



APPLICATION FOR REZONING (PUD MODIFICATION)

APPLICATION & SURROUNDING AREA INFORMATION:

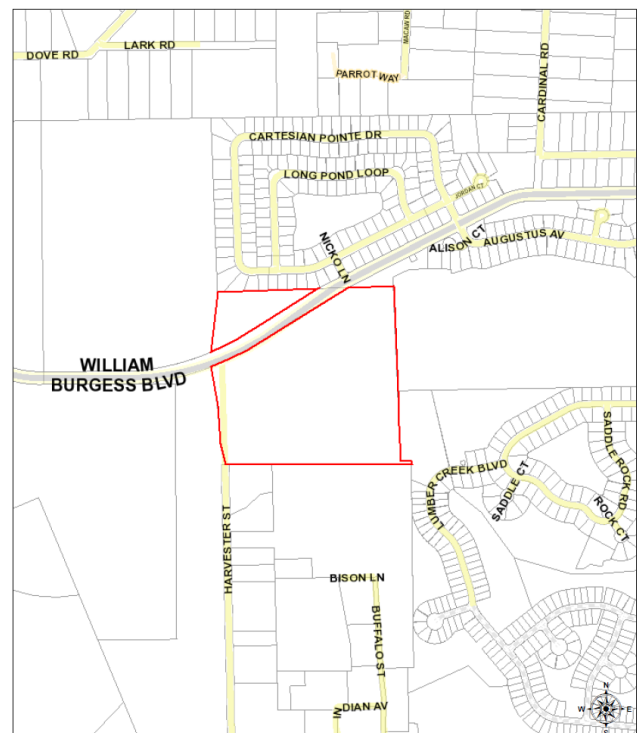
OWNER/APPLICANT:	Patriot Ridge LLP				
AGENT:	Gregory E. Matovina				
REQUESTED ACTION:	Modification of the Nassau Station PUD (Ord. 2018-43)				
LOCATION:	On the north and south sides of William Burgess Blvd. btw Harvester St and Harts Rd				
CURRENT LAND USE + ZONING:	Medium Density Res. (MDR), High Density Res. (HDR), Recreation (REC) and Conservation (CSV I) + Planned Unit Development (PUD)				
PROPOSED LAND USE + ZONING:	Same				
EXISTING USES ON SITE:	Vacant				
PROPERTY SIZE + PARCEL ID:	40.69 ac (total) 36.39 (- park land) 08-2N-27-0000-0002-0040				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Residential SF	2005-06	PUD	MDR
	South	Residential SF/Agriculture	1977-2006	OR	MDR
	East	Residential SF/Vacant	2017-18	OR/PUD	MDR
	West	Institutional/Vacant	2000	OR	AGR/PBF

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The Nassau Station (PUD) was adopted in November 2018 (Ord. 2018-43) consists of approximately 40.69 acres located on the north and south sides of William Burgess Blvd. The PUD development program includes up to eighty-eight (88) single family residential units, forty-eight (48) multi-family residential units, twenty thousand (20,000) square feet of office/medical space and twenty thousand (20,000) square feet of retail space. Approximately 4.3 acres located north of William Burgess Blvd. has been dedicated to the County for a public park.

The proposed modification will change the primary access for Parcel "A" to Harvester Street. The access to Wm. Burgess Blvd will be constructed when Parcel "B" construction begins (see Preliminary Development Plan, Exhibit B-2). The modification will also include 14 townhomes in Parcel "A" which will front Harvester Street and be accessed by a rear alleyway. There will be no change in the maximum number of units permitted. The modifications would be consistent with the existing FLUM designations and the maximum development program for the Nassau Station PUD will remain the same.





CONSISTENCY WITH THE COMPREHENSIVE PLAN

Policy FL.01.02(B,G)

The modifications would be consistent with the existing FLUM designations of Medium Density Residential (MDR), High Density Residential (HDR), and Conservation (CSV I) on the parcel affected. The proposed modifications do not increase the total number of units allowed through the PUD, but rather reallocates units from along William Burgess Boulevard (In Parcel "B") to Harvester Street. The units along Harvester Street are being changed from single family detached to rear-access/alley loaded townhomes in order to create a more urban frontage. The maximum development program for the Nassau Station PUD will remain the same.

