



## APPLICATION FOR AMENDMENT TO THE FUTURE LAND USE MAP

### APPLICATION & SURROUNDING AREA INFORMATION

<b>OWNER/APPLICANT:</b>	D & H Homes LLC			
<b>AGENT:</b>	Planning Department/ Teresa Prince			
<b>REQUESTED ACTION:</b>	FLUM amendment from Commercial (COM) to Medium Density Residential (MDR)			
<b>LOCATION:</b>	On the east side of Drury Road, between Sadler Road and Nickelson Avenue			
<b>CURRENT LAND USE AND ZONING:</b>	Commercial (COM) + Residential Single-Family 2 (RS-2)			
<b>PROPOSED LAND USE AND ZONING:</b>	Medium Density Residential (MDR) + Residential Single-Family 2 (RS-2)			
<b>EXISTING USES ON SITE:</b>	Mobile Home			
<b>PROPERTY SIZE AND PARCEL ID:</b>	0.48 acres + Parcel ID # 00-00-30-0200-0001-0000			
<b>ADJACENT PROPERTIES:</b>	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Undeveloped	RS-2	MDR
	South	SF Residential/Undeveloped	RS-2/CG	COM
	East	SF Residential	R-2 (CoFB)	MDR (CoFB)
	West	Undeveloped	RS-2	COM
<b>COMMISSION DISTRICT:</b>	1			

\*\*\* All required application materials have been received. 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 an approximately 0.48-acre parcel located on the east side of Drury Road, north of Sadler Road, within an enclave that is west of the City of Fernandina Beach.

The existing RS-2 zoning is inconsistent with the underlying COM FLUM designation. It is the Applicant's intent to develop the property with a single-family home. Therefore, a FLUM amendment to MDR is required.

