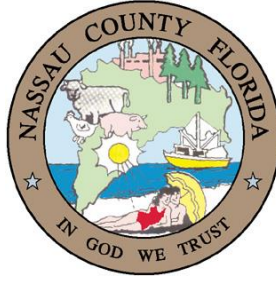


Nassau County
Planning and Economic Opportunity
Department
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Date of Hearing: October 3, 2017

Public Hearing Number: CPA17-005

A. General Information

Applicant: Dulcey Khelah, Agent

Owner: Richard Kela

Request: Small-Scale Future Land Use Map amendment to change the classification of 0.74 acre from Medium Density Residential (MDR) to Commercial (COM)

Applicable Regulations: Policies FL.01.02 (B&C), ED.05.02, FL.03.02, and FL.08.05 of the 2030 Nassau County Comprehensive Plan; Sec. 163.3174, et. seq. F.S.

Related Application: R17-007 (rezoning from RM to CG)

B. Site Information

Lot Size: 0.74 acre

Location: On the northwest side of SR200/A1A between Annie Laura Street and Evelyn Street, tax parcel #'s 51-2N-25-4170-0010-0000, 51-2N-25-4170-0011-0000, 51-2N-25-4170-0012-0000 and 51-2N-25-4170-0022-0000

Directions: Head east on SR200/A1A from Callahan to the intersection of Annie Laura Street. Property is in the northeast quadrant of the intersection.

C. Existing Land Uses

Subject Site: Vacant Land

Surrounding: North: Residential (Single Family & Mobile Home)
South: Commercial (vehicle sales & service)
East: Residential (Single Family & Mobile Home)
Vacant Land
West: Commercial (vehicle sales & service)
Residential (Mobile Home)

D. Existing Zoning

Subject Site: Residential Mixed (RM)

Surrounding: North: Residential Mixed (RM)
South: Commercial Intensive (CI)
East: Residential Mixed (RM)
Commercial Neighborhood (CN)
West: Residential Mixed (RM)

E. FLUM Designation

Subject Site: Medium Density Residential (MDR)

Surrounding: North: Medium Density Residential (MDR)
South: Medium Density Residential (MDR)
East: Medium Density Residential (MDR)
West: Commercial (COM)

F. Analysis

1) *Background and Standards for Review.*

The proposed amendment is to the Future Land Use Map (FLUM) of the Comprehensive Plan for four parcels totaling 0.74 acres. The request is to amend the Future Land Use Map (FLUM) designation of Medium Density Residential (MDR) to Commercial (COM). Pursuant to Sec. 163.3187, F.S., FLUM amendments containing 10 acres or less are considered "Small Scale" and do not require prior transmittal for inter-agency review.

A proposed rezoning has also been filed (R17-007) for the parcel from Residential Mixed (RM) to Commercial General (CG). The proposed rezoning would be consistent with the proposed Commercial (COM) designation, if approved.

2) *Brief description of existing property; include existing land cover and uses, any existing structures, infrastructure.*

The subject property is comprised of four parcels totaling 0.74 acres. The property is currently vacant. It is located on the northwest side of SR200/A1A between Annie Laura Street and Evelyn Street, tax parcel #'s 51-2N-25-4170-0010-0000, 51-2N-25-4170-0011-0000, 51-2N-25-4170-0012-0000 and 51-2N-25-4170-0022-0000. The property is vacant land and has direct access to SR200/A1A through approximately 210 feet of road frontage. The property is located within an area that the Town of Callahan has the right to water and sewer service. However, this area is not currently served by any central water and sewer system. No significant wetlands appear to be on the site.

3) *Describe how the property is to be developed.*

The Commercial General (CG) zoning district proposed for this site is a medium-intensity commercial district intended to provide for the retail sales and service needs of County residents. It may also include the development of, professional, medical, financial and business or a variety of public or civic uses. It is the responsibility of the County to ensure, through the application of the site plan review process, that any use proposed in this district is compatible with existing uses surrounding the site and meets all requirements of the Land Development Code and the Goals, Objectives and Policies of the Comprehensive Plan.

