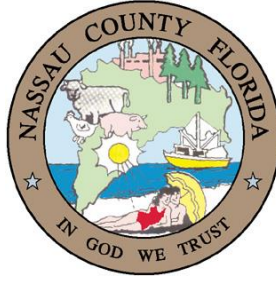


Nassau County
Planning and Economic Opportunity
Department
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Date of Hearing: November 8, 2018

Public Hearing Number: R18-016

A. General Information

Applicant: Gregory E. Matovina, Agent.

Owners: Patriot Ridge LLP

Request: Modification of the *Nassau Crossing* Planned Unit Development (PUD) (Ord. 2017-42)

Applicable Regulations: Policies FL.01.02 (B,G), FL.02.05, FL.08.04, FL.08.05, FL.08.06, FL.09.05, FL.10.01 and FL.10.06 of the 2030 Nassau County Comprehensive Plan; Articles 5 and 25 of the Nassau County Land Development Code

Related Application: N/A

B. Site Information

Site Area: 196.79 acres

Location: On the north and south sides of William Burgess Blvd. between Harts Road and U.S.17; TP # 42-2N-27-0000-0003-0060

Directions: From the intersection of US 17 and SR200 proceed west on SR200 to Harts Road. Head south on Harts Road. Subject property is on the east side of Harts Road.

C. Existing Land Uses

Subject Site: Vacant Land

Surrounding: North: SF Residential
South: SF Residential
East: CSX RR
Industrial
Vacant Land
West: SF Residential
Vacant Land

D. Existing Zoning

Subject Site: Industrial Warehouse (IW)

Surrounding: North: Open Rural (OR)
South: Open Rural (OR)
East: Industrial Warehouse (IW)
Industrial Heavy (IH)
West: Open Rural (OR)
Residential Single Family 2 (RS-2)

E. FLUM Designation

Subject Site: Industrial (IND)
Conservation (CSV I)

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

F. Background

The Nassau Crossing Planned Unit Development (PUD) consists of approximately 196.79 acres located to the south of SR 200/A1A, located east of Harts Road to the west of the CSX Rail Line, and to the west of US Highway 17 to the east with William Burgess Boulevard bisecting the property towards the southern end of the property.

The site has significant wetlands separating the Medium Density Residential (MDR) designated area from the Commercial (COM) designated area on the northerly parcel. The area south of William Burgess Boulevard is substantially all wetlands except for +/- 11.5 acres located along the southern side of the road (also designated MDR).

This approved PUD is located within the boundaries of the William Burgess Mixed-Use Activity Center Overlay District (WBD). It will include residential, commercial, office, and employment-generating uses. It will promote multi-modal transportation including walking, biking, and future transit systems. This includes the identification and reservation of a future commuter rail station.

One of the specific goals expressed in the County's Vision 2032 final report is to encourage mixed-use developments designed to accommodate multiple community activities and services in close proximity. By reducing infrastructure demand, mixed-use developments can generate a positive fiscal impact on the County's financial resources. It is the County's objective to coordinate community efforts to develop high-value mixed-use developments that achieve this goal.

The proposed modification to the Planned Unit Development will include:

1. Adjustments to lot area and setback requirements for townhomes in Parcel "A".
2. Adjustments to phasing schedule for community park in Parcel "C":
 - A portion of the multi-use trail for Phase 1 is moved to Phase 2
 - The playground is moved from Phase 2 to Phase 1
3. Option added for developer to build the park plaza in lieu of the multi-use trail in the southwest park (sw part of Parcel "C")
4. Greater flexibility added to the schedule for adoption of required signage and lighting plans.

The maximum development program for the Nassau Crossing PUD will remain the same. The proposed modifications will not increase density or intensity of development.

