



## APPLICATION FOR REZONING

### APPLICATION AND SURROUNDING AREA INFORMATION:

<b>OWNER/APPLICANT:</b>	Nassau Baptist Temple			
<b>AGENT:</b>	Emily Pierce, Esq., Rogers Towers P.A. and H & T Consultants			
<b>REQUESTED ACTION:</b>	Rezoning of approximately 1.71 acres from Open Rural to Commercial Intensive.			
<b>LOCATION:</b>	Northeast corner of SR 200 and Cessna Drive			
<b>CURRENT LAND USE AND ZONING:</b>	Industrial (IND) and Open Rural (OR)			
<b>PROPOSED LAND USE AND ZONING:</b>	Commercial (COM) and Commercial Intensive (CI)			
<b>EXISTING USES ON SITE:</b>	Undeveloped, no current uses on site (Recent lot split)			
<b>PROPERTY SIZE AND PARCEL ID:</b>	1.71 acres / Parcel ID # 25-2N-28-0000-0002-0010			
<b>ADJACENT PROPERTIES:</b>	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Warehouse	OR	Industrial
	South	Car Dealership	OR/ CI	Commercial
	East	Church	OR	Industrial
	West	Car Dealership	PUD	Industrial

\*\*\* 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 Department Office. \*\*\*

### SUMMARY OF REQUEST AND BACKGROUND INFORMATION

This new 1.71-acre parcel was recently created through a lot split application, LS21-052. Figure 1 – Survey indicates the 1.71-acre portion that has been separated from the 11-acre parcel displayed.

As stated in the Intent preamble of Article 17 of the Land Development Code (LDC), the Commercial Intensive (CI) zoning district “designates areas for the orderly development of local and regional commercial services. Certain establishments which will provide for the social, cultural and civic needs of county residents will also be encouraged to develop. Consumer related retail and service establishments, and wholesale, light manufacturing and warehouse uses, will be permitted to develop where appropriate. Areas in this district should have direct access to major thoroughfares suitable for efficiently carrying large volumes of traffic.”

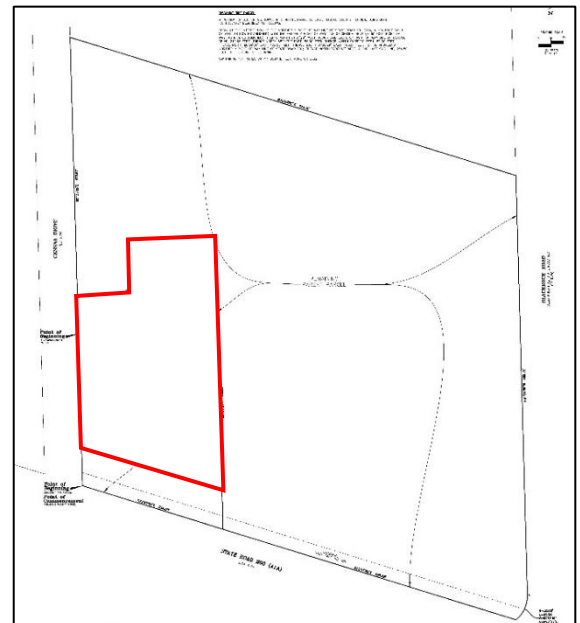


Figure 1: Survey

The preamble further states that “Commercial Intensive District uses may be developed only in a nodal pattern. Commercial intensive nodes must abut a roadway classified as a collector or higher on the adopted functional highway classification map of the adopted comprehensive plan.” The property meets this standard as it fronts on SR 200, an arterial roadway.



A proposed Comprehensive Plan Amendment, CPA22-003, for this property from Industrial (IND) to Commercial (COM) has been filed as a companion amendment with this application.

**CONSISTENCY WITH COMPREHENSIVE PLAN**

**Policy FL.01.02(D):** The current Industrial FLUM designation of the property is intended for activities that are predominately associated with the manufacturing, assembly, processing, or storage of products and provides for a variety of intensities of use including heavy industry, light industry, and industrial park operations. Industrial development should be reserved for areas with access to major transportation assets and other supporting infrastructure.

The proposal is in an established commercial area that is characterized by a mix of Commercial General (CG) and Commercial Intensive (CI) uses along SR 200 and residential communities to the north and east along Blackrock Rd. The existing uses in the immediate vicinity include car dealerships, a church, and warehouses.



