



APPLICATION FOR SMALL- SCALE AMENDMENT TO THE FUTURE LAND USE MAP

APPLICATION & SURROUNDING AREA INFORMATION

OWNER/APPLICANT:	J.H. Cobb Properties, LLC / Artisan Homes, LLC			
AGENT:	Rogers Towers, P. A.			
REQUESTED ACTION:	Future Land Use Map amendment from Commercial (COM) to High Density Residential (HDR) for Summer Beach DRI property (Parcel D-1) at southeast corner of First Coast Highway and Julia Street.			
LOCATION:	5456 First Coast Highway			
CURRENT LAND USE + ZONING:	COM+PUD			
PROPOSED LAND USE + ZONING:	HDR+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)	PUD	MDR

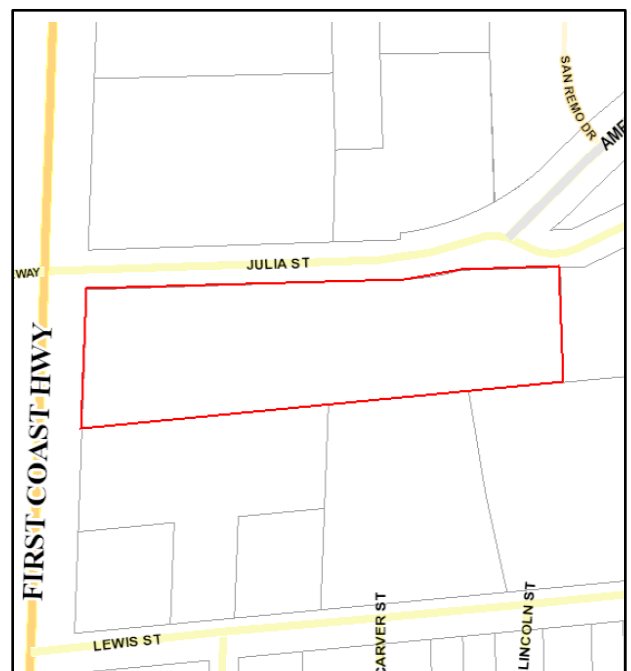
*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office.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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The proposed amendment to the Future Land Use Map (FLUM) of the Comprehensive Plan is for one parcel comprising 3.21 acres. The property current contains a vacant office building (former Summer Beach sales office). The request is to amend the FLUM designation from Commercial (COM) to High Density Residential (HDR). Pursuant to Sec. 163.3187, F.S., FLUM amendments including 10 acres or less are considered "Small Scale" and do not require transmittal prior to public hearings for inter-agency review.

The property is presently zoned Planned Unit Development (Summer Beach) and is part of the consolidated Summer Beach PUD/DRI (parcel D-1). The current development order for the PUD/DRI allows a mixed-use development program for the parcel of 25,000 square feet of neighborhood commercial space and 16 residential units. The existing zoning would be consistent with the proposed HDR designation, if approved.

This application is being filed in conjunction with a Notice of Proposed Change (NOPC) to the consolidated Summer Beach PUD/DRI development order 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 (The Enclave at Summer Beach).





CONSISTENCY WITH THE COMPREHENSIVE PLAN

Policy FL.01.04

Pursuant to Ch. 163, F.S. and Policy FL.01.04 of the Comprehensive Plan, all amendments to the Future Land Use Map (FLUM) shall provide justification for the need for the proposed amendment. In evaluating proposed amendments, the County shall consider each of the following statutory criteria:

(A) *Demonstrate the extent to which the proposed amendment discourages urban sprawl per F.S. 163.3177(6)(a)(9), of which indicators are:*

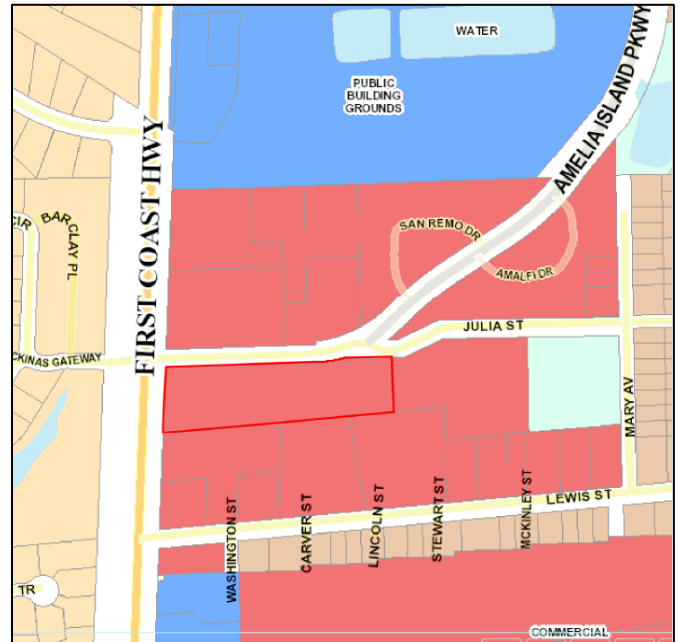
1) *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.* While the Summer Beach DRI includes a variety of housing types, it is almost exclusively a residential development, with over 53% of lands classified residential and just 3% being commercial (the rest of the DRI is recreation lands and roads). Staff believes it is important to retain what little land use balance remains by not further reducing commercial lands. Benefits of retaining commercially designated lands include reducing impacts on hurricane evacuation, increasing walkability, and supporting nearby businesses by not diminishing this commercial node.

