



## APPLICATION FOR REZONING (PUD)

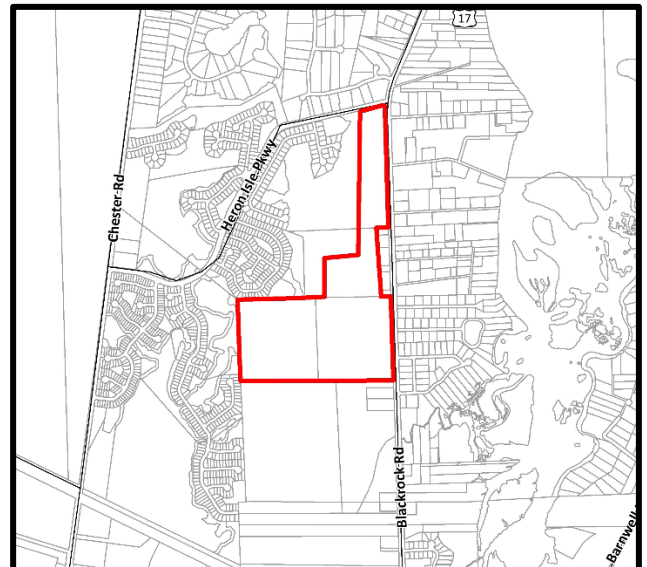
### APPLICATION & SURROUNDING AREA INFORMATION:

<b>OWNER/APPLICANT:</b>	Blackrock Cove LLC and others			
<b>AGENT:</b>	Jon C. Lasserre, Rogers Towers, P.A.			
<b>REQUESTED ACTION:</b>	Approval of PUD Rezoning			
<b>LOCATION:</b>	West side of Blackrock Road between SR200/A1A and Heron Isles Parkway			
<b>CURRENT LAND USE + ZONING:</b>	Medium Density Res. (MDR) + RS-2 and OR			
<b>PROPOSED LAND USE + ZONING:</b>	MDR + PUD			
<b>EXISTING USES ON SITE:</b>	Timberland			
<b>PROPERTY SIZE + PARCEL ID:</b>	152.4 ac			
<b>ADJACENT PROPERTIES:</b>	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Undeveloped	RS-2	MDR
	South	Undeveloped	OR	MDR
	East	Residential/SF	RS-1	MDR
	West	Residential/SF	PUD	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 applicant is requesting a rezoning from RS-2 and OR to Planned Unit Development (PUD). Blackrock Cove PUD consists of approximately 73.7 upland acres and 78.7 wetland acres. The PUD development program includes 232 housing units, comprised of both single-family detached homes (constructed on varying lot widths) and townhomes, together with an active County park, a scenic vista, open spaces, neighborhood parks, and wetland preserves, all of which are interconnected by a pedestrian circulation system of sidewalks and multi-use trails.



### CONSISTENCY WITH THE COMPREHENSIVE PLAN

#### Policy FL.01.02(B)

The PUD would be consistent with the existing FLUM designation of Medium Density Residential (MDR).