Figure 2: Location map

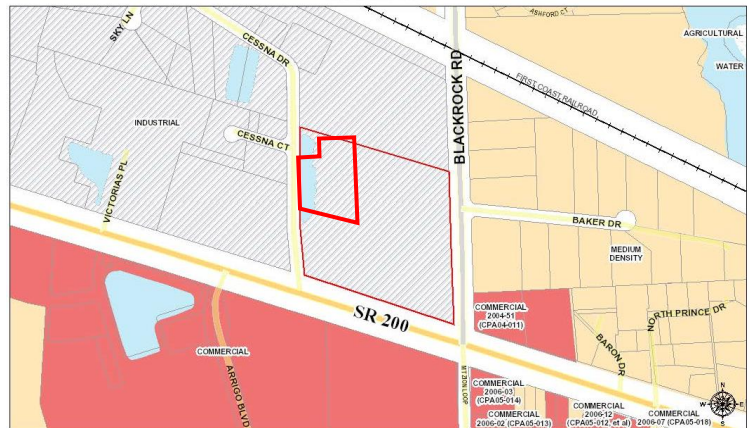


Figure 3: FLUM map



Figure 4: Aerial map



**CONSISTENCY WITH 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 also 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.

A justification for the request is the existence of CG and CI zoned properties with similar automotive related uses in the immediate vicinity. The proposed rezoning is not contrary with the County's general planning program. This is further defined and evaluated in the rezoning criteria found below.

**CONSISTENCY WITH THE LAND DEVELOPMENT CODE**

Applications are also evaluated with the following rezoning criteria, *italicized* below with Staff responses following.

- a. *Explain how the proposed change relates to the established land use pattern.*  
The amendment would allow for development that is similar to the surrounding development pattern of Commercial General (CG) and Commercial Intensive (CI) uses along SR 200.
- b. *Identify isolated district(s) that would be created by the proposed change.*  
The application would not create an isolated district. Commercial Intensive (CI) zoning is present on SR 200 nearby on the north and south sides of SR 200, and the Nassau Center PUD to the west allows CI uses.
- c. *Explain how the proposed change would impact public facilities such as schools, utilities, streets and traffic.*  
There is JEA-operated water and sewer available for the site served by lines running along SR 200. Minimal impact would be placed on the public utilities based on the size and proposed use of the property. Based on the traffic study, there is estimated to be approximately 200 daily trips generated by

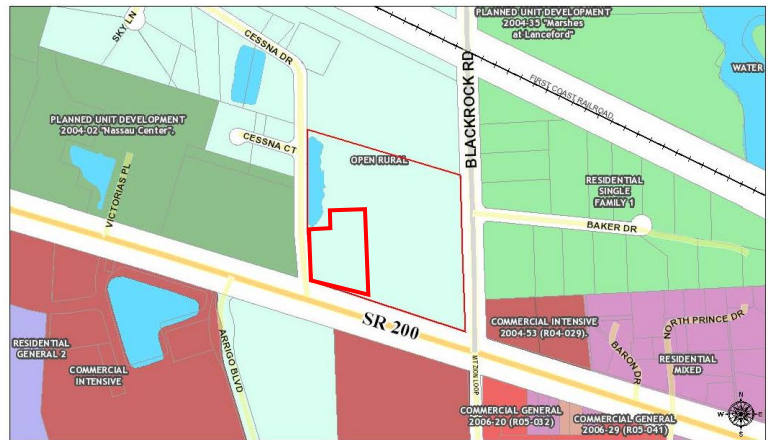


Figure 5: Zoning map





the project. SR 200 is classified by FDOT as a part of the Florida Strategic Intermodal System (SIS), with an established maximum service volume of 32,500 daily trips on six-lane, 40+ MPH roadways – the latest traffic counts show daily traffic at 37,900, which indicates capacity is exceeded. With the County's adopted Mobility Plan, projects pay a mobility fee based on their traffic impacts, and cannot be stopped due to the over-capacity of roadways. The development plan will utilize the existing right-in and right-out driveway to SR 200/A1A located on the southern portion of the property. There is also an existing driveway to Cessna Drive, a private road.

- d. *Describe the existing and proposed conditions for the subject property and surrounding properties.*  
The property is currently undeveloped. A church is to the east, car dealership to the west, warehouse to the north, and across SR 200 there are additional car dealerships.

