



APPLICATION FOR REZONING

APPLICATION & SURROUNDING AREA INFORMATION

OWNER/APPLICANT:	John C. O'Neal Jr (deceased)/Deborah Watson (Personal Representative)			
AGENT:	Janet Ruis			
REQUESTED ACTION:	Rezoning from Residential Single Family 2 (RS-2) to Industrial, Warehouse (IW)			
LOCATION:	On the east side of Russell Road between Lawrence Lane and West Carter Lane			
CURRENT LAND USE + ZONING:	Industrial (IND) and Residential Single Family 2 (RS-2)			
PROPOSED LAND USE + ZONING:	Industrial (IND) and Industrial, Warehouse (IW)			
EXISTING USES ON SITE:	Single-family home			
PROPERTY SIZE + PARCEL ID:	Approximately 2.67 acres and Parcel ID #00-00-30-034A-0030-0030; 00-00-30-034A-0030-0040			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Single Family Residences	RS-2	MDR
	South	Outdoor Storage/Construction Trades	IW	IND
	East	Warehouse Storage	IW	IND
	West	Single Family Residences/ Vacant	RS-2	MDR
COMMISSION DISTRICT:	1			

*** 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 applicant is requesting the rezoning of 2.67-acres from Residential Single Family 2 (RS-2) to Industrial, Warehouse (IW). As stated in the Intent preamble of Land Development Code (LDC) Article 20, the IW zoning district provisions are "intended to apply to an area developed for a variety of storage, warehousing and light industrial operations, or other use which its location, trend of development of planned development designated in the Nassau County Comprehensive Plan, is appropriate for such areas. The provisions are intended to permit the normal operation of such light industrial uses under such conditions that will not be harmful to surrounding uses." The rezoning would allow industrial uses consistent with uses permitted in the IW zoning district.

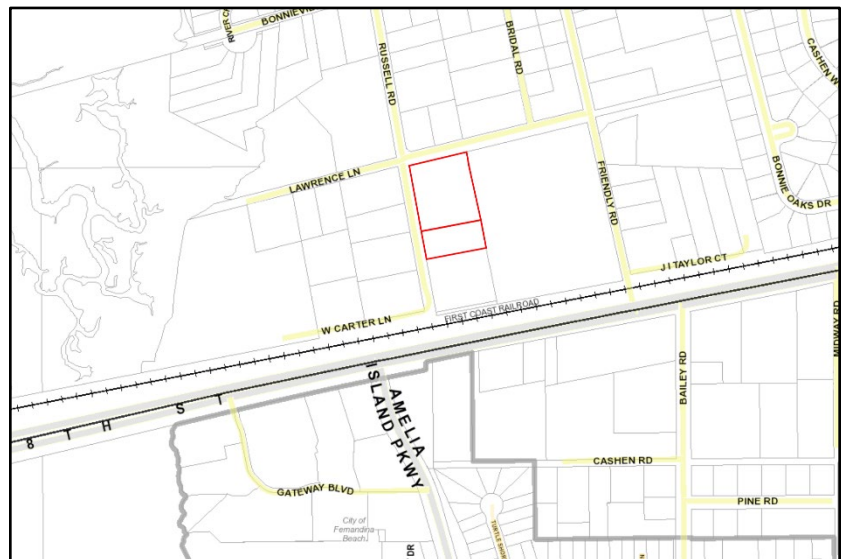


Figure 1: Parcel Map



Figure 2: Zoning Map



Figure 3: Future Land Use Map



Figure 4: Aerial Map



Figure 5: Site Photo



CONSISTENCY WITH THE LAND DEVELOPMENT CODE ARTICLE 5. – PROCEDURES

Section 5.02. - Rezoning.

Pursuant to LDC 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. This review also includes an analysis of the need for, and justification of, the rezoning and whether the rezoning is in keeping with the County's planning program. These broad criteria are addressed through questions on the application, which are evaluated in the following analysis.

- (A) *Consistency of the proposed rezoning with the uses, densities and intensities permitted by the underlying Future Land Use Map (FLUM) designation and the goals, objectives, and policies of the adopted Comprehensive Plan.*

Staff Response: the proposed IW zoning is consistent with the proposed Future Land Use Map (FLUM) designation of Industrial (IND). Lands designated IND are *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.* Development is consistent with the goals, objectives, and policies of the adopted Comprehensive Plan which include the protection and expansion of job-generating land uses, especially industrial type uses.

