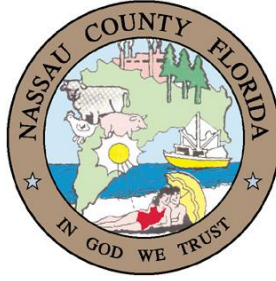


Nassau County  
Planning and Economic Opportunity  
Department  
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Date of Hearing: February 7, 2017

**Public Hearing Number: CPA17-001**

A. General Information

Applicant: Nassau County Board of County Commissioners,  
owner

Request: Small-Scale Future Land Use Map amendment to  
change the classification of 8.65 acres from Medium  
Density Residential (MDR) to Public Buildings &  
Facilities (PBF)

Applicable Regulations: Policies CS.09.02, FL.01.02 (B&F), FL.03.02, and  
FL.08.01 of the 2030 Nassau County  
Comprehensive Plan; Sec. 163.3174, et. seq. F.S.

Related Application: R17-001 (rezoning from RS-2 to GPU)

B. Site Information

Lot Size: 8.65 acres

Location: On the west side of Miner Road between  
SR200/A1A and Turk Lane.  
TP #42-2N-27-0000-0001-0280

Directions: From SR200/A1A, turn south on Miner Road.  
Property is on the west side of Miner Road appx.  
1,200 feet south of the intersection of SR200/A1A  
and Miner Road.

C. Existing Use

Subject Site: Public Use (Stormwater management facility)

Surrounding: North: SF Residential  
Commercial  
South: Vacant  
East: SF Residential  
West: Vacant

D. Existing Zoning

Subject Site: Residential Single-Family 2 (RS-2)

Surrounding: North: Open Rural (OR)  
Commercial General (CG)  
South: Residential Single-Family 2 (RS-2)  
East: Open Rural (OR)  
West: Open Rural (OR)

E. FLUM Designation

Subject Site: Medium Density Residential (MDR)

Surrounding: North: Medium Density Residential (MDR)  
Commercial (COM)  
South: Medium Density Residential (MDR)  
East: Low Density Residential (LDR)  
West: Medium Density Residential (MDR)  
Agriculture (AGR)

F. Analysis

1) *Background and Standards for Review.*

The proposed amendment to the Future Land Use Map (FLUM) of the Comprehensive Plan is comprised of one 8.65 acre parcel. The request is to amend the Future Land Use Map (FLUM) designation of Agriculture (AGR) to Commercial (COM). Pursuant to Sec. 163.3187, F.S., FLUM amendments containing 10 acres or less are considered "Small Scale" and do not require prior transmittal for inter-agency review.

A proposed rezoning has also been filed (R17-001) for the parcel from Residential Single-Family 2 (RS-2) to Government Public Use (GPU). The proposed rezoning would be consistent the proposed Public Buildings & Facilities (PBF), if approved.

2) *Brief description of existing property; include existing land cover and uses, any existing structures, infrastructure.*

The subject property is comprised of 8.65 acres. The property is currently used for stormwater management (pond). It is located on the west side of Miner Road between SR200/A1A and Turk Lane, 42-2N-27-0000-0001-0280.

The property is located within the area that may be served by JEA.

The property is currently owned by the Nassau County Board of County Commissioners. It was conveyed to the County in 2003 along with the right-of-way for the re-alignment of Miner Road as part of a 1999 development agreement with YPC, Inc. This development agreement was the result of a stipulated settlement agreement between the County, YPC, Inc., and the Florida Department of Community Affairs (DCA) arising from an adopted FLUM amendment for property along Miner Road owned by YPC, Inc. (Ord. 97-26). The property was conveyed for right-of-way, drainage, and other public purposes. It currently contains a pond used for stormwater management.

3) *Describe how the property is to be developed.*

According to Article 23 of the Land Development Code, The Government Public Use (GPU) zoning district proposed for this site is a variable-intensity district intended for a broad variety of public and quasi-public activities. Common uses found in this district will include schools, churches, government buildings and public infrastructure. This site is proposed to be the new office (3,000 sf max.) of the UF/IFAS Nassau County Cooperative Extension Service.

Although the Land Development Code gives great latitude in the types of uses that may be permitted in the GPU district so long as they are construed to be in the public good, it is the responsibility of the County to ensure, through the application of the site plan review process, that any use proposed in this district is compatible with existing uses surrounding the site and meets all requirements of the Land Development Code and the Goals, Objectives and Policies of the Comprehensive Plan.

Any lands in a GPU district that are converted to private use, other than a use which benefits the general public, must be rezoned with a concurrent amendment to the adopted future land use map if necessary.

4) *Economic and Service Impacts.*

Nassau County Cooperative Extension staff conduct programs in 4-H and youth development, agriculture, natural resources, environmental horticulture, and family and consumer sciences. The office and institutional development within the PBF land use designation that may occur will provide needed services to residents and businesses that benefit the entire County. Programs

provided by the Extension Service may also result in job creation for the County.

Although the PBF land use designation may allow for a wide variety of uses, The proposed 3,000 sq. ft. office for the UF/IFAS Nassau County Cooperative Extension Service will likely result in an decrease in traffic to and from the site compared to the potential residential development allowed in the MDR land use designation (see Attachment A- Impact Analysis Summary). Traffic operational issues that may be created by the new development will be addressed in the site plan review process and will be resolved at the County's expense if required by Engineering Services.