2) *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

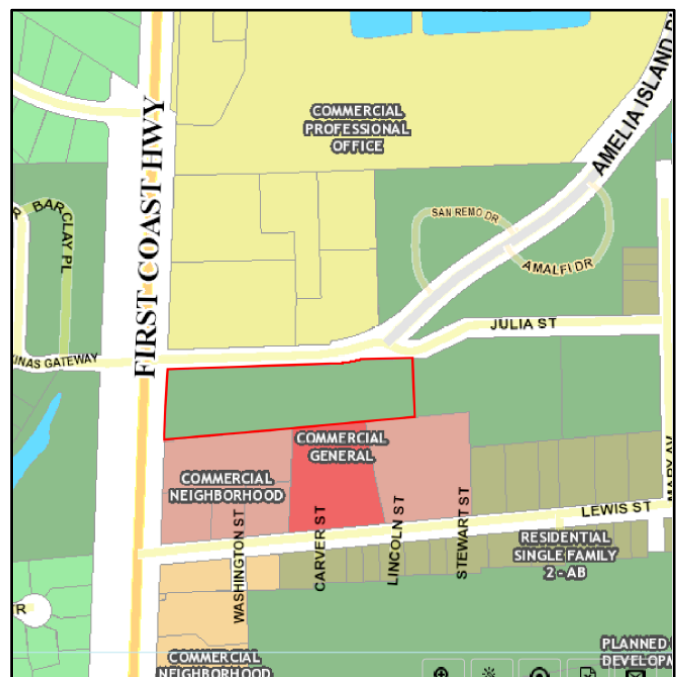
This criterion is not applicable since the site is not in a rural area.

3) *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

The proposed amendment would remove a significant portion of the commercial node located around the intersections of the First Coast Highway and Julia and Lewis Streets. Commercial nodes are the antithesis of strip development, as they provide a compact and more walkable area for shoppers, diners, and workers. This mixed-use



Vicinity Future Land Use Map



Vicinity Zoning



node includes an office complex, convenience store, restaurant, church, and storage uses to the south; and a Montessorri school and the offices of a utility provider (and a water plant) to the north. Julia is also one of the roads serving as a gateway to the historic American Beach community, and this property is strategically located for commercial uses to serve this community and the other nearby residential developments such as Florence Point, The Villas at Summer Beach, and Harrison Cove Villas.



4) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

No significant wetlands or environmentally sensitive areas are located on the site. The amendment should not have an adverse impact on any identified environmentally sensitive lands or designated conservation areas. Any new development on the site will be subject to tree protection standards for Amelia Island pursuant to Section 37.02 of the Land Development Code.

5) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The proposed amendment will not adversely impact any known agricultural or silviculture activities.

6) Fails to maximize use of existing public facilities and services.

Based on the proposed change to the Summer beach DRI Development Order (See application NOPC20-001) there will likely be a decrease in demand for potable water, sanitary sewer, and other public facilities and services. It will result in a slight decrease (11%) in trip generation from the site compared to the present mixed use development program. While the numbers are small, the demand for recreation and public school facilities are almost doubled, but will not result in a reduction in the adopted Levels of Service (LOS). (See Attachment A).

8) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Development proposed for this site will connect to existing State, County and NAU infrastructure. The proposed amendment will result in a decrease in trip generation from the mixed use development program presently allowed by the consolidated PUD/DRI Development Order (see Attachment A- Impact Analysis Summary). The proposed development of the site would utilize previously approved/unbuilt (514) residential units from within the DRI. Impacts to public facilities have been mitigated through the provisions of the Development Order pursuant to Ch. 380.06, F.S. Future development or redevelopment on the site may be subject to fees assessed as part of the County's adopted Mobility Plan. While the 1st Coast Highway/Julia Street intersection in 2018 was determined by FDOT to not warrant a traffic signal, additional traffic improvements to this intersection may be required by Engineering Services.



9) *Fails to provide a clear separation between rural and urban uses.*
Not applicable as there are no rural areas in or around this DRI.

10) *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*
Taking commercial lands out of the commercial node at this location could adversely affect this node's viability. Retaining some commercial use for this parcel will allow more locations for future businesses, increase activity, and help to strengthen existing businesses. More commercial uses at this location will serve the nearby neighborhoods and promote walkability and economic activity. Any development or redevelopment of the property that is reviewed by the Development Review Committee should require landscaping and buffering along the northern border of the property as required by the Land Development Code.

11) *Fails to encourage a functional mix of uses.*
As previously noted, the removal of this 25,000 square feet of commercial space will further diminish the already low ratio of commercial to residential uses, now at 5.6%. Retaining commercial lands for future development will work to encourage a functional mix of uses.

