



PROPOSED LAND DEVELOPMENT CODE AMENDMENTS

INTRODUCED BY: Planning Department

REQUESTED ACTION: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; SPECIFICALLY AMENDING ARTICLE 15, COMMERCIAL NEIGHBORHOOD; ADDING SMALL BATCH PRINTING PRESS AS A CONDITIONAL USE; ADDING SUPPLEMENTARY REGULATIONS FOR PLANT NURSERIES; AMENDING ARTICLE 16, COMMERCIAL, GENERAL; AMENDING SECTION 16.03, CONDITIONAL USES; ADDING SUPPLEMENTARY REGULATIONS FOR PLANT NURSERIES; AMENDING ARTICLE 17, COMMERCIAL, INTENSIVE; AMENDING SECTION 17.01, PERMITTED USES AND STRUCTURES; REMOVING MINI STORAGE FACILITY; ADDING SELF-STORAGE FACILITY (MINI-WAREHOUSE FACILITY) SUBJECT TO SUPPLEMENTARY REGULATIONS; AMENDING SECTION 17.04, CONDITIONAL USES, CLARIFYING SUPPLEMENTAL REGULATIONS FOR TRAVEL TRAILER PARKS AND CAMPGROUNDS; AMENDING ARTICLE 18, COMMERCIAL, HIGHWAY AND TOURIST; AMENDING SECTION 18.01, PERMITTED USES AND STRUCTURES, REMOVING SELF STORAGE FACILITIES; AMENDING ARTICLE 20, INDUSTRIAL, WAREHOUSE; AMENDING SECTION 20.01, PERMITTED USES AND STRUCTURES; REMOVING RV AND BOAT STORAGE FACILITIES; AMENDING SECTION 20.03, CONDITIONAL USES, ADDING SELF-STORAGE FACILITIES (MINIWAREHOUSE); ADDING RV AND BOAT STORAGE; AMENDING ARTICLE 21, INDUSTRIAL, HEAVY; AMENDING SECTION 21.03 TO ADD SELF-STORAGE FACILITIES (MINI-WAREHOUSE); AMENDING ARTICLE 22, OPEN RURAL, AMENDING SECTION 22.01 PERMITTED USES AND STRUCTURES AND SECTION 22.03 CONDITIONAL USES ALLOWING FOR SOLAR FARMS AS A PERMITTED USE; AMENDING ARTICLE 24, RECREATION AND OPEN SPACE; AMENDING SECTION 24.03, CONDITIONAL USES; ADDING SALE OF ALCOHOLIC BEVERAGES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE ARTICLE 25, PLANNED UNIT DEVELOPMENT (PUD); CLARIFYING THE INTENT OF PUD ZONING DISTRICT, ESTABLISHING OVERARCHING STANDARDS; SPECIFICALLY AMENDING SECTION 25.01, PUD DEFINED, CLARIFYING DEFINITION; AMENDING SECTION 25.02, PERMITTED USES, ADDING LAND DEVELOPMENT REGULATIONS TO THE LIST OF PROVISIONS FOR WHICH PUDS MAY BE SUBJECT; AMENDING SECTION 25.03, SITE REQUIREMENT; REDUCING MINIMUM SITE AREA; AMENDING SECTION 25.04, SPECIAL REQUIREMENTS; DELETING DETERMINATION OF CREDIT WHEN ADJACENT TO A PUBLIC BEACH OR WATER BODY; AMENDING SECTION 25.05, PROCEDURES; DELETING FINAL DEVELOPMENT PLAN (FDP) REQUIREMENT, ESTABLISHING TIMELINES FOR SUBMITTAL OF SITE ENGINEERING PLAN (SEP), REQUIRING A PHASED PUD TO DEFINE PHASING AND TIMELINE FOR DELIVERY OF SPECIAL CONDITIONS, CLARIFYING PROVISIONS FOR EXTENSION OF APPROVED (SEP), REVISING (PDP) PLAN APPROVAL PROCEDURES, REVISING REVIEW CRITERIA; ADDING PROVISIONS FOR THE DISTURBANCE OF ENVIRONMENTALLY SENSITIVE LANDS; REQUIRING CONFORMITY WITH APPLICABLE REGULATIONS AND OVERARCHING STANDARDS; REVISING APPLICATION PROCEDURES; REVISING TABULATION REQUIREMENTS; ADDING A DEVELOPMENT SCHEDULE; REQUIRING SUMMARY OF PROPOSED USES; REQUIRING



STREETSCAPE PLANS AND ARCHITECTURAL RENDERINGS FOR CERTAIN DEVELOPMENTS; ESTABLISHING SITE DESIGN REQUIREMENTS; REQUIRING AN ENVIRONMENTAL ASSESSMENT; DELETING FINAL DEVELOPMENT PLAN REQUIREMENT; SPECIFICALLY AMENDING SECTION 25.06, BONDING; PROVIDING FOR BONDING AT SITE ENGINEERING PLAN; SPECIFICALLY AMENDING SECTION 25.08, DEVIATION FROM THE APPROVED FINAL DEVELOPMENT PLAN OR PRELIMINARY DEVELOPMENT PLAN; ESTABLISHING CRITERIA FOR MAJOR DEVIATION OR MINOR DEVIATION DETERMINATIONS; REPEALING SECTION 25.09, SITE ENGINEERING PLANS, LEGAL DOCUMENTS, AND PERMITS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**** 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

Amendments

These ordinances propose to amend Land Development Code Article 15, Commercial, Neighborhood (CN); Article 16, Commercial, General (CG); Article 17, Commercial, Intensive (CI); Article 18, Commercial, Highway and Tourist; Article 20, Industrial, Warehouse (IW); Article 21, Industrial, Heavy (IH); Article 22, Open Rural (OR); Article 24, Recreation and Open Space (ROS); and Article 25, Planned Unit Development (PUD).

