



NOTICE OF PROPOSED CHANGE TO DEVELOPMENT OF REGIONAL IMPACT (DRI)

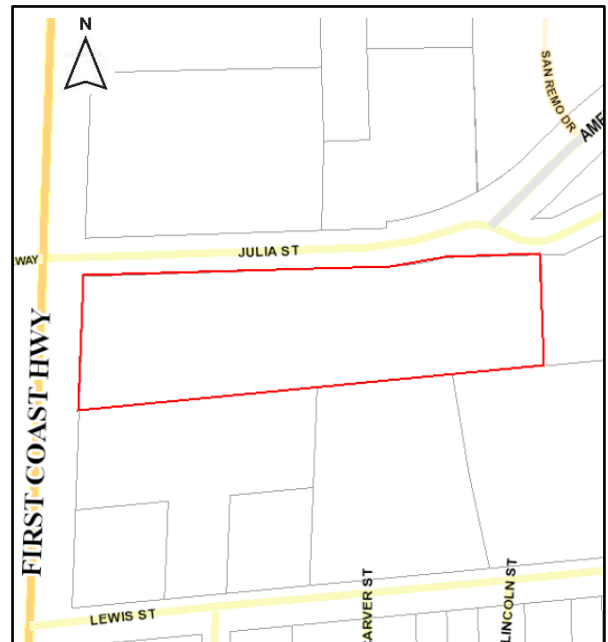
APPLICATION & SURROUNDING AREA INFORMATION:

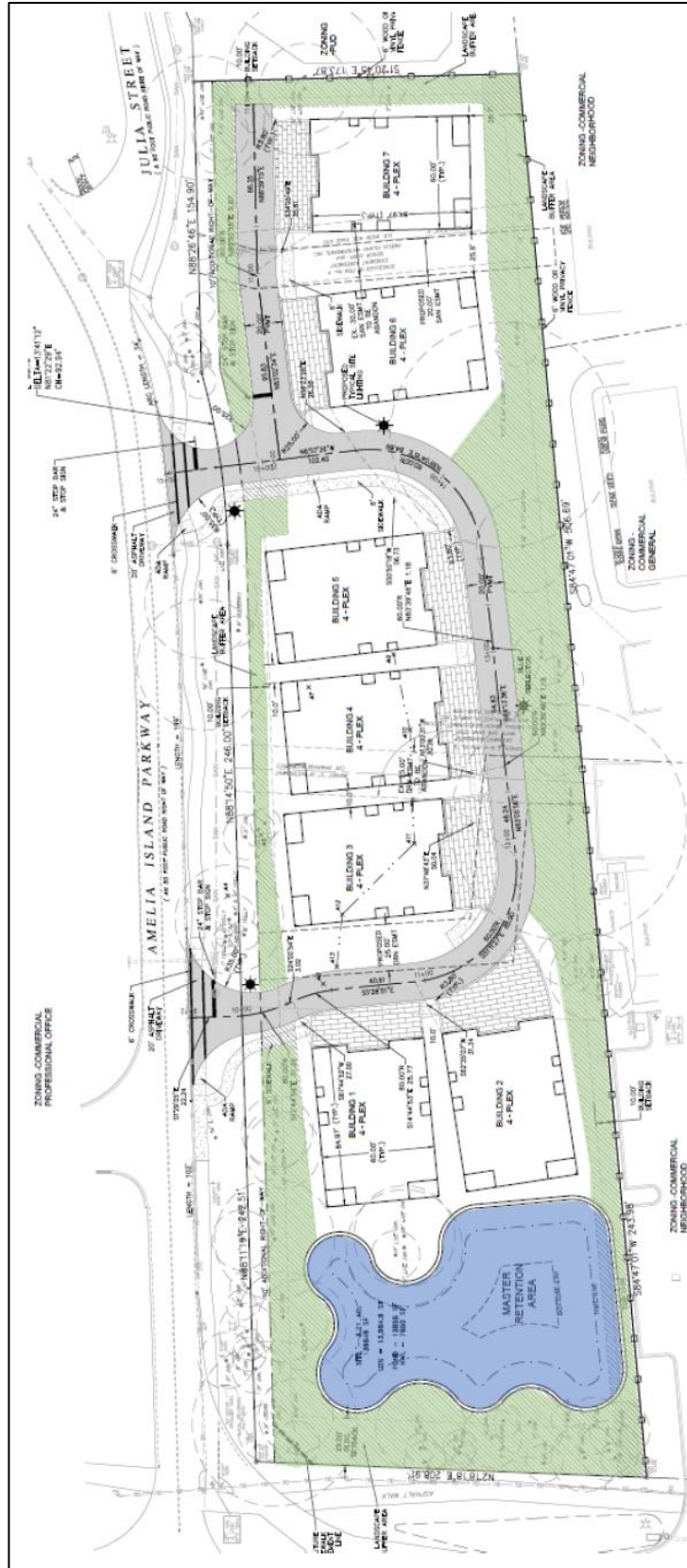
OWNER/APPLICANT:	J.H. Cobb Properties, LLC /Artisan Homes, LLC			
AGENT:	Rogers Towers, P.A.			
REQUESTED ACTION:	Amend the development order for Summer Beach DRI to reallocate 12 residential units from Parcel N-1 to Parcel D-1 and remove allocation of 25,000 sf of neighborhood commercial from Parcel D-1			
LOCATION:	5456 First Coast Highway			
CURRENT LAND USE + ZONING:	COM+PUD			
EXISTING USES ON SITE:	Vacant Commercial (office)			
PROPERTY SIZE + PARCEL ID:	3.21 ac Parcel ID# 00-00-30-0820-0006-0010			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Commercial (office)	CPO	COM
	South	Commercial (retail)	CN, CG	COM
	East	Parking	PUD	COM
	West	Residential (SF/MF, across 1 st Coast Hwy)	PUD	MDR

