



APPLICATION FOR REZONING

APPLICATION & SURROUNDING AREA INFORMATION

OWNER/APPLICANT:	Patriot Ridge LLP			
AGENT:	Greg Matovina			
REQUESTED ACTION:	Rezoning from Open Rural (OR) to Residential Single-Family 2 (RS-2)			
LOCATION:	At the terminus of Hendricks Road, with additional access off Richards Drive, Karen Walk, and Catalina Drive.			
CURRENT LAND USE + ZONING:	Low Density Residential (LDR) + Open Rural (OR)			
PROPOSED LAND USE + ZONING:	Low Density Residential (LDR) + Residential Single-Family 2 (RS-2)			
EXISTING USES ON SITE:	Timberland with a SF residence on parcel 31-2N-28-0000-0002-0010			
PROPERTY SIZE + PARCEL ID:	206.16 acres + Parcel ID # 31-2N-28-0000-0002-0000, 31-2N-28-0000-0002-0010, 31-2N-28-0000-0002-0040, 31-2N-28-0000-0002-0060			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SF Residential/Timberlake PUD	RS-2/PUD	MDR
	South	SF Residential/Mobile Homes	OR	LDR
	East	Timberland	OR	LDR
	West	Hampton Lake PUD	PUD	LDR
COMMISSION DISTRICT:	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

This proposed rezoning is comprised of four parcels totaling approximately 206 acres. It is located east of the southern half of the Hampton Lakes PUD in Fernandina Beach. The applicant is requesting to change the existing zoning of Open Rural (OR) to Residential Single Family 2 (RS-2) for the development of a 267 single-family home residential community.

This supplemental staff report aims to provide clarification and elaboration on some of the issues addressed at the Planning and Zoning Board meeting held on November 7, 2023.

SUPPLEMENTAL INFORMATION

COMPREHENSIVE PLAN POLICIES

- Urban Sprawl – Policy FL.08.04 – In relation to Criteria (A) and Criteria (D)
 - “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.”
 - This site is planned to extend public utilities, both water and sewer, to the site.
 - Smaller lot sizes and width requirements provided in RS-2 allow for more compact development.
 - The project is infill development as demonstrated by the map overview found in Figure 3 and Figure 4. Figure 3 shows how the site will connect to public facilities and how it compares to existing densities through a concept plan approximating 255 lots. Figure 4 provides context of the property to the County's planning initiatives and conservation network.
- Low Density Residential (LDR) – Policy FL.01.02(B) – Future Land Use Map



- Density is capped by two units per upland acre by the existing LDR FLUM and one unit per five wetland acres. The maximum allowed dwelling units is 267.

ENVIRONMENTAL

- Wetland Systems and Habitat Areas - In relation to Criteria (H) and Criteria (M)
 - An environmental assessment was submitted as part of this application.
 - There are contiguous wetland systems connecting back to Lofton Creek and Nassau River. A 25-foot buffer along the perimeter of these wetland systems will be required pursuant to Section 37.03 of the Nassau County Land Development Code.
 - Environmental and drainage standards will be required to meet all local, state, and federal regulations. This would include compliance with the St. John River Water Management District, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, US Fish and Wildlife, and the US Army Corps of Engineers.

PUBLIC UTILITIES

- Access to water and sewer – In relation to Criteria (E)
 - The application indicated the extension of water, but not sewer. At the PZB public hearing on November 7, the applicant indicated they would be extending both water and sewer. At the same meeting, Staff indicated that the extension of utilities would be required regardless pursuant to Policy SEW.03.03.
 - Policy SEW.03.03 – *“Proposed residential subdivisions with more than 50 lots, proposed commercial subdivisions with more than 5 lots, and industrial or manufacturing uses within one-fourth mile of an existing regional sewer system, as measured and accessed via existing easements or rights-of-way, will be required to connect to that system when available pursuant to Sec. 381.0065, F.S.”*

TRAIL AND ROAD NETWORK

- Trail Network – Future Transportation Map Series (FTMS) Map 8
 - Trail Number 10 and 11 are related to the subject property as shown in Figure 1. Trail number 11 directly goes through the subject property.
 - Number 10 – Amelia Concourse extension to CR 107 Trail Project
 - Number 11 – Hendricks Road extension to Amelia Concourse Trail Project
- Hendricks Road extension
 - The Capital Improvements Program does include funding for the extension of Hendricks Road this year for design and right-of-way activation. This extension creates access to Amelia Concourse and Old Nassauville Road. This network is demonstrated in Figure 2.