In addition to non-substantive modifications to include revisions to department names and position titles, these amendments propose the changes listed below. (Numbers in parentheses indicate corresponding page numbers.)

LDC ARTICLE 15, COMMERCIAL NEIGHBORHOOD (CN)

- 1) Adds requirement that plant nurseries meet supplemental regulations in Section 28.16. (2)
- 2) Adds *small batch printing press* to the list of conditional uses in the CN zoning district. (3)

LDC ARTICLE 16, COMMERCIAL, INTENSIVE (CG)

- 1) Adds requirement that plant nurseries meet supplemental regulations in Section 28.16. (3)

LDC ARTICLE 17, COMMERCIAL, INTENSIVE (CI)

- 1) Adds requirement that self-service storage facilities (mini-warehouse facilities) meet supplemental regulations. (4)
- 2) Adds requirement that travel trailer parks and campgrounds meet supplemental regulations. (5)

LDC ARTICLE 18, COMMERCIAL HIGHWAY TOURIST (CHT)

- 1) Removes *self-service storage facilities* from the list of permitted uses and structures. (6)



LDC ARTICLE 20, INDUSTRIAL WAREHOUSE (IW)

- 1) Removes *RV and boat storage facilities* from list of permitted uses. (6)
- 2) Adds *self-storage facilities* and *RV and boat storage facilities* as conditional uses subject to supplemental standards. (7)

LDC ARTICLE 21, INDUSTRIAL HEAVY (IH)

- 1) Adds *self-service storage facilities (mini-warehouse facilities)* as a conditional use subject to supplemental regulations. (8)

LDC ARTICLE 22, OPEN RURAL (OR)

- 1) Deletes *solar farms* from the list of conditional uses and adds to the list of permitted uses. (9)

LDC ARTICLE 24, RECREATION AND OPEN SPACE (ROS)

- 1) Adds the *sale of alcoholic beverages* as a conditional use. (9)

LDC ARTICLE 25, PLANNED UNIT DEVELOPMENT

- 1) Clarifies intent of PUD zoning district and establishes Overarching Standards of Review focusing on the incorporation of unique and superior urban or rural design principles, provision of recreation areas, preservation of open space, and the promotion of affordable housing. (3)
- 2) Further defines PUD intent and enforcement. (4)
- 3) Requires specific identification of all uses allowed in PUD. (4)
- 4) Reduces minimum PUD site area requirement from 10 acres to 5 acres and allows application on sites of less than five acres for infill sites adjacent to existing developed sites. (5)
- 5) Establishes PUD requirements and narrative text criteria. (5)
- 6) For PUDs located adjacent to beaches or water bodies, removes PZB determination of credit given toward meeting open space requirements. (7)
- 7) Establishes mailed notice requirement from developer to all properties within 500 feet of property boundary. (8)
- 8) Revises PUD procedures to require that PUD, if phased, include phasing schedule and delivery of special conditions. (9)
- 9) Stipulates that failure to submit SEP within one year of PUD approval and failure to meet substantial construction timeline (5 years) will result in termination of PUD. (9)
- 10) Increases the timeframe for submittal of PUD application and PDP from 45 days to 120 days prior to PZB meeting at which rezoning will be considered. (10)
- 11) Adds, as PZB considerations for PUD approval, competent and substantial evidence and applicable review standards. (10)
- 12) Revises PUD review criteria to include: (11)
 - a) avoidance of urban sprawl;
 - b) minimization of disturbance to environmentally sensitive lands;
- 13) Further defines the list of PDP submittal requirements. (12)
- 14) Deletes FDP requirement and FDP approval procedure. (14)



- 15) Defines FDP (existing) and PDP major and minor deviations from approved site plans. (16)
- 16) Deletes the requirement for bill of sale, title opinion, tax receipts, and other documents when submitting an SEP. (17)

CONSISTENCY WITH COMPREHENSIVE PLAN

OBJECTIVE FL.10

The County shall develop innovative land development regulations, in order to better implement the goals, objectives and policies of this Plan.

Policy FL.10.04

Requirements shall be incorporated into the Land Development Code which limit outdoor signage to design specifications that are appropriate to its message without excessive size, height, or information relative to its location.

Policy FL.10.05

The County shall review existing regulations in the Land Development Code and revise as necessary in order to implement the Future Land Use Plan.

Policy FL.10.06

The Land Development Code shall promote the construction of master planned and mixed use developments by providing incentives such as density bonuses, flexible design standards and funding options for required infrastructure improvements.

CONCLUSION AND RECOMMENDATION

The amendments are in conformance with Florida Statutes and the goals, objectives, and policies of the Comprehensive Plan and do not conflict with the Land Development Code, Code of Ordinances, and other County regulatory documents.

Staff recommends APPROVAL.