G. Analysis

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

No. The existing, established land use pattern is single family homes to the south, west and north and industrial and commercial uses to the east along US 17. The proposed land use pattern specified for the William Burgess Mixed-Use Activity Center Overlay District (WBD) calls for higher density multi-family residential and commercial uses at the center of the WBD (the intersection of US 17 and William Burgess Boulevard) surrounded by medium density residential uses. Specifically, the proposed change prescribes mixed multi-family residential and commercial uses along the north side of William Burgess Boulevard, a park and open space along its south side and medium-density residential (i.e. single-family) uses to the north of the Commercial area. The previously approved PUD is consistent with the proposed land use pattern as set forth in the WBD. Additionally, the previously approved PUD provides a reasonable transition in uses from the industrial and commercial uses along US 17 to the single family uses to the south, west and north of the PUD. The proposed PUD modification will not increase density or intensity of previously approved development and will be in keeping with the development patterns of this area.

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

No. Nassau Crossing is a previously approved PUD which contains residential and commercial components. The proposed modifications will remain in keeping with the approved PUD and recent development patterns of this area. The surrounding properties within the WBD that are currently undeveloped will be encouraged to be planned and developed with multi-family, office, retail and recreational uses according to the principles established for the overlay 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 modification will not increase density or intensity of development.

This approved PUD is located within the boundaries of the William Burgess Mixed-Use Activity Center Overlay District (WBD). It will include residential, commercial, office, and employment-generating uses. It will promote multi-modal transportation including walking, biking, and future transit systems. This includes the identification and reservation of a future commuter rail station.

One of the specific goals expressed in the County's Vision 2032 final report is to encourage mixed-use developments designed to accommodate multiple community activities and services in close proximity. By reducing infrastructure demand, mixed-use developments can generate a positive fiscal impact on the County's financial resources. It is the County's objective to coordinate community efforts to develop high-value mixed-use developments that achieve this goal.

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

No. Nassau Crossing is a previously approved PUD which contains residential, commercial, office, and employment-generating uses. The proposed land use pattern specified for the William Burgess Mixed-Use Activity Center Overlay District (WBD) calls for higher density multi-family residential and commercial uses at the center of the WBD (the intersection of US 17 and William Burgess Boulevard) surrounded by medium density residential uses.

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

The proposed modification is to a previously approved PUD located within the William Burgess Mixed-Use Activity Center Overlay District (WBD), designated in Future Land Use Policy FL.02.05. Centered within ½ mile of the intersection of William Burgess Boulevard and the CSX rail line running parallel to U.S. Hwy. 17, development within the William Burgess Mixed Use Activity Center shall promote sustainable, compact mixed-use development.

Specific incentives and design guidelines have been adopted into the WBD Vision Book, which is adopted by reference into this PUD's development order.

Within the boundaries of this Overlay, the High-Density Residential (HDR) and Commercial (COM) Future Land Use Map (FLUM) designations, residential development may be permitted up to a maximum of twenty (20) units per acre, and shall have a maximum Floor Area Ratio (FAR) of 2.0, subject to conformance with goals and principles found in Policy FL.02.05 and with adopted design guidelines and performance standards to be adopted in the Overlay's Vision Book as described above.

No. The proposed modification will not increase density or intensity of previously approved development. It is in compliance with all other goals, objectives and policies of the Comprehensive Plan.

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

Yes. The William Burgess Mixed Use Activity Center Overlay District (WBD) and, by direct extension, the Nassau Crossing PUD represent a philosophical shift in land-use planning away from the now unsustainable automobile-oriented development pattern that has been prominent in Nassau County in preceding decades. It is the intent of this PUD to create a compact, mixed-use, walkable community, designed at a pedestrian scale that promotes strong social ties and encourages the interaction of community members. The goal is not to maximize intensities and densities but rather provide for a healthy mix of uses at the scale necessary to activate the nucleus of the WBD and serve as a catalyst for community formation and to create lasting public value.

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

No. It is the intent of the WBD and the Nassau Crossing PUD to create a sense of place in the form of a compact mixed-use walkable community, designed at a pedestrian scale, that promotes strong social ties and the cultivation of 'community' through the application of sound land-use planning, urban design and placemaking techniques.