12) *Results in poor accessibility among linked or related land uses.*
This parcel lies within an existing commercial node which is strategically located within walking and bicycling distance of hundreds of residents. The multi-use trail along the First Coast Highway provides a strong linkage between island residents and this and other commercial properties, and will continue to help support businesses in this node.

13) *Results in the loss of significant amounts of functional open space.*
The amendment will not result in the loss of a significant amount of functional open space.

(B) Demonstrate the extent to which the proposed amendment is contiguous to an existing urban or urban transitioning area served by public infrastructure;
The proposed amendment is located in an area where there is existing public infrastructure. The proposed amendment should not overly burden existing or proposed public infrastructure.

(C) Demonstrate the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;
Summer Beach is almost built-out. The applicant has not presented an analysis of vested/unbuilt development, therefore this criterion cannot be evaluated.

(D) Demonstrate the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County's Capital Improvement Plan, the Florida Department of Transportation Five -Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;
The proposed amendment will not otherwise not alter development patterns significantly to the degree that would require additional improvements funded through the County's Capital Improvement Plan, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program.



(E) Demonstrate the extent to which the amendment will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates a context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.

Retaining commercial land use on this parcel helps maintain some balance of land uses, recognizes and supports the context of the surrounding commercial node, and supports non-automotive travel to a future commercial use serving surrounding neighborhoods.

(F) Demonstrate the extent to which the amendment results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:

- 1. Clustered population and/or employment centers;*
- 2. Medium to high densities appropriate to context;*
- 3. A mix of land uses;*
- 4. Interconnected street networks;*
- 5. Innovative and flexible approaches to parking;*
- 6. Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options;*
- 7. And proximity to transit.*

By reducing commercial lands, this amendment would run counter to the DRI intent of supporting a cohesive commercial node at this location.

(G) Demonstrate the extent to which the amendment does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding, and stormwater issues.

Development on this site is subject to County and state regulations that protect environmental features, including canopy trees, and that address stormwater and flooding impacts.

In addition, this amendment is not in keeping with Future Land Use Element Objective FL.06 and Policy FL.06.03 (see below), which discourage increasing residential density on Amelia Island due to the resulting increase of hurricane evacuation time.

OBJECTIVE FL.06

The County will coordinate future land uses in coastal areas to reduce or maintain established evacuation times for a major hurricane event.

Policy FL.06.01

The County shall not amend the Future Land Use Map (FLUM) within the boundaries of the defined Coastal High-Hazard Area (CHHA) unless at least one of the following conditions is met:

- A) The requested change does not increase residential density;*
- B) The requested change can be determined to not exceed the established hurricane evacuation times pursuant to Sec. 163.3178(9)(a)1 and 2, F.S.; or*
- C) Appropriate mitigation is provided for the requested change to reduce impacts on hurricane evacuation times pursuant to Sec. 163.3178(9)(a)3, F.S.*



CONCLUSION

Staff finds the requested action to be inconsistent with the Comprehensive Plan, in particular with Objective FL.06 and Policy FL.06.03, pertaining to hurricane evacuation. Staff also finds the requested action to be at odds with sound planning practices, as it would diminish the viability of an existing commercial node and further reduce the already-low balance of commercial uses within the development.

Based on these findings, staff recommends DENIAL of application CPA20-002.

ATTACHMENT A

Impact Analysis Summary

Application: CPA20-002

Area: 3.21 acres

From: Commercial (COM)

To: High Density Residential (HDR)

	Current (COM)	Proposed (HDR)
Maximum Development Potential ¹	16 residential dwelling units 25,000 sf neighborhood commercial	28 residential dwelling units
ITE Code ² (Applicant)	220 Apartment 710 Gen. Office	220
ITE Code ² (Staff, using maximum possible)	220 820 Shopping Ctr.	220

	Current (COM)	Proposed (HDR)	Net Impact	
Population Projection- persons ³	42	73	31	persons
Transportation Impacts				
Trip Generation- PM peak hour(pmph) ² (Applicant)	360	182	(155)	pmph
Trip Generation- PM peak hour(pmph) ² (Staff)	197	178	(19)	pmph
Public Facilities Impacts				
Water (JEA)- gallons per day (gpd) ⁴	7,942	7,336	(3,750)	gpd
Sewer (JEA)- gallons per day (gpd) ⁴	7,942	7,336	(3,750)	gpd
Solid Waste Disposal- tons per year (tpy) ⁴	83.2	65.7	(17.5)	tpy
Recreation & Parks- acres (ac) ⁴	0.496	0.867	0.37	ac
Public Schools- students ⁵	9	16	7	students

¹ Resolution 2007-105, amendment to Summer Beach DRI; Application NOPC20-001

² ITE Trip Generation Report, 10th ed.; Memo from Richard Welch, P.E. 1/25/2020

³ BEBR, Univ. of Florida, 2019 (2.625 persons per dwelling unit)

⁴ JEA, 2018; Policy CI.02.01, 2030 Comprehensive Plan

⁵ Nassau County School District, 2017