## CONSISTENCY WITH THE LAND DEVELOPMENT CODE

### ARTICLE 5. – PROCEDURES

#### Section 5.02. - Rezoning.

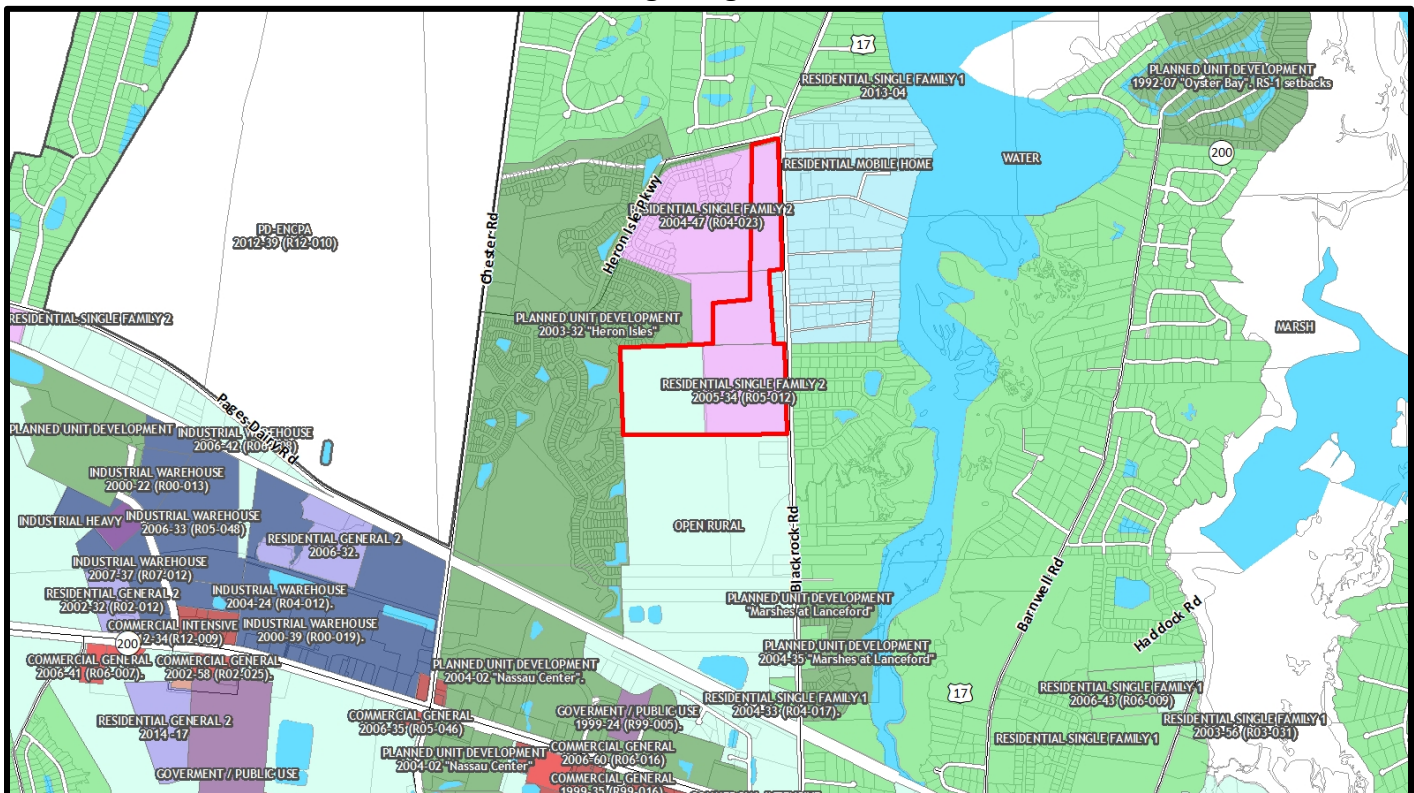
Pursuant to Section 5.02 (C) and (D), staff shall review all rezoning applications for consistency with the Nassau County Comprehensive Plan and provide a recommendation to the Planning and Zoning Board regarding the merits of the request based upon the goals, objectives and policies of the adopted comprehensive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

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.