The proposed PBF land use designation typically allows only non-residential uses. It will not alter population density. It should have no impacts to schools or parks and recreation.

Stormwater management facilities constructed on the property will continue to maintain their function pursuant to the 1999 development agreement described above, as amended.

- 5) *Consistency of the proposed land use amendment with the adopted Future Land Use Element objectives and policies and identification of any other amendments to other sections of the Comprehensive Plan and consistency of the Plan and Elements.*

a) **Policy CS.09.02**

"The County shall coordinate with the Nassau County Soil and Water Conservation District (SWCD), the Florida Dept. of Agriculture and Consumer Services (DACS), and the County Extension Agent to explore programs that will protect the integrity of agricultural land and strengthen the County's agricultural base."

Nassau County Cooperative Extension staff conduct programs in 4-H and youth development, agriculture, natural resources, environmental horticulture, and family and consumer sciences. The proposed new office will provide needed services to residents and businesses that benefit the entire County. Programs provided by the Extension Service may also result in job creation for the County.

b) **Policy FL.03.02**

"Provisions in the Land Development Code (LDC) shall be adopted which set standards for buffering and separation between land uses of different densities or intensity of use so as to minimize interference between uses".

Existing and future uses on the subject property will be required, though the site plan review process, to provide adequate screening and buffering from any surrounding residential uses per the requirements of Section 37.06 of the Land Development Code as a part of the site plan review process.

**c) Policy FL.08.01**

The County shall ensure that development orders are conditioned upon the provision of adequate public facilities as identified in this plan.

The proposed development is consistent with and will continue to abide by the conditions of the 1999 development agreement with YPC, Inc., as amended. Stormwater management facilities constructed on the property will continue to maintain their function pursuant to the development agreement.

**G. Staff Findings**

1. The FLUM amendment is not sprawl as defined by Sec. 163.3177(6)(a)(9), F.S.
2. The site plan review process should be followed process per Sec. 5.07 of the County's Land Development Code for in order to ensure adequate buffering and screening of existing and future uses on this property from surrounding residential uses.
3. The proposed development is consistent with and will continue to abide by the conditions of the 1999 development agreement with YPC, Inc., as amended. Stormwater management facilities constructed on the property will continue to maintain their function pursuant to the development agreement.
4. The FLUM amendment will encourage efficient development patterns, and is otherwise in compliance with the Goals, Objectives and Policies of the 2030 Comprehensive Plan.

## Attachment A

### Impact Analysis Summary

**Application:** CPA17-001

**Area:** 8.65 acres

**From** Medium Density Residential (MDR)

**To:** Public Buildings & Facilities (PBF)

|  | Current (MDR)                 | Proposed (PBF)                        |
|--|-------------------------------|---------------------------------------|
| Maximum Development Potential <sup>1</sup> | 25 residential dwelling units | 3,000 square feet office <sup>5</sup> |
| ITE Code <sup>2</sup>                      | 210                           | 730                                   |

|  | Current (MDR) | Proposed (PBF) | Net Impact    |
|--|---------------|----------------|---------------|
| Population Projection- persons <sup>3</sup>            | 66            | 0              | (66) persons  |
| <b>Transportation Impacts</b>                          |               |                |               |
| Trip Generation- PM peak hour(pmph) <sup>2</sup>       | 25            | 4              | (21) pmph     |
| <b>Public Facilities Impacts</b>                       |               |                |               |
| Water (JEA)- gallons per day (gpd) <sup>4</sup>        | 6,565         | 3,000          | (3,565) gpd   |
| Sewer (JEA)- gallons per day (gpd) <sup>4</sup>        | 5,252         | 2,400          | (2,852) gpd   |
| Solid Waste Disposal- tons per year (tpy) <sup>4</sup> | 58.8          | 5.5            | (53.3) tpy    |
| Recreation & Parks- acres (ac) <sup>4</sup>            | .80           | 0              | (.80) ac      |
| Public Schools- students <sup>4</sup>                  | 15            | 0              | (15) students |

<sup>1</sup> Policy FL.01.02(A-E), 2030 Comprehensive Plan

<sup>2</sup> ITE Trip Generation Report, 8<sup>th</sup> ed.

<sup>3</sup> BEBR, Univ. of Florida, 2016

<sup>4</sup> Policy CI.02.01, 2030 Comprehensive Plan

<sup>5</sup>Maximum sq. ft. proposed for new UF/IFAS Nassau County Cooperative Extension Office; per Nassau County Facilities Maintenance Dept. February 2017

## **Attachment B**

### **Indicators of Urban Sprawl**

Sec. 163.3177(9)(a), Florida Statutes

The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

(VI) Fails to maximize use of existing public facilities and services.

(VII) Fails to maximize use of future public facilities and services.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

(IX) Fails to provide a clear separation between rural and urban uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

(XI) Fails to encourage a functional mix of uses.

(XII) Results in poor accessibility among linked or related land uses.

(XIII) Results in the loss of significant amounts of functional open space.