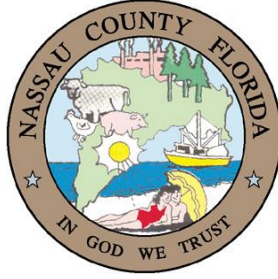


Nassau County
Planning and Economic Opportunity
Department
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Date of Hearing: June 5, 2018

Public Hearing Number: R18-007

A. General Information

Applicant: Gillette & Associates, Inc.

Owner: Bryan and Allison Corigliano

Request: Rezoning of approximately 0.37 acre from Residential Mixed (RM) to Commercial Neighborhood (CN).

Applicable Regulations: Articles 10 and 15 of the Land Development Code (LDC) (Ord.99-17, as amended); Policies ED.05.02, FL.03.02 and FL.08.05 of the 2030 Nassau County Comprehensive Plan

Related Application: CPA18-005 (small scale FLUM amendment from MDR to COM)

B. Site Information

Lot Size: 0.37 acre

Location: On the south side of SR200/A1A between Mt. Zion Loop and South Prince Drive, tax parcel #'s 24-2N-28-0000-0024-0020 and 24-2N-28-0000-0024-0050

Directions: Head east on SR200/A1A from the intersection of Blackrock Road. Property is on the south side of SR200/A1A appx. 450 ft. from the intersection.

C. Existing Land Uses

Subject Site: Vacant Land

Surrounding: North: Commercial (shopping center)
South: Utilities (stormwater facility)
East: Vacant Land
West: Vacant Land

D. Existing Zoning

Subject Site: Residential Mixed (RM)

Surrounding: North: Commercial Intensive (CI)
South: Commercial General (CG)
East: Residential Mixed (RM)
West: Residential Mixed (RM)

E. FLUM Designation

Subject Site: Medium Density Residential (MDR)

Surrounding: North: Commercial (COM)
South: Commercial (COM)
East: Medium Density Residential (MDR)
West: Medium Density Residential (MDR)

F. Background

The proposed rezoning comprises two parcels totaling 0.37 acre. The property has approximately 115 feet of frontage on SR200/A1A. It is currently zoned Residential Mixed (RM).

According to Article 15 of the Land Development Code, The Commercial Neighborhood (CN) zoning district proposed for this site is a low- to medium-intensity commercial district intended to provide for the limited retail sales and service needs of County residents. It may also include the development of, professional, medical, financial and business offices or a variety of public or civic uses.

Common uses found in this district will include a variety of low-intensity retail sales and service establishments.

The proposed CN zoning district will require a small-scale FLUM amendment on the property to Commercial (COM), for which the applicant has applied in conjunction with this application (CPA18-005).

Note: Although the predominant commercial zoning districts adjacent to or in the vicinity of this property are Commercial General (CG) or Commercial Intensive (CI), the applicant had requested the CN zoning district because the property does not meet the minimum lot area requirement for the CG district (20,000 sq. ft. or 0.46 acre). Also, at this time, residential FLUM designations (MDR) would still be found on the east and west sides of the property. The Land Development Code (per Sec. 37.06) would require significant buffers (25 ft.) to be placed on the property for any new development that would allow the uses permissible in a CG or CI zoning district. This would make development of the site prohibitive at this time. If uses are restricted to those found in the CN district as proposed, those required buffers would be less restrictive (10 ft.). If the lands on either side of the subject property were re-designated and rezoned for commercial use, there would be no requirement these buffers.

G. Analysis

1. *Is the proposed change contrary to the established land use pattern?*

No. The subject property is located in a small (appx. 1.2 acre) isolated enclave that is surrounded by lands which were re-designated as Commercial in 2006 (see Ordinances. 2006-01 to 2006-14) and subsequently rezoned to Commercial General (CG) (see Ordinances. 2006-18 to 2006-21, -24, -25, and -29). The proposed rezoning of these parcels does not expand commercial use into inappropriate areas, but is a logical extension of the existing development pattern along the SR200/A1A corridor.

2. *Would the proposed change create an isolated district unrelated to adjacent and nearby districts?*

No. There are several properties surrounding the subject property that are currently zoned Commercial General (CG) or Commercial Intensive (CI) and are occupied by commercial uses. See note above re: request for Commercial Neighborhood (CN) district.