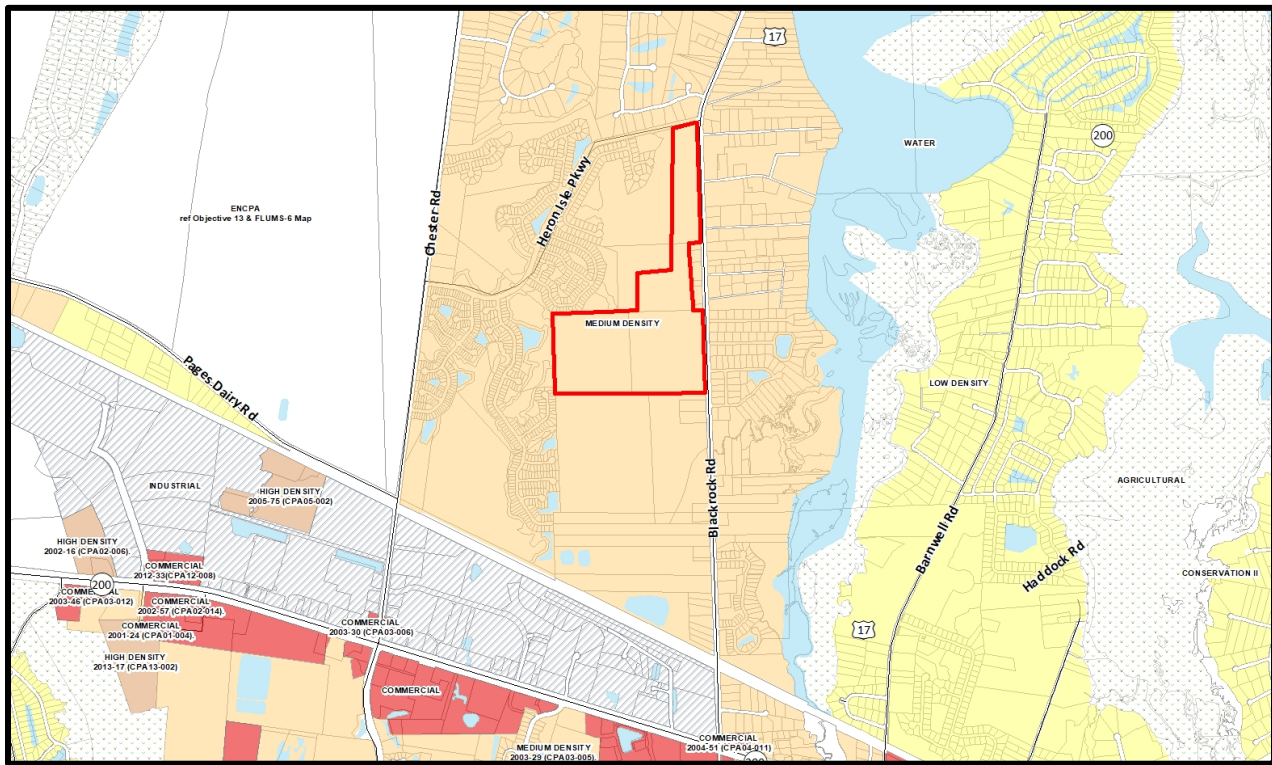
Surrounding zoning and Future Land Use classifications are provided below.

**Zoning Designations**





### Future Land Use Designations



## ARTICLE 25. – PLANNED UNIT DEVELOPMENT: PUD

### Section 25.05. - Procedures

Pursuant to Section 25.05, a Planned Unit Development (PUD) must be approved by the Board of County Commissioners after review and approval by the Planning and Zoning Board.

According to Section 25.05(C), the Planning and Zoning Board and the Board of County Commissioners shall consider the following criteria when reviewing the preliminary development plan for a PUD:

