



**APPLICATION FOR REZONING**

**APPLICATION & SURROUNDING AREA INFORMATION**

<b>OWNER/APPLICANT:</b>	Nassau County Board of County Commissioners			
<b>AGENT:</b>	Nassau County Fire Department			
<b>REQUESTED ACTION:</b>	Rezoning from Commercial Neighborhood (CN) to Government/Public Use (GPU)			
<b>LOCATION:</b>	Southeast corner of Hardy Allen Road and Old Nassauville Road			
<b>CURRENT LAND USE + ZONING:</b>	Commercial (COM) + Commercial Neighborhood (CN)			
<b>PROPOSED LAND USE + ZONING:</b>	Commercial (COM) + Government/Public Use (GPU)			
<b>EXISTING USES ON SITE:</b>	Undeveloped			
<b>PROPERTY SIZE + PARCEL ID:</b>	0.84 acres + Parcel ID 27-2N-28-0000-0009-0140			
<b>ADJACENT PROPERTIES:</b>	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SF Residential	RS-2	LDR
	South	Undeveloped Commercial	CN	COM
	East	Landscape Contractor Offices	CN	COM
	West	Dance Studio/Religious Institution	PUD	MDR
<b>COMMISSION DISTRICT:</b>	2			

\*\*\* 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**

The County is requesting the rezoning of an approximately 0.84-acre parcel from Commercial Neighborhood (CN) to Government/Public Use (GPU) for the construction of a fire station. The property is located on the southeast corner of Hardy Allen Road and Old Nassauville Road in Yulee.

As stated in the Intent preamble of Article 23 of the Land Development Code (LDC), lands designated in the requested Government/Public Use (GPU) zoning district "include a broad variety of public and quasi-public activities such as hospitals, schools, churches, government buildings and public facilities, such as water/sewer facilities, solid waste disposal sites, prisons, cemeteries." The GPU district permits "all purposes which are particularly and peculiarly associated with government functions which further the public good, so long as the title of the land is vested in the government."

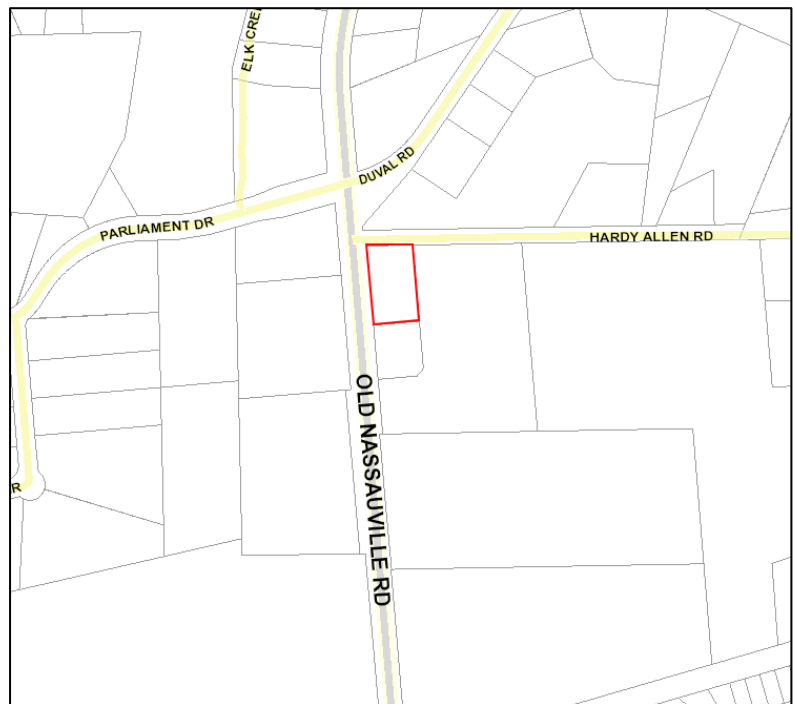


Figure 1: Location Map



Figure 2: Zoning Map

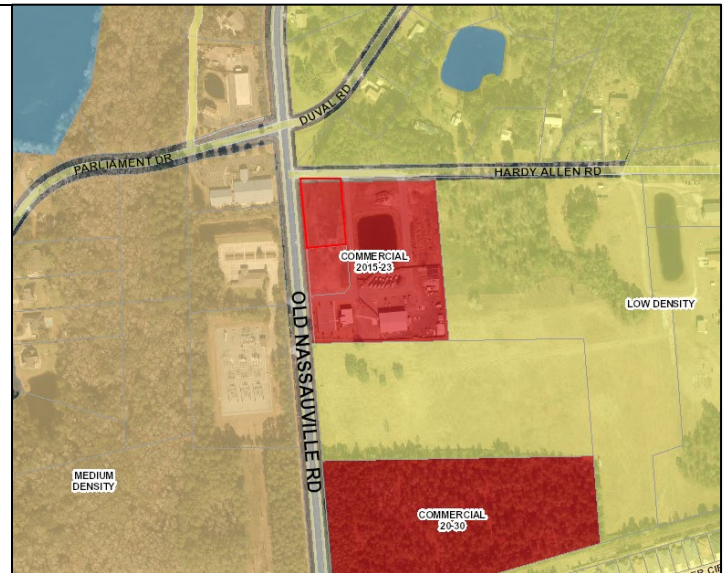


Figure 3: FLUM Map

## CONSISTENCY WITH THE LAND DEVELOPMENT CODE

### ARTICLE 5. – PROCEDURES

#### Section 5.02 – Rezoning.

Pursuant to Section 5.02 (C) and (D), staff shall review rezoning applications for consistency with the 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 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.

