



APPLICATION FOR REZONING (PUD MODIFICATION)

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Island Education, Inc.			
AGENT:	Gregory E. Matovina			
REQUESTED ACTION:	Modification of the Nassau Crossing PUD (Ord. 2018-45)			
LOCATION:	On the north side of William Burgess Blvd. between US Hwy 17 and Harts Road.			
CURRENT LAND USE + ZONING:	Medium Density Res. (MDR) + Planned Unit Development (PUD)			
PROPOSED LAND USE + ZONING:	Same			
EXISTING USES ON SITE:	Undeveloped			
PROPERTY SIZE + PARCEL ID:	196.79 ac (total) 9.0 ac (institutional/school site) + 42-2N-27-0000-0003-0100			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Residential SF	OR/RS-2	MDR
	South	Residential SF	OR	MDR
	East	Undeveloped	IW/IH	COM/IND
	West	Undeveloped	OR/RS-1	MDR

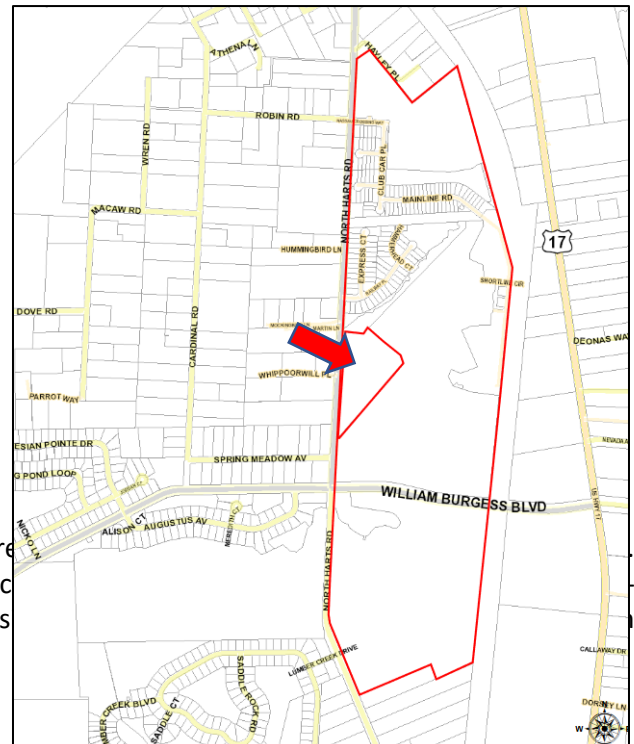
*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office.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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The Nassau Crossing (PUD) was adopted in December 2017 (Ord. 2017-42) and amended in November 2018 (Ord. 2018-45). This PUD consists of approximately 197 acres located on the north and south sides of William Burgess Blvd. The PUD development program includes up to 350 single family residential units, 450 multi-family residential units, 150,000 square feet of office use and 150,000 square feet of retail uses. Approximately 57 acres located south of William Burgess Blvd. has been dedicated to the County for conservation and a public park.

The proposed modification will allow a maximum of 52,000 square feet of institutional/civic uses, including, including private schools, child care facilities, and elder care facilities (adult day care, assisted living facilities, nursing homes).

There will be no change in the maximum number of units or non-residential uses. The institutional/civic uses permitted will utilize square footage of the existing residential development program. The modifications would be consistent with the Medium Density Residential (MDR).





CONSISTENCY WITH THE COMPREHENSIVE PLAN

Policy FL.01.02(B) – FLUM Designation.

The modifications would be consistent with the existing FLUM designations of Medium Density Residential (MDR) on the parcel affected. Schools are allowed in MDR, and institutional/civic and commercial uses at a suitable scale are allowed as part of an approved PUD or similar master-planned development.

Policy FL.08.04 – Discouragement of Urban Sprawl.

This 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 Nassau Crossing PUD is located in the recently expanded William Burgess Mixed Use Activity Center Overlay District. The PUD and the William Burgess Overlay District are examples of smart growth which serves as an alternative to urban sprawl. Although the PUD, adopted in 2017, is technically exempt from the standards of the Overlay, it was designed with the goals and objectives of the Overlay in mind.

The District is regulated by the William Burgess District Context and Connectivity Blueprint, which includes development standards that encourage mixed-use development that increases efficiency in regard to the provision of infrastructure and services.

The Nassau Crossing PUD will utilize existing Nassau County and JEA infrastructure and services.

Policy FL.08.05 – Commercial Development in Nodal Areas.

This policy 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. The property is located in an area designated in the Overlay as T-3.5 Urban Transition Zone transect. Although adopted prior to this designation, the Nassau Crossing PUD meets the development standards of this transect. If adopted as a FLUM designation and zoning district, this transect allows, among other groupings of uses, civic uses. Civic uses include schools and care facilities that are being requested. As described in the William Burgess District Context and Connectivity Blueprint for the Overlay, the T-3.5 Urban Transitional Zone consists of medium density residential areas ranging from 5-10 dwelling units per acre, and a mixture of uses, adjacent to the urban edge. Blocks are generally medium sized to allow for a mixture of residential single family attached/ detached product (limited detached product) and multifamily. Typical building height is up to three (3) stories. Development in this transect shall be compact and walkable with retail, service, and civic uses/facilities necessary to support day-to-day life of residents without predominant use of the automobile.

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 Land Development Code 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.

The conformance of the proposed PUD modification with the intent of the Comprehensive Plan and the William Burgess Overlay District justify the request. The need for the change includes the Overlay intent of providing a wide range of services including care facilities and schools within the context of an efficient and harmonious development pattern.

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.

Institutional/civic uses shall comply with the guidelines shown in Table 1 of the PUD document (p. 9) and shall otherwise comply with the design guidelines and general architectural standards for Parcel "B" of the Nassau Crossing PUD.

Nassau Crossing is a previously approved PUD which contains residential and commercial and other non-residential components. The proposed modifications will remain in keeping with the intent of the originally approved PUD and recent development patterns of this area.

CONCLUSION

- Staff finds that the proposed modification to the adopted Nassau Crossing PUD is consistent with the MDR land use category described in Comprehensive Plan Policy FL.01.02(B), and is consistent with the Goals, Objectives and Policies of the Comprehensive Plan.
- Staff finds that the requested action is in keeping with the William Burgess Overlay District.
- Staff finds that the requested action complies with the requirements of Sec. 5.02 and Sec. 25.05 of the County's Land Development Code, and meets the criteria described in this report.

Based on these findings, staff recommends APPROVAL of application PUD20-002.