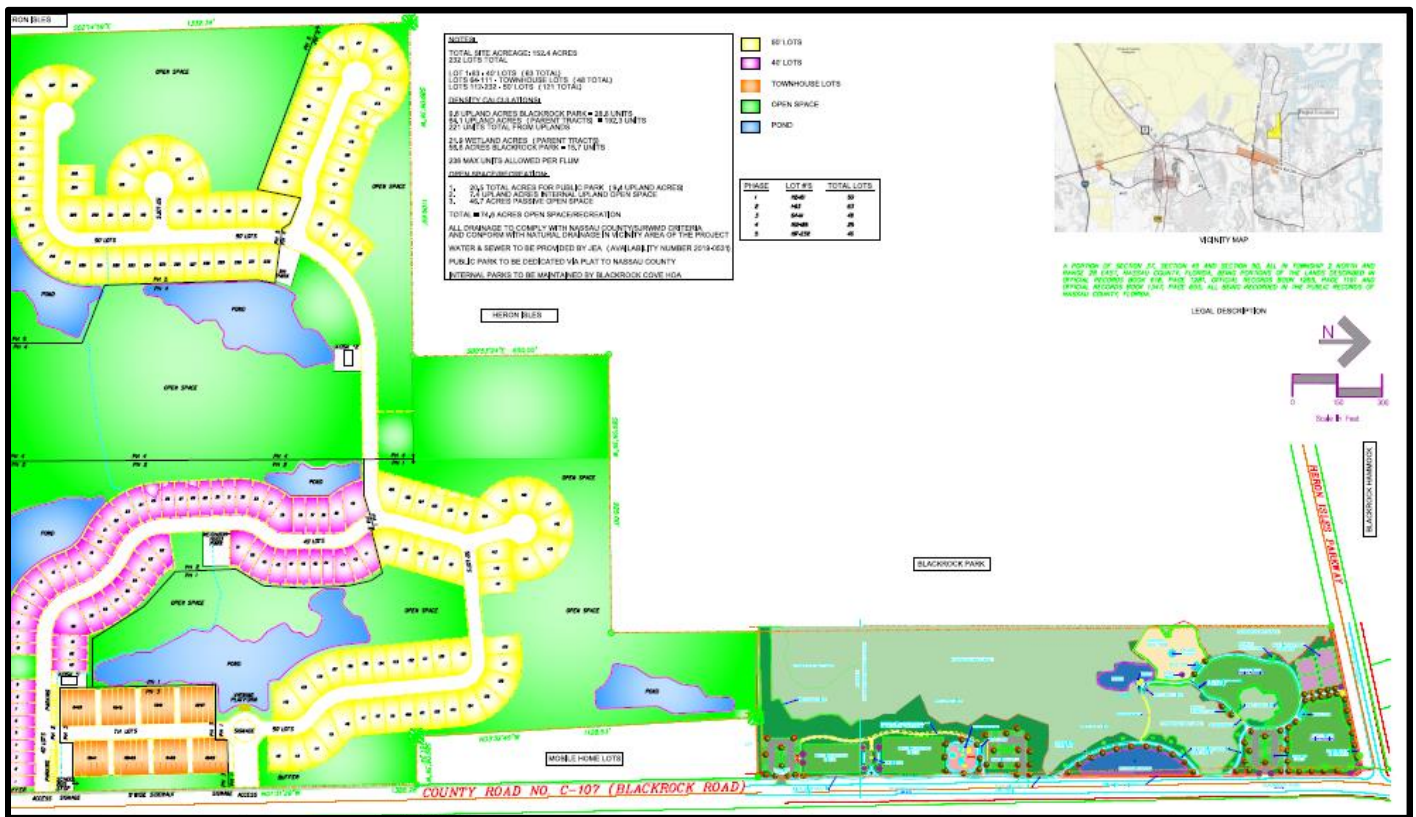
- (1) *Degree of consistency of the proposed PUD with the surrounding area in terms of character and density.*

The Blackrock Cove corridor is an area that is transitioning from rural residential to suburban character. Areas north and east of the subject property along Blackrock Road are generally  $\frac{1}{2}$  acre and larger, while areas off Heron Isles to the west are more suburban in character with lot sizes below  $\frac{1}{4}$  acre. The existing land use pattern to the east and west of this site is predominantly single-family homes. Lot sizes vary from .15 acre (Heron Isles PUD to the west) to .5 acre and larger to the east. The parcels to the north and south are undeveloped. The northern portion of the proposed PUD will contain a 20.5 acre community park site, including 8.5 upland acres. The park's western boundary consists of forested wetlands which will remain undisturbed. The remainder of the PUD will include single-family detached homes and townhomes and 54.1 acres of open space.