3. *Would the proposed change materially alter the population density pattern and thereby overload public facilities such as schools, utilities, streets, etc.?*

No. The proposed CN district allows only non-residential uses. It will not alter population density. It should have no impacts to schools or parks and recreation and minimal impacts to other public facilities(see staff report for CPA18-005).

4. *Are existing district boundaries illogically drawn in relation to existing conditions on the property proposed for change?*

Yes. The isolated RM district is no longer suitable for this property given its location on SR200/A1A, an arterial roadway that is part of an established commercial corridor. A more suitable zoning district would be for commercial use, such as the proposed CN district.

5. *Is the proposed change contrary to the long-range land use plans?*

No. The proposed rezoning would be compliance with the underlying Future Land Use Map if the companion FLUM amendment, CPA18-005, is approved, changing the designation of this property from Medium Density Residential (MDR) to Commercial (COM) (see staff report for CPA18-005).

6. *Do changed or changing conditions make the approval of the proposed zoning desirable?*

Yes. The continuing urbanization of this area located on SR200/A1A, an arterial roadway that is part of an established commercial corridor, makes the isolated RM residential zoning district at this location unsuitable.

7. *Will the proposed change adversely influence living conditions in the neighborhood?*

No. The proposed rezoning will not adversely affect any existing residential neighborhoods. The Land Development Code has provisions for buffering of residential properties from commercial properties. New commercial development on the subject property will be required to meet these buffers. With adequate site planning and review, uses permitted in the CN district can be compatible with any nearby residential uses.

8. *Will the proposed change create or excessively increase traffic congestion or otherwise affect public safety?*

No. The proposed Commercial Neighborhood (CN) district may allow uses that will increase traffic impacts beyond that of the current RM zoning district(see staff report for CPA18-005). Future development on the site will be subject to fees assessed as part of the County's adopted Mobility Plan (see Ord. 2014-16). Traffic operational issues that may be created by the new development will also need to be resolved at the developer's expense if required by Engineering Services.

9. *Will the proposed change create drainage problems?*

No. All development will be required to meet all drainage standards as imposed by the Nassau County Roadway and Drainage Standards and the SJRWMD criteria.

10. *Will the proposed change be a deterrent to the improvement or development of adjacent property in accordance with existing regulations?*

No. The moderate intensity of uses permitted in the CN district and the buffering and design requirements of the current LDC should ensure that a permitted commercial use at this location will be a good neighbor to surrounding uses and should help to improve the area aesthetically.

11. *Will the proposed change affect property values in the adjacent area?*

The value of adjacent properties should not be adversely affected since, as stated above, it should have no impacts on any existing residential neighborhoods, and adequate site planning and review should allow most uses permitted in the CN district to be compatible with any nearby residential uses.

The commercial, office or institutional uses at this location should provide needed services to the surrounding neighborhoods, which may increase the value of surrounding property over time.

12. *Will the proposed change constitute a grant of special privilege to an individual owner as contrasted with the public welfare?*

No. The proposed CN district will be in keeping with the character of this area. The commercial, office or institutional development that may occur should provide needed services to the surrounding neighborhoods and may also result in job creation for the County. The change does not grant a special privilege as contrasted with the public welfare.

13. *Are there substantial reasons why the property cannot be used in accord with existing zoning?*

Yes. The low-density residential nature of the RM district is not suitable given its isolation from other residential districts, its road frontage on an arterial road, and proximity to other commercial uses. A more suitable zoning would be for commercial use, such as the proposed CN district.

14. *Are there other sites in this general location already zoned to permit the proposed use?*

Yes. The subject property is located in a small (appx. 1.2 acre) isolated enclave that is surrounded by lands which were re-designated as Commercial in 2006 (see Ordinances. 2006-01 to 2006-14) and subsequently rezoned to Commercial General (CG) (see Ordinances. 2006-18 to 2006-21, -24, -25, and -29). See note above re: request for Commercial Neighborhood (CN) district.

15. *Is the width and area of the parcel sought to be rezoned adequate to accommodate the proposed use?*

The subject property is capable of meeting the minimum lot size and frontage standards for the CN zoning district found in Article 15 of the Land Development Code.

