



APPLICATION FOR AMENDMENT TO THE FUTURE LAND USE MAP

APPLICATION & SURROUNDING AREA INFORMATION

OWNER/APPLICANT:	Betty Nessler			
AGENT:	N/A			
REQUESTED ACTION:	FLUM amendment from Commercial (COM) to Agriculture (AGR)			
LOCATION:	On the north side of SR 200, between Nessler Drive and Westberry Lane			
CURRENT LAND USE AND ZONING:	Commercial (COM) + Commercial General (CG)			
PROPOSED LAND USE AND ZONING:	Agriculture (AGR) + Open Rural (OR)			
EXISTING USES ON SITE:	Undeveloped			
PROPERTY SIZE AND PARCEL ID:	0.91 acres + Parcel ID # 05-2N-26-0000-0004-0000			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SF Residential	CG (proposed OR)	AGR
	South	SF Residential	CG/OR	AGR
	East	SF Residential	CG (proposed OR)	AGR
	West	SF Residential	CG (proposed OR)	AGR
COMMISSION DISTRICT:	4			

*** 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

This proposed amendment to the Comprehensive Plan Future Land Use Map (FLUM) is comprised of approximately 0.91-acres located on the north side of SR 200 in a largely rural area east of Callahan. In 2007, this site was approved for a FLUM amendment from AGR to COM and a Conditional Use Permit for RV and Boat Storage. As the site is no longer used for RV and Boat Storage, the owner wishes to return the almost one acre site to AGR FLUM designation for uniformity of the overall 13.4 acre property.

There is a companion amendment to this comprehensive plan amendment, R22-008, proposed rezoning of seven properties from Commercial General (CG) to Open Rural (OR).

Pursuant to Sec. 163.3187, F.S., FLUM amendments containing 50 acres or less are considered small scale amendments and do not require transmittal to DEO for state interagency review.