### Site Plan



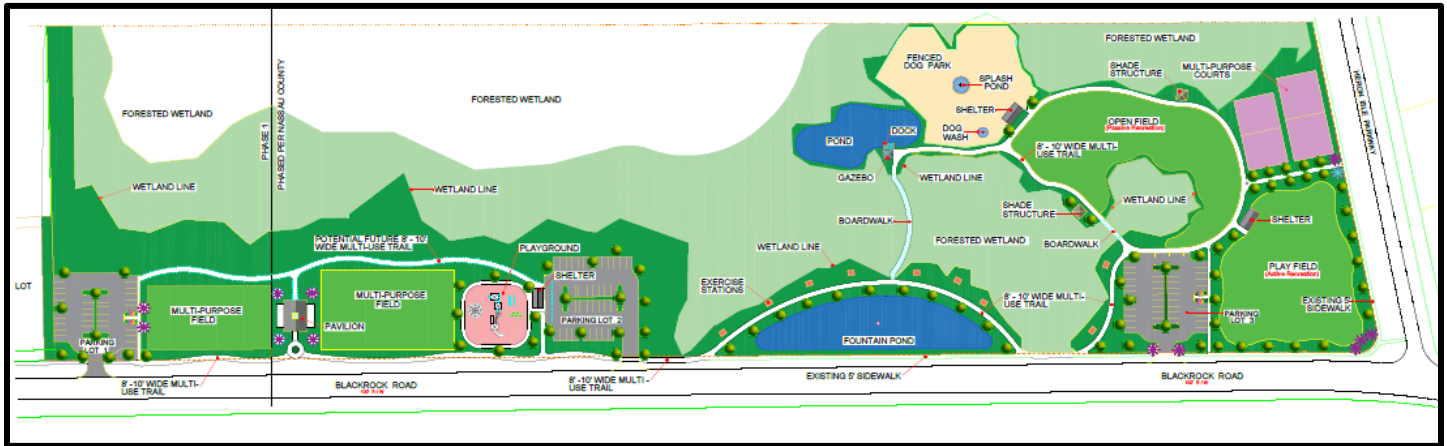
- (2) *Provision for and adequacy of future public education and recreation facilities, transportation, water supply, sewage disposal, surface drainage, flood control and soil conservation.*

Public School Facilities: Blackrock Cove has entered into a Proportionate Share Concurrency Mitigation Agreement with Nassau County and the Nassau County School District. A Certificate of School Concurrency was issued on August 17, 2020 for 190 single family detached units and 50 townhome units.

Recreation: The applicant must provide a minimum of 7.99 acres to meet the level of service requirement for recreational facilities. The PUD proposes two neighborhood parks and a 20.5 acre County community park to serve the recreational needs of adjacent communities within a 5 mile radius. The community park, to be dedicated to the County, proposes multi-purpose fields and courts, a dog park, pavilion, playground, play fields, and an eight foot sidewalk with exercise stations to connect all recreational facilities. These improvements will provide a public benefit as park elements will be constructed with Phase I, concurrent with residential development that produces the demand.

