



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			
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	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 Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

FD21-001 is the Final Development Plan (FDP) for the land designated as Parcel D-1 of the Summer Beach Planned Unit Development (PUD). The FDP would allow for 15 residential condominium units and up to 4,500 square feet of neighborhood commercial uses on an approximately 3.21-acre parcel.

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 designation with an allowable development program of up to 25,000 square feet of neighborhood commercial and 16 residential units. These development rights were reallocated from unused development rights on Parcel A-6, a practice that the County has allowed in multiple development order amendments over time for this DRI.

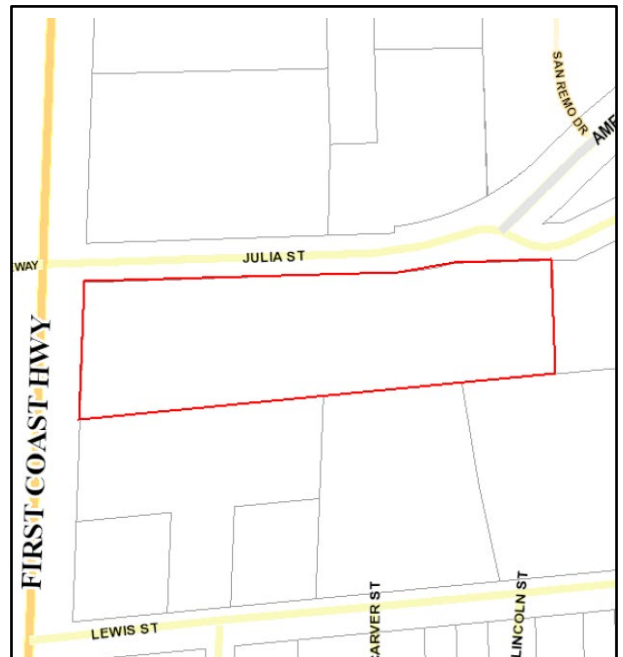


Figure 1- Parcel/Location Map (NCPA GIS)



The Development Review Committee (DRC) concluded its technical review and recommended approval of the FDP on December 28, 2021.

The site is currently occupied by the former sales office for the Summer Beach Resort, now vacant. The proposed final development plan includes 15 condominium units occupying most of the site while a two-story commercial building totaling 4,500 square feet occupies the frontage of First Coast Highway. Staff determined that the property would retain mixed-use character through the use of a pedestrian connection between the residential and commercial components, as shown on the site plan (Figure 4). An easement for a future connection and continuation of the existing multi-use path along Amelia Island Parkway from Julia Street to First Coast Highway is also shown on the plans.

CONSISTENCY WITH APPROVED PUD DEVELOPMENT ORDER

The proposed FDP is consistent with the adopted Master Land Use Plan Map and the adopted development order for the Summer Beach PUD/DRI, pursuant to LDC Article 25.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE

Zoning. Commercial uses on the site are limited to those permitted in the Commercial Neighborhood (CN) zoning district (Section 15.01, Land Development Code). Permitted uses include retail, service, business offices, medical office and clinics, churches, libraries, assisted living, child and adult care, landscape maintenance service, with the exception of churches, nursing homes and restaurants with full-service kitchens (per Res. 2007-105). Maximum building lot coverage cannot exceed 40 percent, and the proposed lot coverage is just under 25%. Height for the residential buildings is limited to the lesser of three (3) stories or 45 feet (per Res. 2007-105) and the commercial height limit is two stories.



Figure 2- Aerial map



Figure 3- Current Site Photo – from FCH looking east (Google)



Figure 4- DRC-Recommended Approval Site Plan January 2021.
Tan color represents townhome buildings, *red* is commercial building, *blue* is detention/ stormwater area, and *green* is green space/tree preservation area



PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

STAFF REPORT
Planning + Zoning Board
FD21-001
February 1, 2022

Tree Protection. A tree protection plan, consistent with the standards for such required on Amelia Island per section 37.02 of the LDC was submitted and was found to comply with the tree ordinance. The plan will preserve 844 inches DBH (Diameter at Breast Height, referring to diameter at breast height, used to measure the girth and quantity of trees) of protected trees, including live oaks and laurel oaks. This represents approximately 53% of the total DBH on site, which exceeds the required minimum 45% preservation requirement.

Canopy Road Tree Protection. The property is also subject to LDC Sec. 37.08 – Canopy/scenic roads since the Applicant is proposing to remove two protected canopy road trees from the right-of-way. This is a separate matter from the FDP as the trees are located outside of the property, and will be heard at the March 1, 2022 PZB meeting.

The proposed FDP for Parcel D-1 of the Summer Beach PUD is consistent with applicable Land Development Code standards, not taking into consideration the canopy road tree removal, which is a separate application.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed FDP for Parcel D-1 of the Summer Beach PUD is consistent with the goals, objectives, and policies of the adopted Comprehensive Plan and the Land Development Code.

CONCLUSION

Based on the findings described above, Staff recommends APPROVAL of application FD21-001, the Final Development Plan for Parcel D-1 of the Summer Beach Planned Unit Development.