*** 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

The Summer Beach Development of Regional Impact (DRI) was approved in 1985. In May 2007, the use of Parcel D-1 was converted by the 17th amendment to the Development Order (Resolution 2007-105), to a mixed use program of up to 25,000 square feet of neighborhood commercial and 16 residential units (which were reallocated from Parcel A-6). This proposed amendment to the Summer Beach DRI development order would replace the commercial uses with an additional 12 residential units to this site from parcel N-1 (The Enclave at Summer Beach), providing for up to 28 multi-family residential units on Parcel D-1. No additional residential units or nonresidential square footage would be added to the DRI. The NOPC would also adjust setbacks and add a statement which requires screening along the south property line to meet County buffering standards. These standard require a minimum 15-foot wide buffer with canopy trees spaced every 25 feet and 67 shrubs planted for every 100 feet.





Proposed Site Plan



CONSISTENCY WITH THE COMPREHENSIVE PLAN

A small-scale comprehensive plan Future Land Use Map (FLUM) amendment has been filed in conjunction with this application (CPA20-002) from Commercial (COM) to High Density Residential (HDR) since residential uses are not allowed in the Commercial designation of the FLUM. If the NOPC is approved, then the FLUM category will need to be changed to HDR to be consistent with the comprehensive plan. (see Policy FL.01.02 [B]).



As described in more detail in the comprehensive plan amendment staff report, the NOPC change and comprehensive plan amendment is not in keeping with Future Land Use Element Objective FL.06 and Policy FL.06.01, which discourage changes that increase population density on the barrier island and therefore extend evacuation time. The plan amendment staff report also concludes that loss of commercial space would diminish the existing commercial node and work against creating a more walkable community with nonresidential destinations.

CONSISTENCY WITH STATE STATUTES

Effective April 9, 2018, the statutory provisions in Chapter 380, Florida Statutes, related to developments of regional impact (DRI) were amended to eliminate the review process regarding changes to existing DRIs (Chapter 2018-158, Laws of Florida). This change is in addition to statutory changes in 2015 and 2016 that eliminated the DRI review process for new proposed developments that exceed the DRI thresholds and are not exempt from review. Amendments to development orders for existing DRIs are now only considered by the local governments that issued the development orders, without state and regional review, pursuant to their local development review procedures.

CONSISTENCY WITH APPROVED DRI DEVELOPMENT ORDER

The proposed development of the site would utilize currently approved residential units from within the DRI, reallocating 12 unused residential units from Parcel N-1 (Enclave) to this parcel. Impacts to public facilities have been mitigated through the provisions of the Development Order pursuant to CH. 380.06, F.S. The development order specifies that impact fees shall cover remaining public impacts resulting from the development of Summer Beach (see Section 12.3, Ord. 90-41).

The additional residential units for this parcel are would be transferred between from Parcel N-1 (The Enclave at Summer Beach), which has 514 available/unused units.

CONCLUSION

Based on the findings of this report based on comprehensive plan objective and policies and sound planning standards, described in more detail in the comprehensive plan amendment staff report, approval of this NOPC would result in:

- degradation of hurricane evacuation time;
- loss of already-reduced and small amount of commercial land within this DRI;
- diminishment of the existing commercial node and the resulting negative impacts on nearby businesses;
- reduced walkability attributed to the loss of commercial space and mix of uses; and
- loss of opportunity for preferred mixed-use development.



The NOPC is not in keeping with the current intent of the DRI/PUD. Staff recommends DENIAL of the proposed amendment to Development Order for the Summer Beach Development of Regional Impact (DRI) described in application NOPC20-001.