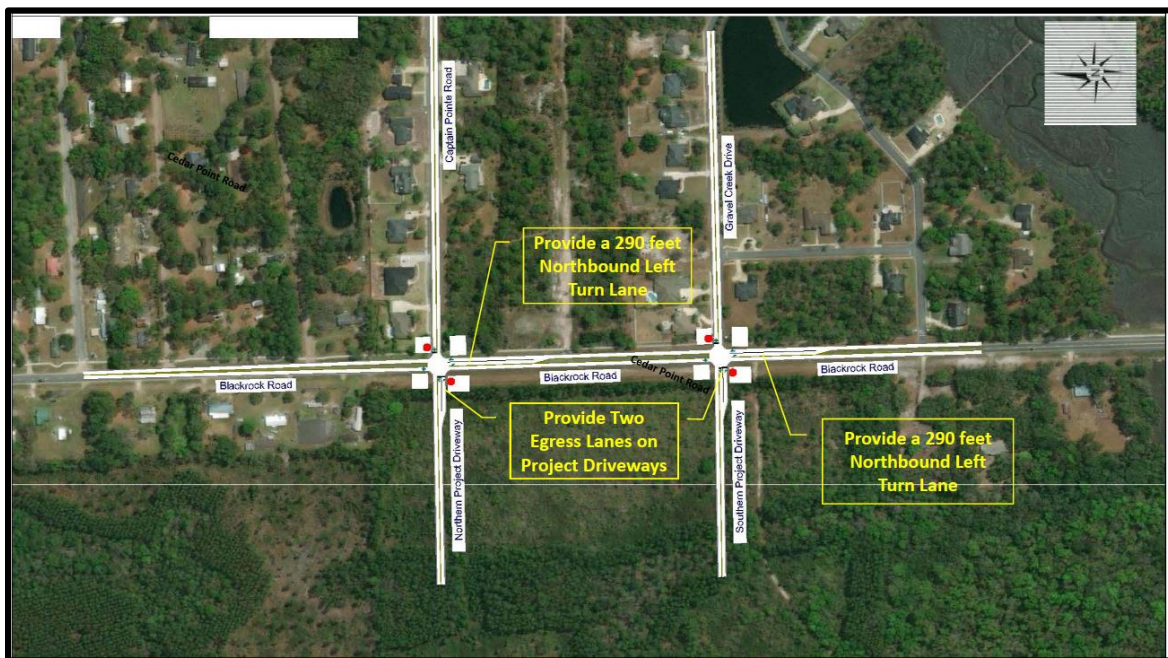


## Community Park Plan



Transportation: A traffic analysis was submitted to the County for review as part of the proposed PUD zoning application to assess what impacts the proposed development may have on the surrounding area. Based on this analysis, the following improvements will be required:

- 1) A northbound left turn lane is anticipated to be warranted on Blackrock Road at both proposed project driveways.
- 2) A separate turn lane and a right turn lane should be provided on both project access driveways.



All improvements are to be constructed to County and/or FDOT standards and shall be reviewed as part of the site engineering plan approval process. Additional operational improvements may be required as recommended by the Engineering Services Department and/or FDOT as part of the site engineering plan



approval process. Future development on the site will be subject to fees assessed as part of the County's adopted Mobility Plan. Traffic operational issues that may be created by the new development will need to be resolved at the developer's expense if required by Engineering Services.

Water Supply and Sewer Disposal: The property is located within JEA's service area. It is the applicant's responsibility to obtain any necessary permits from the appropriate regulatory agencies for on-site systems prior to the commencement of construction.

Drainage/Stormwater Management: All development will be required to meet all drainage standards as imposed by the Nassau County Roadway and Drainage Standards and the SJRWMD criteria. The Final Development Plan for each phase shall show all stormwater facilities necessary to meet all drainage standards and any SJRWMD permitting requirements.

- (3) *The nature, intent and compatibility of common open space, including the proposed method for the maintenance and conservation of open space.*

The PUD proposes approximately 74.6 acres of open space and recreation (20.5 acre community park and 54.1 acres of open space). Upon completion, the community park will be transferred to the County. Ownership and maintenance responsibilities of the remaining open space and neighborhood park sites will be transferred to the HOA.

- (4) *The feasibility and compatibility of the specified stages contained in the preliminary development plan to exist as an independent development.*

Development is proposed to occur consistent with the table below. Each phase will be designed such that drainage, utilities, ingress, and egress will serve each phase independently.

Phase	Years	Use	Units	Cumulative
I	2021-2027	SF	50	50
II	2021-2027	SF	63	113
III	2021-2027	TH	48	161
IV	2022-2030	SF	25	186
V	2022-2030	SF	46	232

- (5) *The benefits inherent in a PUD classification to the general public that justify the requested departure from standard land use requirements.*

Smaller lot sizes are acceptable, given the public benefit of the public park. It is acceptable to have more homes proximate to a public park.





(6) *The conformity and compatibility of the proposed PUD with the Nassau County Comprehensive Plan.*

The proposed rezoning, if approved, would be in compliance with the underlying Future Land Use Map and the following:

- LDC Section 25.04.(E)(1): The proposed PUD provides recreational opportunities, protects sensitive environmental areas, contributes to community design, and encourages compatible and cooperative relationships between adjoining land uses.
- Policy ROS.03.03: PUD and other mixed use developments shall be encouraged to provide large areas of open space and to provide recreation facilities beyond those necessary to be concurrent with the additional community needs they create.

## **CONCLUSION**

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- Staff finds that the proposed rezoning to PUD is consistent with the land use categories described in Comprehensive Plan Policy FL.01.02(E), 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.
- The Planning and Zoning Board recommended approval with conditions of this application at its meeting on November 5, 2020.

Based on these findings, staff recommends APPROVAL of application PUD19-001, with the following condition:

- 1) Multi-use trails within the park and along Blackrock Road shall be a minimum of 10 feet with areas reduced to 8 feet to overcome obstacles and site conflicts. Internal trails shall be 10 feet in width where adjoining sidewalk along Blackrock Road. All trails and sidewalks shall meet County standards.