G. Staff Findings

1. The proposed rezoning is in compliance with the underlying Future Land Use Map (FLUM) designation of Commercial (COM).
2. The proposed rezoning application is compliant with the requirements of Sec. 5.02 of the County's Land Development Code, and meets the analysis criteria described in Part F. (1-15) of this report above.
3. The proposed rezoning application is compliant with the intent, locational and dimensional standards for the Commercial Neighborhood (CN) zoning district found in Article 15 of the County's Land Development Code.
4. Future uses on the subject property will be required to provide adequate screening and buffering from any surrounding residential uses as a part of the site plan review process per Sec. 37.06 of the County's Land Development Code.

I. Recommendation

Based on the findings of compliance with the County's Land Development Code and the 2030 Comprehensive Plan as described above, Staff recommends APPROVAL of rezoning application R18-007.

QUASI-JUDICIAL HEARING PROCEDURES

Florida Statutes and the Courts of Florida require that your rezoning application be heard as a Quasi-Judicial Hearing.

A Quasi-Judicial Hearing, by state and case law, is different than a regular hearing conducted by this Board. A Quasi-Judicial Hearing is less formal than a court hearing but similar in procedures and evidence issues.

In a Quasi-Judicial Hearing, the applicant has the burden of demonstrating by competent substantial evidence that his/her rezoning request meets requirements of the County Zoning Code, Comprehensive Plan and other applicable regulations.

The applicant is entitled to be represented by counsel.

The only material or relevant evidence is that which addresses the applicable codes and/or Comprehensive Plan. The hearing procedures will be:

1. Staff will be sworn and shall describe the applicant's request, provide staff's recommendation and present any witnesses in support of staff's recommendation. Staff shall have fifteen (15) minutes.
2. The applicant and others presenting evidence will be sworn and shall state their name, address and subject to which they will testify. The applicant or its agent/attorney may elect to waive their presentation and to rely on the application, recommendation, and staff comments, reserving the right to address the Board if any evidence is presented against the application. Evidence presented must specifically address the criteria in the Zoning Ordinance and or Comprehensive Plan. The applicant, or his/her attorney/representative, will have an opportunity to present evidence for the application and will have fifteen (15) minutes for its presentation. If the applicant has witnesses, the applicant will indicate the name of each witness and the subject to be addressed. The applicant's witnesses will each have five (5) minutes. The applicant may also call the Zoning Official or other staff member who are present as a witness and ask them questions. Again, the time limit for questions is five (5) minutes.
3. Those who present evidence against the application will be sworn in and will be provided five (5) minutes each to present evidence and witnesses that address the criteria. If a group opposes the application, they may also be represented by counsel and shall state that now. They may also call the applicant, Zoning Official or other staff members that are present as witnesses and ask them questions, subject to the five minute time limit. Anyone presenting repetitious evidence or evidence that does not address the criteria will be directed to stop and address the criteria.
4. The applicant or its attorney may then cross examine those presenting evidence against, subject to control by the chair and county attorney. Cross-examination shall be five (5) minutes for each witness.
5. Sharing or transferring time is not allowed. Persons presenting evidence will address the Board, at the podium, and if there are documents or photos they must be presented when the particular individual is testifying. No documents will be returned, as they become a part of the record. Cross examination, if any, will be to the point and controlled by the chairman with the assistance of the county attorney. As a Quasi-Judicial Hearing, numbers of individuals for or against a particular item will not be considered. The meeting is being taped; therefore there can be no applause or outbursts.

6. The Office of the County Attorney represents the Board and provides advice to the Board including advice as to the procedures and the admissibility of evidence.
7. The Board will afford members of the audience who have not presented evidence for or against three (3) minutes each to address any information provided. The members of the public will not be sworn in.
8. The applicant will be permitted to provide rebuttal if any (a maximum of ten (10) minutes).
9. Staff may have five (5) minutes to provide final comments to the Board.
10. The Board will then close the public hearing and will discuss the application and may ask questions of the applicant, staff or those presenting evidence against or witnesses for the application.
11. The strict rules of evidence applicable to a court proceeding will not be utilized; however, the Board, with the assistance of the attorney, may exclude evidence that is not relevant or material or is repetitious or defamatory. Again, the Quasi-Judicial procedures are required by law and all those participating need to be aware of the procedures. Anyone who fails to follow the procedures may be required to stop his/her presentation or relinquish their time.

To be fair to everyone and in order to follow the procedures, if you have any questions please call the County Attorney's Office at (904) 530-6100 or the County's Planning and Economic Opportunity Office at (904) 530-6300.