**Need and Justification.** The property is located in eastern Yulee where majority of the County's higher-density residential development is located and planned for future growth. Therefore, there is an increased demand for fire protection facilities in the area. GPU zoning is appropriate for government and other public uses, including land vested in the government. This includes County fire protection facilities.



Figure 4: Aerial Map





*Figure 5: subject property surrounded on the east and south by a landscape contractor with buildings, fleet vehicles, and equipment storage.*

**Relationship to Planning Program.** 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.

Applications are also evaluated with the following rezoning criteria:

- a. *Explain how the proposed change relates to the established land use pattern.*

**Staff Response:** the surrounding area is predominantly low to moderate intensity office including contractor, institutional, and utility uses. Beyond the nonresidential node around the intersection of Old Nassauville Road and Hardy Allen Road, the vicinity consists of medium-density residential neighborhoods.



*Figure 6: church on west side of Old Nassauville Road*



*Figure 7: 4.5-acre utility complex located southwest of the subject property*

- b. *Identify isolated district(s) that would be created by the proposed change.*

**Staff Response:** the rezoning would create an isolated zoning district since there are no parcels zoned GPU nearby. However, this is not unusual since public and quasi-public uses are often found on a single parcel with a single zoning designation.



- c. *Explain how the proposed change would impact public facilities such as schools, utilities, streets and traffic.*

Staff Response: GPU zoning district does not allow residential development so it would not have an impact on school or park facilities. Old Nassauville Road is a collector road, which is an appropriate location for a public facility like a fire station.

- d. *Describe the existing and proposed conditions for the subject property and surrounding properties.*

Staff Response: the subject property is currently undeveloped and proposed to be developed with a new fire station. There is a landscape contractor use that wraps around the property to the east and south, single-family residential to the north and a dance studio and religious institution to the west.

- e. *Identify Comprehensive Plan policies that support the proposed change, especially long-range land use plans.*

Staff Response: see section above. The rezoning is supported by the Nassau County 2030 Comprehensive Plan, specifically:

- Policy FL.01.01 states that the County shall permit future development to proceed consistent with the land use categories, overlay districts, master land use plans, and other maps in the adopted Future Land Use Map Series.
- Policy FL.01.02(C) sets forth the standards for the Commercial FLUM category. The proposed GPU zoning conforms with the existing COM FLUM designation which permits public facilities such as fire protection facilities at appropriate locations.
- Policy FL.08.06(D) states County shall direct new residential and commercial development in rural and transitioning areas to contribute to a sustainable development pattern of mixed-use communities that provide for civic and public facilities including emergency medical, fire protection and police facilities.

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

Staff Response: there will continue to be significant growth in Yulee. The increase in population increases the demand for public facilities such as fire stations to protect residents and offer faster response times to emergencies.

- g. *Explain how the proposed change will not adversely affect living conditions in the adjacent neighborhoods.*

Staff Response: the property is within a commercial node and there are no residential structures directly adjacent to the site. The property immediately to the north across Hardy Allen Road is a 5.6-acre residential parcel, and the house is located approximately 350 feet from the proposed fire station property. The nearest residence is on Duval Road more than 300 feet away to the north.

- h. *State that the proposed change will comply with all Federal, State and local drainage requirements.*

Staff Response: 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.*

Staff Response: while the change may result in occasional siren noise and emergency vehicle activity for neighbors, it will also provide for timely fire and rescue service for those neighbors and should not discourage vicinity development.

- j. *Explain why the property cannot be used with existing zoning.*

Staff Response: government/public use may be permitted as a "conditional use" in any other zoning district so the fire station could be developed through the approval of a conditional use permit. However, GPU zoning is specific to land owned by the government and land that furthers the public good which applies to this property and the construction of a fire station.



- k. *Describe the scale of the proposed project according to the needs of the neighborhood and the needs of Nassau County.*  
Staff Response: the growth of Yulee, particularly eastern Yulee, increases the demand for fire protection services. Additional or expanded fire station would increase fire protection/EMS availability and response time for residents and visitors.
- l. *Are there other sites in this general location with similar zoning?*  
Staff Response: GPU zoning is not found in the area. However, this is not unusual since public and quasi-public uses are often found on a single parcel with a single zoning designation.

#### **CONCLUSION AND STAFF RECOMMENDATION**

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Staff believes that the requested amendment substantively meets the rezoning criteria for consideration, is consistent with the underlying COM future land use category described in Comprehensive Plan Policy FL.01.02(C) and is consistent with the applicable Goals, Objectives and Policies of the Comprehensive Plan. Therefore, Staff recommends APPROVAL of application R22-011.

#### **PZB RECOMMENDATION**

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At their meeting on August 30, 2022, the Planning and Zoning Board voted unanimously to recommend approval of the rezoning application.