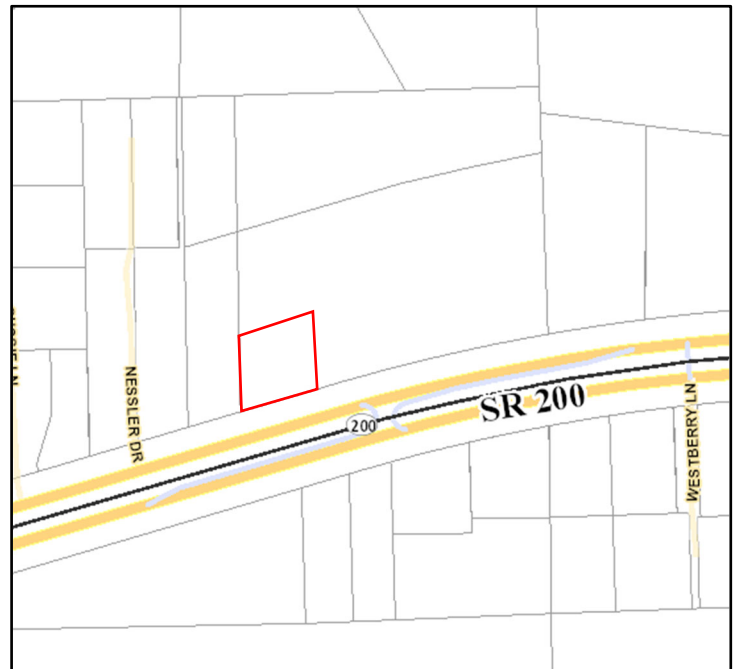


Figure 1: Location Map

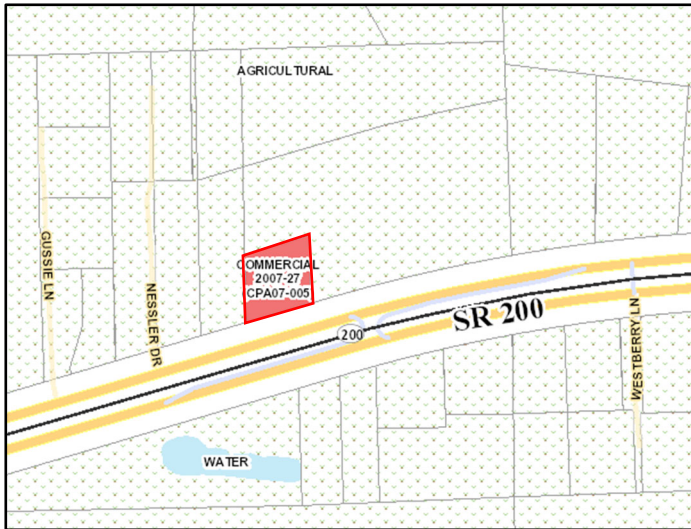


Figure 2: Future Land Use Map

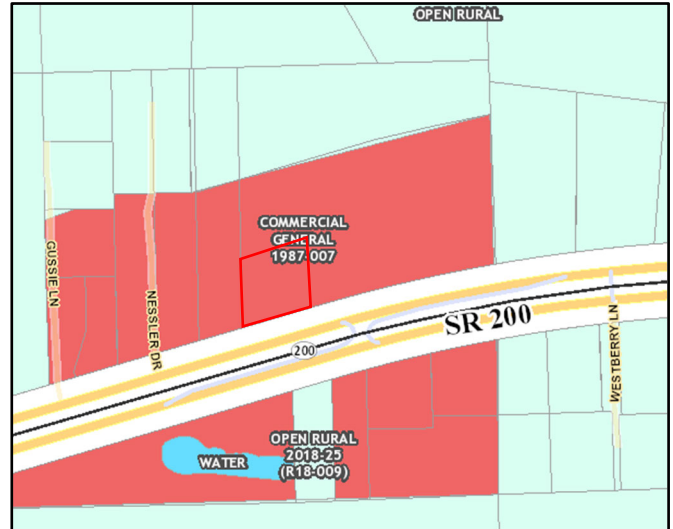


Figure 3: Zoning Map



Figure 4: Aerial Map



Figure 4: Site Photo

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Future Land Use 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 proposed amendment. In evaluating amendments, the County shall consider each of the following:

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



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- 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.*
Staff Response: the maximum AGR density of one unit per acre represents low-density and single-use development, although in this case it does not occur on a scale that could be considered a substantive area of the County. This criterion is met.
- 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.*
Staff Response: N/A – AGR FLUM does not constitute urban development.
- 3) *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*
Staff Response: N/A – AGR FLUM does not constitute urban development.
- 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.*
Staff Response: an amendment from COM to AGR would decrease potential development intensity on-site. This criterion is met.
- 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.*
Staff Response: the site is not used for silviculture. Designating the property as AGR FLUM would allow for agriculture-related uses. This criterion is met.
- 6) *Fails to maximize use of existing and future public facilities and services.*
- 7) *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.*
Staff Response: this property is in an area where public facilities and services are limited, making the low-impact AG designation appropriate. These criteria are met.
- 8) *Fails to provide a clear separation between rural and urban uses.*
Staff Response: the amendment would increase agricultural land in a distinctly rural area. This criterion is met.
- 9) *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*
Staff Response: the amendment does not discourage infill development as it is in a rural area. This criterion is met.



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10) *Fails to encourage a functional mix of uses.*

Staff Response: N/A – mixed-use development is not appropriate in AGR/OR areas.

11) *Results in poor accessibility among linked or related land uses.*

Staff Response: the proposed amendment will support the use of the parcel for low-density residential and agricultural development accessible by SR 200/A1A, a county-maintained principal arterial road. The amendment will not result in poor or reduced accessibility among surrounding uses. This criterion is met.

12) *Results in the loss of significant amounts of functional open space.*

Staff Response: the amendment would not result in the loss of functional open space. AGR FLUM designation would permit more open space than COM FLUM designation. This criterion is met.

(B) *Demonstrate the extent to which the proposed amendment is contiguous to an existing urban or urban transitioning area served by public infrastructure;*

Staff Response: the area is still rural and adjacent properties are served by private well and septic. The development of Tributary PUD ½ mile to the east could make public water and sewer connections available in the future. This criterion is met.

(C) *Demonstrate the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;*

Staff Response: This amendment provides an additional residential unit at a time when rapid growth continues to fuel the need for new homes. This criterion is met.

(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;*

Staff Response: based on the small size of the parcel and development potential, the proposed amendment will 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, or the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program. This criterion is met.

(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.*

Staff Response: the applicable aspects of this criterion include compatibility with agriculture and environmental lands. The AGR FLUM and OR zoning designations are more in keeping with the character of the vicinity, namely large lot residential and timberlands, than the COM FLUM is. The COM FLUM would allow for more intensive impacts to open space than one-acre residential lots would. This criterion is met.



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(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.*

Staff Response: an amendment to AGR is not compact development. This criterion is not met.

(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.*

Staff Response: staff does not believe that the amendment would not have an adverse impact on any identified environmentally sensitive lands or designated conservation areas. This criterion is met.

CONCLUSION AND STAFF RECOMMENDATION

Staff finds that the requested amendment is substantively consistent with the Comprehensive Plan, in particular the adopted criteria for approval of a FLUM amendment in Policy FL.01.04 (A-G). Based on these findings, staff recommends APPROVAL of application CPA22-005.

PZB RECOMMENDATION

At their meeting on August 30, 2022, the Planning and Zoning Board voted unanimously to recommend approval of the amendment application.