The PUD is intended to promote multi-modal transportation through the provision of transit facilities, integrated multi-use trail system, complete pedestrian/bicycle facilities, and reasonable automobile access. Sidewalks and bicycle facilities will be provided to connect the individual components of the development to the multi-use trail system, transit facilities, recreation areas, retail and office uses, and social spaces.

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

No. The proposed modification will not increase density or intensity of previously approved development. A thorough traffic analysis was performed and submitted to the County for review as part of the original PUD zoning application, to assess what impacts the proposed mixed-use development may have on the surrounding area and what improvements may be required.

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. It is the intent of the applicant that the entirety of the Nassau Crossing PUD and the requisite improvements to William Burgess Boulevard from US 17 to Harts Road be subject to a master stormwater management plan that limits, to the maximum extent possible, stormwater management facilities being located within the Core 1 Transect (Parcel B) (see the Preliminary Development Plan in Exhibit B). No development shall commence within Parcel B until such time a master drainage plan has been completed and approved by Nassau County for the build-out of Parcel B. The Final Development Plan for Parcel B shall show all stormwater facilities necessary to facilitate full buildout. Through the site plan review process, the existing use and any future development on the property will be required to meet all drainage standards as imposed by the Nassau County Roadway and Drainage Standards and any SJRWMD permitting requirements.

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

No. The Final Development Plan(s) implementing the Nassau Crossing PUD shall be consistent with WB Vision Book, which is adopted by reference into this PUD's development order. The provisions of the Vision Book are based on the goals and principles adopted for the overlay district and may be applied equitably to all properties within the boundaries of the WBD. The application of the goals and principles of the overlay district should result in a compact, mixed-use, walkable community, designed at a pedestrian scale that promotes strong social ties and encourages the interaction of community members. and serve as an incentive for similar and compatible development in the surrounding area and throughout the County.

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

The value of adjacent properties should not be adversely affected. One of the specific goals expressed in the County's Vision 2032 final report is to encourage mixed-use developments designed to accommodate multiple community activities and services in close proximity. By reducing infrastructure

demand, mixed-use developments can generate a positive fiscal impact on County's financial resources. It is the County's objective to coordinate community efforts to develop high-value mixed-use developments that achieve this goal.

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

No. The proposed modification will be in keeping with the character of this area and will be in compliance with the other provisions for the Nassau Crossing PUD. 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? Is the proposed change out of scale with the needs of the neighborhood or the county?*

No. Nassau Crossing is a previously approved PUD which contains residential, commercial, office, and employment-generating uses. The proposed land use pattern specified for the William Burgess Mixed-Use Activity Center Overlay District (WBD) calls for higher density multi-family residential and commercial uses at the center of the WBD (the intersection of US 17 and William Burgess Boulevard) surrounded by medium density residential uses. The proposed modification will be in keeping with the character of this area and will be in compliance with the other provisions for the Nassau Crossing PUD.

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

Yes. Residential uses can be found to the south and west within the Nassau Crossing PUD. The proposed modification will be in keeping with the character of this area. And will be in compliance with the other provisions for the Nassau Crossing PUD.

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

Yes. The subject property is capable of meeting minimum lot sizes and frontage standards adequate for the types of uses proposed within the PUD (see Preliminary Development Plan).

G. Staff Findings

1. The proposed modification to the existing Nassau Crossing PUD meets the intent, locational and dimensional standards for Planned Unit Development

(PUD) zoning district found in Article 25 of the County's Land Development Code.

2. The proposed modification to the existing Nassau Crossing PUD 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 modification to the existing Nassau Crossing PUD will incorporate, and fulfill the goals and principles of the William Burgess Mixed Use Activity Center Overlay District designated in Future Land Use Policy FL.02.05
4. The proposed modification to the existing Nassau Crossing PUD would be in compliance with the underlying Future Land Use Map. It will encourage efficient development patterns, and is otherwise in compliance with the Goals, Objectives and Policies of the 2030 Comprehensive Plan.

H. 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 R18-016.