



PROPOSED LAND DEVELOPMENT CODE AMENDMENT

PROPOSED AMENDMENT

INTRODUCED BY:	Planning & Economic Opportunity Dept.
REQUESTED ACTION:	Amend LDC (Ord. 97-19, as amended) Article 18 of the Land Development Code, Commercial Highway Tourist (CHT); specifically Section 18.01, Permitted Uses; Section 18.03, Conditional Uses; Section 18.04, Special Restrictions; Section 18.06, Minimum Yard Requirements; Section 18.07, Building Restrictions; and Article 35 Of The Land Development Code, State Road 200/A1A Access Management Overlay District, Specifically Section 35.09(F), Signage.

*** 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 + Economic Opportunity Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

This ordinance would amend Article 18 of the Land Development Code, the Commercial Highway Tourist (CHT) zoning district.

The Commercial Highway Tourist (CHT) zoning district is limited to those areas in proximity to interstate interchanges at SR200/A1A and US Hwy 17. Currently, permitted uses in the CHT district are limited to a few auto-centered uses and those catering to the "tourist trade" such as service stations, hotels/motels, restaurants and travel trailer parks.

This amendment considers expanding permitted uses in this district (and removing some uses) to reflect changing demands for services in these areas of the County. Permitted uses will be expanded to include business and professional offices, medical offices and clinics, banks, general retail, self-storage facilities (mini-warehouse) and sale of alcoholic beverages for on- or off-premise consumption (distance restrictions would apply as cited in the County Code of Ordinances). There are also proposed changes to setback and building restrictions which are out of date and need to be reconsidered.

It would also amend associated signage regulations in Article 35 (SR200/A1A Access Management Overlay), Sec. 35.09. It removes previously adopted provisions that allowed for greater sign height and size for properties located in the CHT zoning district that were within the overlay as well. These provisions are being removed since they no longer reflect the changing development patterns of the area around the SR200/I-95 interchange and do not support the proposed expansion of permitted uses. All properties (with the exception noted below) would comply with the same sign standards for the overlay.

This ordinance also adds a statement in this section that those areas that are within both the SR200/A1A Access Management Overlay and the William Burgess Mixed Use Activity Center Overlay, the sign regulations for the latter shall control in those areas (i.e. the south side of SR200 between I-95 and US Hwy 17).



CONSISTENCY WITH COMPREHENSIVE PLAN

Applicable Plan Reference	Determination of Consistency
FL.10.05	✓
FL.11.01	✓

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.11.01

"Nassau County will regulate the use of land only for valid public purposes and in a reasonable manner, in accordance with the Bert J. Harris, Jr., Private Property Rights Protection Act (Sec. 70.001 F.S.)."

The proposed ordinance expands the uses permitted in the CHT district and will provide opportunities to create better development patterns and provide a wider variety of commercial services to Nassau County residents and visitors. It updated outdated provisions and ensures uniform standards for development in the SR200/A1A corridor. The proposed ordinance supports a valid public purpose and is otherwise consistent with the County's Comprehensive Plan.

CONSISTENCY WITH EXISTING LAND DEVELOPMENT CODE

The proposed amendments will not be in conflict with any other existing provisions of the Land Development Code.

CONCLUSION

Staff finds the requested action to be consistent with the Nassau County Comprehensive Plan and the existing Land Development Code. Therefore, staff recommends that the Ordinance be approved.

Submitted by:

A handwritten signature in blue ink, appearing to read "Doug McDowell".

Doug McDowell, AICP
Principal Planner