes the drive-thru bank
- Leaves the green space green for the most part
- Leaves the tree grove in place

Option 2 – North side development with 2 buildings

- Optional demo of the bank
- Removes the tree grove
- Basically, a flip of Option 1

Option 3 – Full development of the site with 3 buildings

- Demolishes the drive thru-bank
- Leaves a portion of the tree grove in place
- Maximizes square footage with 80 /20 zoning requirements