Policy FL.08.04

Policy FL.08.04 states that the County shall discourage urban sprawl by requiring higher density compact development to occur in areas that are planned to be served by public facilities, providing for sound and cost efficient public facility planning. It also requires lower density development to occur in areas that are environmentally sensitive or in areas that are not planned to receive a high level of public facilities or services.

The PUD as originally submitted proposed seven (7) access points on Harvester Street including six (6) driveways to individual homes that would have resulted in cars backing out on to Harvester Street. This revised PUD reduces those six (6) driveways to one (1) alley access for the town homes. Based on the desirability of this change, the PUD is requesting variance from the William Burgess Mixed Use Activity Center Overlay driveway separation requirements of three hundred feet (300').

The Nassau Station PUD will connect to existing Nassau County and JEA infrastructure. This PUD has adopted development standards that permit mixed-use development designed to accommodate multiple community activities and services in close proximity reducing infrastructure demand and generate a positive fiscal impact on County's financial resources.

Policy FL.08.05

Policy FL.08.05 states that the County shall direct commercial and multi-family residential uses into clustered or nodal development patterns that eliminate or reduce strip or ribbon development following major County or state roads.

Located within the recently expanded William Burgess Mixed Use Activity Center Overlay (see Policy FL.02.05), Nassau Station PUD includes residential, commercial and/or office uses. It will promote multi-modal transportation through the provision of an extension of the integrated multi-use trail system, transition of William Burgess Boulevard from a rural roadway section to an urban roadway section implementing complete streets principles; integrated pedestrian/bicycle facilities; and reasonable automobile access. It will promote sustainable, compact mixed use development in a pattern that reduces the effects of urban sprawl while also serving to alleviate traffic from the State Road 200/ A1A Corridor.



CONSISTENCY WITH THE LAND DEVELOPMENT CODE

ARTICLE 5. – PROCEDURES

Section 5.02. - Rezoning.

Pursuant to Section 5.02 (C) and (D), staff shall review all rezoning applications for consistency with the Nassau County Comprehensive Plan and provide a recommendation to the Planning and Zoning Board regarding the merits of the request based upon the goals, objectives and policies of the adopted comprehensive plan (see above).

The Planning and Zoning Board's recommendation to the Board of County Commissioners shall show that the planning and zoning board studied and considered:

- 1) The need and justification for the change; and
- 2) The relationship of the proposed rezoning to the County's general planning program.

ARTICLE 25. – PLANNED UNIT DEVELOPMENT: PUD

Section 25.05. - Procedures

Pursuant to Section 25.05, amendments to an approved PUD's preliminary development plan or conditions must be approved (via rezoning) by the Planning and Zoning Board and the Board of County Commissioners.

Nassau Station is a previously approved PUD which contains residential and commercial components. The proposed modifications will remain in keeping with the intent of the originally approved PUD and recent development patterns of this area. The surrounding properties within the William Burgess Mixed Use Activity Center Overlay that are currently undeveloped will be encouraged to be planned and developed with multi-family, office, retail and recreational uses according to the principles established for the overlay district.



CONCLUSION

- Staff finds the that the proposed rezoning to is consistent with the land use categories described in Comprehensive Plan Policy FL.01.02(B,G), and is generally consistent with the Goals, Objectives and Policies of the Comprehensive Plan.
- Staff finds, based on the above findings, that the requested action is compliant with the requirements of Sec. 5.02 and Sec. 25.05 of the County's Land Development Code, and meets the analysis criteria described in this report above.

Based on these findings, staff recommends APPROVAL of application PUD19-007.

Submitted by:

A blue ink signature of Doug McDowell, written in a cursive style.

Doug McDowell, AICP
Principal Planner