



APPLICATION FOR FINAL DEVELOPMENT PLAN (PUD)

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	J.H. Cobb Properties, Inc., LLC			
AGENT:	Tim Ritch, Forum Capital Partners, Agent			
REQUESTED ACTION:	Final Development Plan for Parcel D-1 of the Summer Beach PUD			
LOCATION:	5456 First Coast Highway			
PARCEL ID:	00-00-30-0820-0006-0010			
CURRENT LAND USE + ZONING:	COM+PUD (proposed HDR+PUD)			
EXISTING USES ON SITE:	Vacant commercial (office)			
AREA:	3.21 ac			
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)	PUD	COM

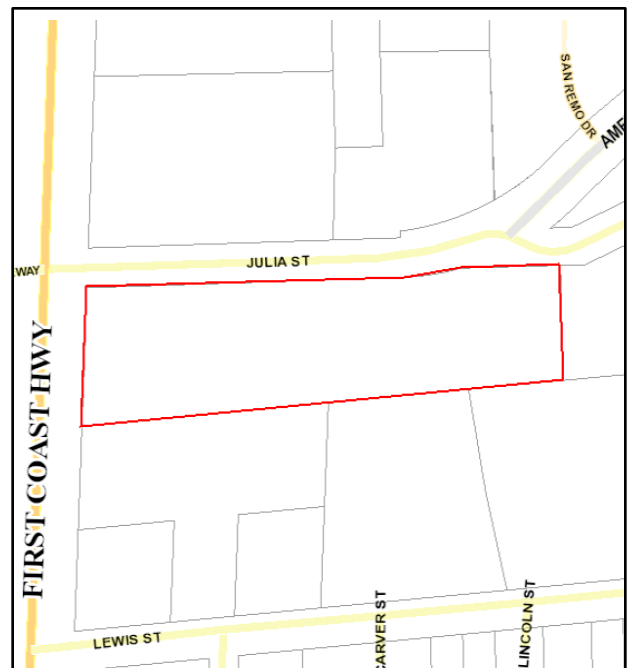
*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

FD20-001 is the Final Development Plan (FDP) for the land designated as Parcel D-1 of the Summer Beach Planned Unit Development (PUD), which if approved would allow a maximum of 28 residential units.

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).

A Notice of Proposed Change had been submitted (NOPC20-001) to amend the Development Order for the Summer Beach DRI/PUD to remove the currently allocated 25,000 square feet of commercial uses and reallocate an additional 12 residential units to this site from Parcel N-1 (i.e. 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.





A small-scale Future Land Use Map (FLUM) amendment (CPA20-002) has also been filed for this property from Commercial (COM) to High Density Residential (HDR). If approved, it would be compatible with and accommodate the changes proposed the NOPC application described above and with this proposed FDP.

The proposed FDP is consistent with the adopted PDP (Map H), as amended; and the adopted PUD conditions for the Summer Beach PUD/DRI, as amended, if the changes to the development order proposed in application NOPC20-001 are approved.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE

The proposed FDP for Parcel D-1 of the Summer Beach PUD has been reviewed by County staff and has been found consistent with the requirements for an FDP pursuant to Sec. 5.07(C)(2) and Sec. 25.05(F) of the County's Land Development Code (LDC).

CONSISTENCY WITH APPROVED PUD DEVELOPMENT ORDER

The proposed FDP is consistent with the adopted PDP and the adopted PUD conditions pursuant to Article 25 of the County's Land Development Code (LDC), if the changes to the development order proposed in application NOPC20-001 are approved.

CONCLUSION

Based on the findings described above, Staff recommends APPROVAL of application FD20-001, the Final Development Plan for Parcel D-1 of the Summer Beach Planned Unit Development.