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

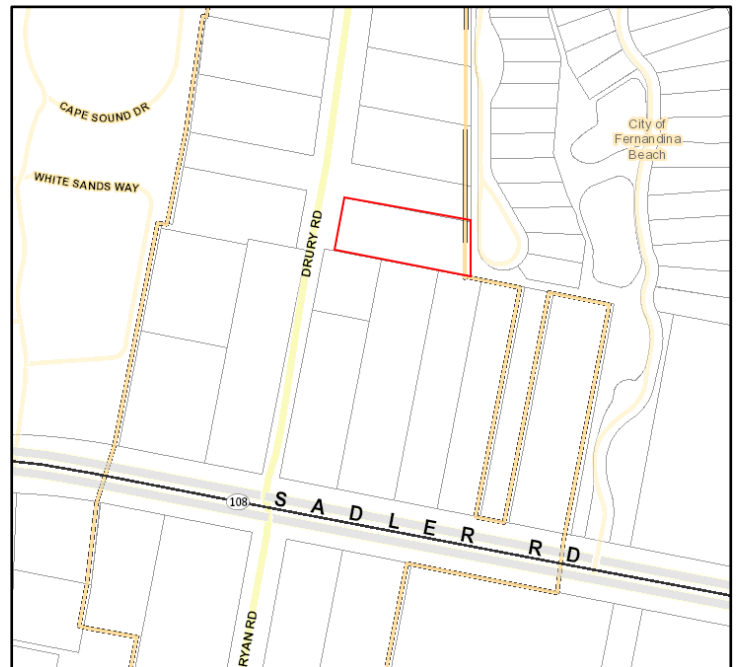


Figure 1: Location Map

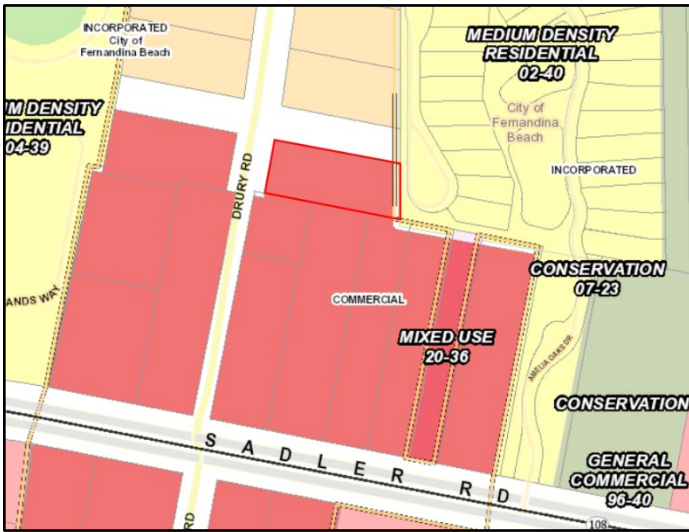


Figure 2: Future Land Use Map

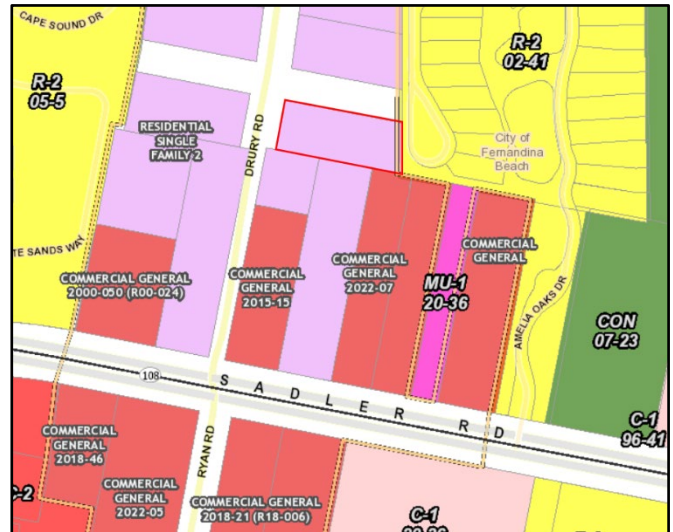


Figure 3: Zoning Map



Figure 4: Aerial Map



Figure 5: 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:



- 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 subject property is located on Amelia Island in the Sadler Road corridor, adjacent to the City of Fernandina Beach. The Sadler Road and Drury/Ryan Road intersection has developed into a commercial node with relatively low-intensity CG zoning, a zoning district that is intended for commercial uses that meet the retail sales and service needs of the community. The subject property fronts on Drury Road, approximately 400 feet from the intersection of Sadler Road. It is located within a 16-unit residential subdivision known as Drury Homes, platted in 1960. A residential use is appropriate for the property. 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 – the area is not a rural area.
- 3) *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*  
Staff Response: The subject property is positioned at the edge of a commercial node, and a residential use is appropriate at this location. This criterion is met.
- 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: the property is not within a Special Flood Hazard Area and there are no known wetlands on the site. Staff does not believe this amendment is detrimental to any significant natural systems. 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: N/A – the site is not adjacent to agricultural areas or activities.
- 6) *Fails to maximize use of existing and future public facilities and services.*  
Staff Response: this site has access to central water services. Sewer service is not available. The property maximizes the use of currently available public facilities and services. Septic requirements will be subject to Department of Health regulations at time of building permit application.
- 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: the property has access to Sadler Road, a major collector roadway with adequate capacity to serve one single-family residential unit. Two fire stations are located within six miles of the site, and five public schools are within three miles of the site. This criterion is met.





- 8) *Fails to provide a clear separation between rural and urban uses.*

Staff Response: N/A – no rural areas in the vicinity.

- 9) *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*

Staff Response: the amendment will allow residential development within an existing platted subdivision. This criterion is met.

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

Staff Response: while this parcel will be developed as a single use, it is within an area with varying residential densities and a mix of uses including commercial, civic, recreational, and open space. This criterion is met.

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

Staff Response: the site is accessible by Drury Road, a county-maintained local road, and 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: N/A – the property is not functional open space. 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: unincorporated Amelia Island and the City of Fernandina Beach are an established urban community where public infrastructure is existing or planned. 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 additional residential development 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 its 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*



## PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

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*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: N/A – this criterion is applicable to large landholdings.

- (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: N/A – this criterion is applicable to larger landholdings.

- (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 have an adverse impact on any identified environmentally sensitive lands or designated conservation areas. This criterion is met.

### CONCLUSION AND STAFF RECOMMENDATION

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Staff finds that the requested amendment is generally 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 CPA22-010.

### PZB Recommendation

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At their meeting on February 7, 2023, the Planning and Zoning Board recommended approval of the comprehensive plan amendment application. The motion to recommend approval passed with a vote of 8-0.