Lands north and east of the property have been developed for Open Rural (OR) residential uses at varying densities and lot sizes. Lands south and west of the property (across SR 200) have been developed for Commercial General (CG) and Commercial Intensive (CI) uses at large lot sizes with surface parking.

- e. *Identify Comprehensive Plan policies that support the proposed change, especially long-range land use plans.*  
*Policy FL.08.06 The County shall direct new residential and commercial development in rural and transitioning areas to accomplish the following:*

- (A) *Develop in a pattern providing for compact, mixed use, contiguous development patterns and avoids development indicative of urban sprawl as defined in Policy FL.01.04.*

The proposed development is in an area with projected development patterns for industrial land use, but vicinity properties have been historically used for Commercial General (CG) and Commercial Intensive (CI) purposes such as car dealerships, of which there are three in the vicinity.

- (B) *Develop in clustered or nodal patterns, eliminating or reducing strip-style development along arterial and collector roads.*

The property is located within the SR 200/ Blackrock Rd. commercial node.

- (C) *Develop in a pattern that supports the creation, extension and maximization of central (municipal or regional) water and sewer systems.*

The development will be served by water and sewer provided by JEA.

- (D) *Contribute to a sustainable development pattern of mixed-use communities that provide for integrated residential and employment opportunities; and provide for civic and public facilities including emergency medical, fire protection and police facilities, parks and other recreational facilities, schools, hospitals and other public or institutional uses.*

While providing more commercial uses in this area will serve the growing population, reduction of relatively scarce industrially-zoned properties reduces the potential mix of uses.



- (E) *Ensure compatible development adjacent to agriculture lands and minimize the potential impact of urban development on the agricultural productivity of the area.*

N/A – no agricultural lands are in the vicinity.

- (F) *Provide for safe and accessible streets, support the interconnectivity of roadways and the use of bicycle, pedestrian and multi-modal transportation facilities.*

Development on the site will be required to follow access management, architectural, landscape/buffering, signage, connectivity, and other applicable standards of Article 35, the SR 200/A1A Access Management Overlay District. Access and connectivity standards are satisfied with a cross-access easement that utilizes the existing frontage road on the property as well as an agreement that allows vehicular access to the privately-owned Cessna Dr. to the west.

- (G) *Through the use of Planned Unit Developments (PUDs) or similar development orders, use enhanced development standards and design elements for new development to promote community identity and a sense of place. This includes but is not limited to standards for diverse housing types, public spaces, street design, architectural design standards, multi-use trails, stormwater management facilities, landscaping, and signage.*

The development does not meet this criterion.

- f. *Explain how changed or changing conditions make the approval of this proposed rezoning desirable.*

In the last year, Nassau County experienced a growth in population of nearly 5% and in the next ten years, will be the sixth fastest growing County in the state. The number of building permits issued in the last two years is the highest in the County's history for any two-year period. The amendment would provide for automobile service needs for residents in the vicinity.

- g. *Explain how the proposed change will not adversely affect living conditions in the adjacent neighborhoods.*  
A minimum 25-foot-wide landscape buffer will be provided between adjacent uses per LDC 37.06.

- h. *State that the proposed change will comply with all Federal, State and local drainage requirements.*  
Any development on the site must comply with all Federal, State and local drainage requirements.

- i. *Explain how the proposed change will encourage the improvement or development of adjacent property in accordance with existing regulations.*  
It is unclear how the development of this property will affect adjacent property development.

- j. *Explain why the property cannot be used with existing zoning.*  
The property could be utilized under the OR zoning for residential and agriculture-related uses, which however are not appropriate in this heavily commercial area.

- k. *Describe the scale of the proposed project according to the needs of the neighborhood and the needs of Nassau County.*  
Staff does not have sufficient information to determine neighborhood and County needs.



- I. Are there other sites in this general location with similar zoning?*  
Commercial general and commercial intensive zoning are found adjacent to the property with similar automotive uses.

#### **CONCLUSION**

The amendment substantially meets the criteria as discussed in this staff report. Therefore, Staff recommends APPROVAL of application R21-008.

#### **PZB RECOMMENDATION**

At their meeting on June 21, 2022, the Planning and Zoning Board recommended approval of the amendment. The motion to approve passed with a vote of 8-2.