- (B) *Consistency of the proposed rezoning with the uses, densities and intensities permitted by the adjacent and surrounding zoning districts.*

Staff Response: the parcels are located adjacent to approximately 11.12-acres of IW zoning which is used for warehouse storage and construction trades. There are single-family residential and mobile home lots ranging in size from ½ acre to over one acre in size, a mobile home park, and a horse farm within 0.15-miles of the site. The proposed rezoning is consistent with the adjacent IW zoning district.

- (C) *Consistency of the proposed rezoning with the applicable portions of small area plans, overlay districts or any current County plans or programs.*

Staff Response: The proposed zoning is consistent with strategic priorities found in Nassau County's Interim Strategic Plan, this rezoning protects existing industrial, commercial and mixed-use lands from being converted to residential uses.

- (D) *The rezoning does not result in sprawl development pattern as determined by Chapter 163, Florida Statutes, and will not discourage infilling or more appropriate areas available for development within existing or transitioning areas.*

Staff Response: the proposed rezoning is located on a property that is planned for industrial growth as demonstrated by the future land use map designation of Industrial (IND). The rezoning provides the remaining infill of this designated industrial block. No additional industrial areas exist in this area.

- (E) *The availability of, and potential impact to, public infrastructure and facilities that will serve the site in question including public water and wastewater, public roads, public schools, public parks, police and fire service and other similar items.*

Staff Response: the proposed IW zoning district will not alter population density and thus will not impact schools and parks. Regarding transportation infrastructure, access is provided by Russell Road and Lawrence Lane, county-maintained roadways. Specific traffic impacts and operational improvements will be addressed at the time of site plan review. There is currently no water and sewer available to the site.

- (F) *Consistency of the proposed rezoning with any applicable substantive requirements of the Code, including minimum or maximum district size, access, setback, and buffering requirements.*



Staff Response: if approved, all new development will be reviewed for consistency with Code requirements.

- (G) *The nature and degree of potential adverse impacts the proposed rezoning could have upon permitted conforming uses on neighboring lands.*

Staff Response: neighboring lands could be affected by increased traffic and noise associated with industrial operations. Adjacent lands include industrial warehouse uses to the south and east and residential single family 2 uses to the west and north. The nearest residence is located within 75-feet of the subject parcels' property line.

- (H) *The nature and degree of potential adverse impacts the proposed rezoning could have upon environmentally sensitive lands or areas of historical or cultural significance.*

Staff Response: there are no known environmentally sensitive lands or areas of historical or cultural significance on site. Regarding natural resource protection, any development will be subject to the Land Development Code Section 37.02 for unincorporated Amelia Island tree protection and replacement.

- (I) *Substantial changes in the character or development of areas in or near the area under consideration which affect the suitability or unsuitability of the land for its use as presently zoned.*

Staff Response: The property cannot be developed with the existing zoning of Residential Single Family 2 (RS-2) as RS-2 is inconsistent with the land use designation of Industrial (IND).

- (J) *The extent to which land use and development conditions have changed since the effective date of the existing zoning regulations involved which are relevant to the property.*

Staff Response: there have been no substantial changes to land use or development conditions relevant to the property.

- (K) *Public policies in favor of the rezoning. Examples include identified economic development affordable housing projects, mixed-use development, or sustainable environmental features, which are consistent with specific adopted plans or policies of the Board of County Commissioners.*

Staff Response: this rezoning is supported by the following:

- Strategic Plan FS&EP – Initiative 1: Coordinate and execute community planning initiatives that promote, protect and facilitate land uses that can support economic development and revenue generating enterprises.

- (L) *The extent to which the rezoning will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates a context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.*

Staff Response: this criterion applies to a larger area that can sustain characteristics of a mixed-use development.

- (M) *The extent to which the rezoning does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding, and stormwater issues.*

Staff Response: this property is located within the AE flood zone with a required base flood elevation of 10-feet. Development must meet environmental and drainage standards set forth by the St Johns River Water Management District, County, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, US Fish and Wildlife, US Army Corps of Engineers.



(N) *The extent to which the rezoning results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:*

- (1) *Clustered population and/or employment centers;*
- (2) *Medium to high densities appropriate to context;*
- (3) *A mix of land uses;*
- (4) *Interconnected street networks;*
- (5) *Innovative and flexible approaches to parking;*
- (6) *Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options;*
- (7) *Proximity to transit.*

Staff Response: this criterion applies to a larger area that can sustain characteristics of a mixed-use development.

CONCLUSION AND RECOMMENDATION

The requested rezoning is consistent with the review criteria. Staff recommends APPROVAL of application R23-010.

PZB RECOMMENDATION

At their meeting on January 16, 2024, the Planning and Zoning Board recommended approval of the rezoning application. The motion to recommend approval passed with a vote of 6-0.