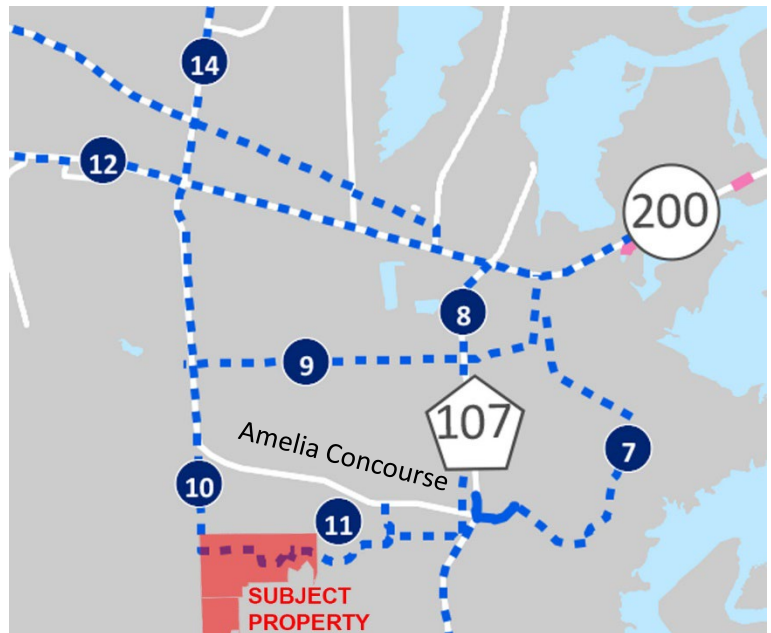


Figure 1: Future Transportation Map Series (FTMS) Map 8

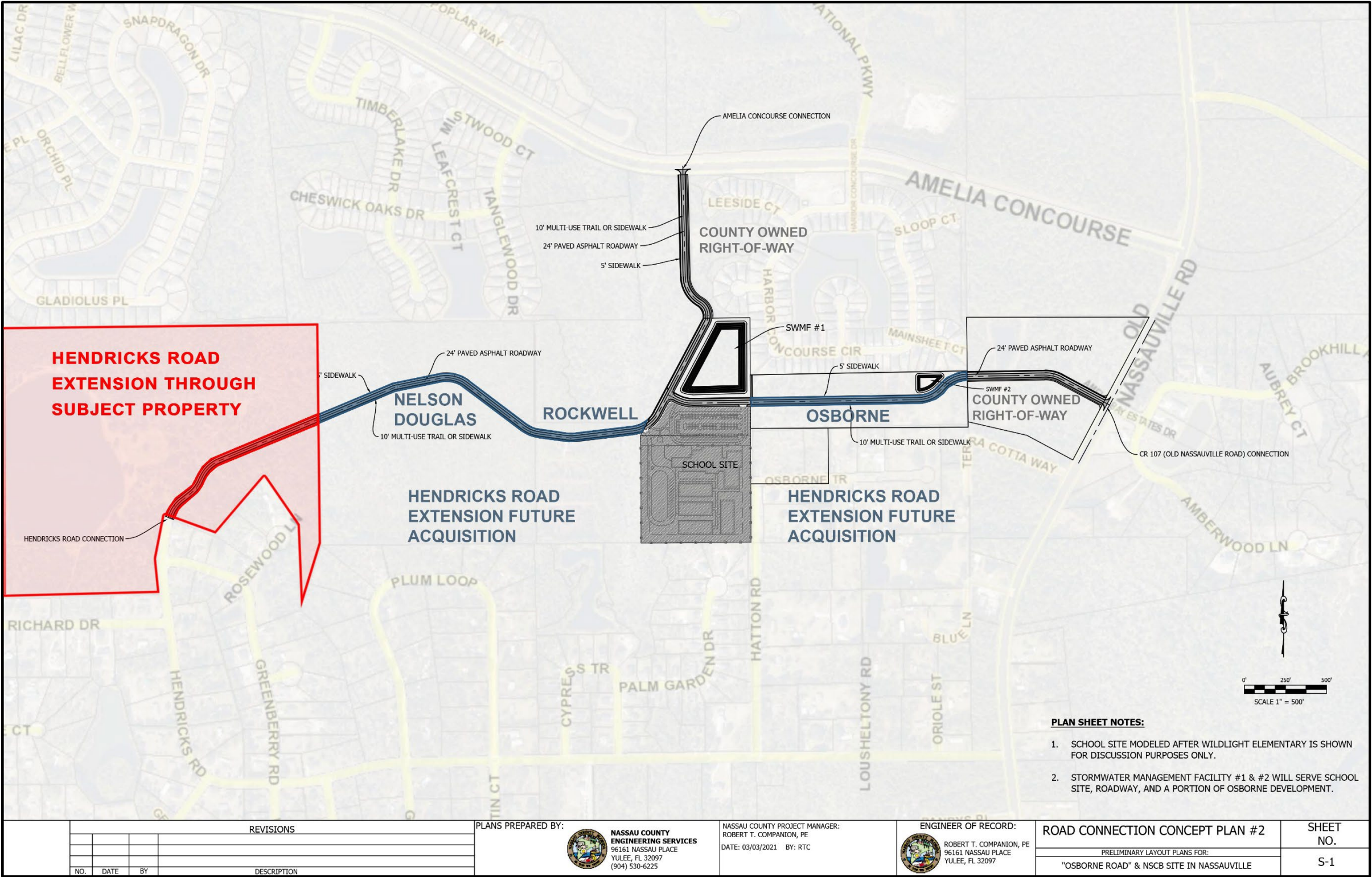


Figure 2: Capital Improvements Concept Plan for extension

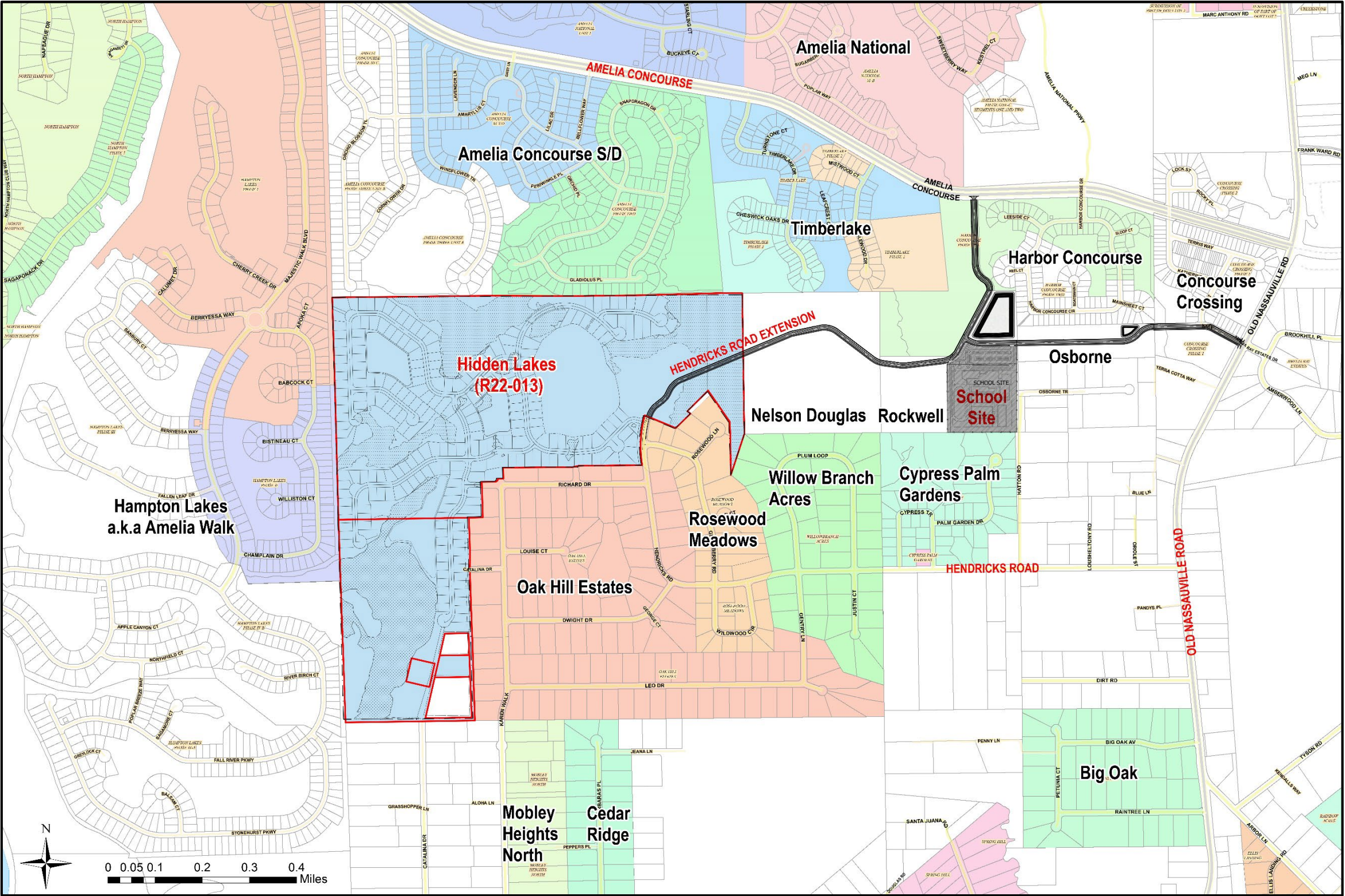


Figure 3: Map Overview with Concept Plan

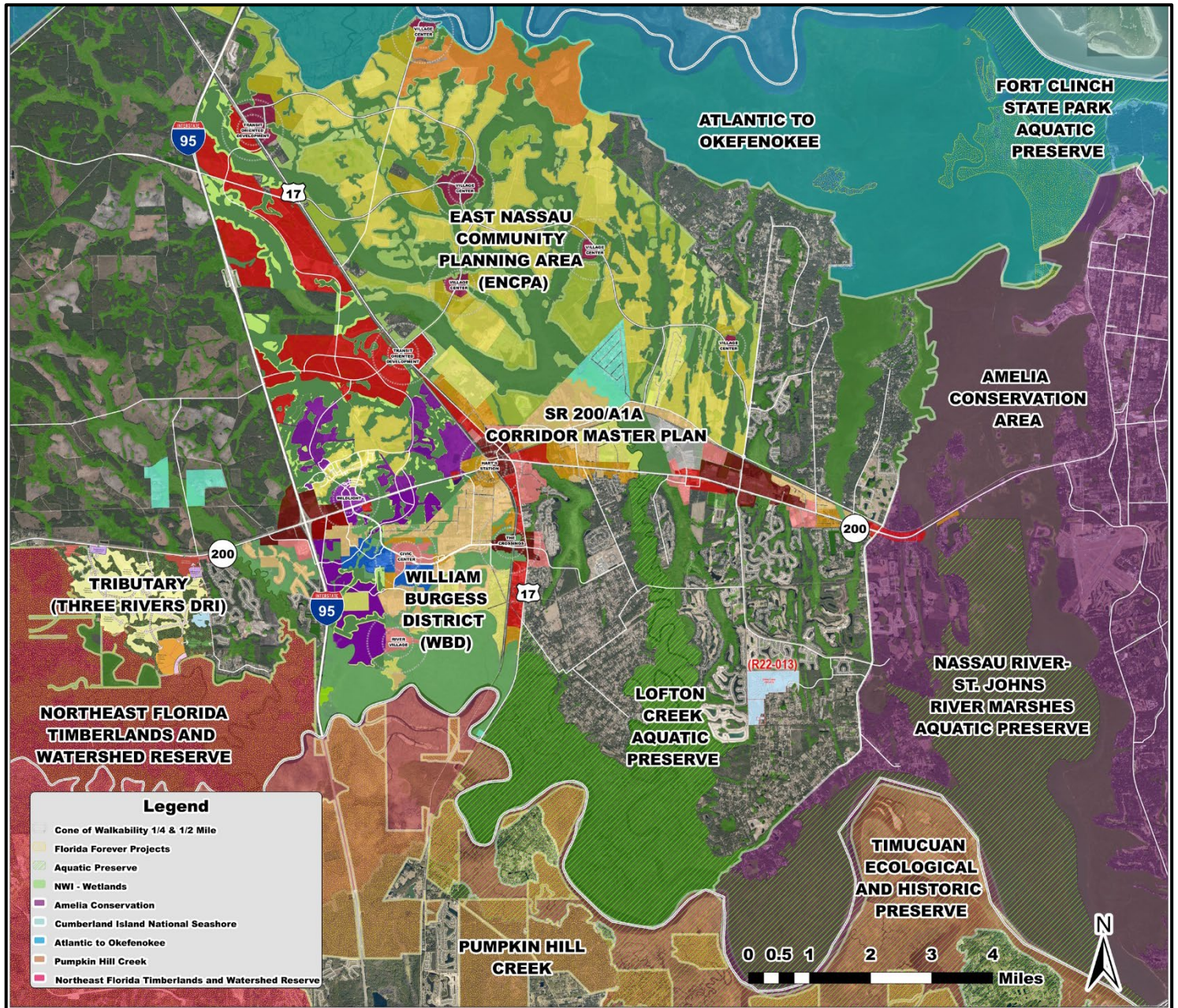


Figure 4: Map Overview with County Context



CONCLUSION AND RECOMMENDATION

The requested rezoning is consistent with the review criteria, the LDR land use category described in Comprehensive Plan Policy FL.01.02(B), and the applicable goals, objectives, and policies of the Comprehensive Plan. Staff recommends APPROVAL of application R22-013.

PZB RECOMMENDATION

At their meeting on November 7, 2023, the Planning and Zoning Board recommended approval of the rezoning application. The motion to recommend approval passed with a vote of 9-1.