4) *Economic and Service Impacts.*

The commercial, office or institutional development within the COM land use designation that may occur may provide needed services to the surrounding neighborhoods and businesses and may also result in job creation for the County.

The proposed land use change may result in an increase in traffic to and from the site (see Attachment A- Impact Analysis Summary). Future development on the site will be subject to fees assessed as part of the County's adopted Mobility Plan. Traffic operational issues that may be created by the new development will also need to be resolved at the developer's expense if required by Engineering Services.

The proposed COM land use designation typically allows only non-residential uses. It will not alter population density. It should have no impacts to schools or parks and recreation.

5) *Consistency of the proposed land use amendment with the adopted Future Land Use Element objectives and policies and identification of any other amendments to other sections of the Comprehensive Plan and consistency of the Plan and Elements.*

a) **Policy ED.05.02**

"The County shall encourage and support urban development patterns that create a functional mix of residential uses (including qualified workforce housing), supporting civic and commercial

uses, and employment opportunities in close proximity that will effectively reduce the number of county residents commuting outside of the county for employment.”

The continuing urbanization of the SR200/A1A corridor in this area just outside the Town Of Callahan necessitates the need for supporting civic and commercial uses in the area. The proposed CG district will be in keeping with the character of the SR200/A1A corridor. The commercial, office or institutional development that may occur should provide needed services to the surrounding neighborhoods and may also result in job creation for the County.

b) Policy FL.08.05

“The Land Development Code shall provide incentives to direct commercial and multi-family residential uses into clustered or nodal development patterns, that eliminate or reduce strip or ribbon development following major County or state roads.”

Policy FL.08.05 states that commercial uses should be clustered into nodal development patterns instead of “strip” or “ribbon” development on major roads. The proposed amendment a companion rezoning are a logical extension of the existing development pattern east along the SR200/A1A corridor east from the Town of Callahan.

c) Policy FL.03.02

“Provisions in the Land Development Code (LDC) shall be adopted which set standards for buffering and separation between land uses of different densities or intensity of use so as to minimize interference between uses”.

Future uses on the subject property will be required, though the site plan review process, to provide adequate screening and buffering from any adjacent commercial uses per the requirements of Section 37.06 of the Land Development Code as a part of the site plan review process.

G. Staff Findings

1. The FLUM amendment is not sprawl as defined by Sec. 163.3177(6)(a)(9), F.S.
2. The FLUM amendment will not create “strip” commercial development specifically discouraged by Policy FL.08.05 if ameliorated by application of cross access requirements for future commercial development.
3. The site plan review process should be followed process per Sec. 5.07 of the County’s Land Development Code for in order to ensure adequate buffering and screening of future uses on this property from adjacent commercial uses.
4. The FLUM amendment will encourage efficient development patterns, and is otherwise in compliance with the Goals, Objectives and Policies of the 2030 Comprehensive Plan.

Attachment A

Impact Analysis Summary

Application: CPA17-005

Area: 0.74 acres

From Medium Density Residential (MDR)

To: Commercial (COM)

	Current (COM)	Proposed (AGR)
Maximum Development Potential ¹	12,893 sq. feet commercial	2 residential dwelling units
ITE Code ²	820	210

	Current (MDR)	Proposed (COM)	Net Impact
Population Projection- persons ³	6	0	6 persons
Transportation Impacts			
Trip Generation- PM peak hour(pmph) ²	2	43	41 pmph
Public Facilities Impacts			
Water (TOC)- gallons per day (gpd) ⁴	600	12,893	12,293 gpd
Sewer (TOC)- gallons per day (gpd) ⁴	400	10,314	9,914 gpd
Solid Waste Disposal- tons per year (tpy) ⁴	5	23.5	18.5 tpy
Recreation & Parks- acres (ac) ⁴	.07	0	.07 ac
Public Schools- students ⁴	1	0	1 students

¹ Policy FL.01.02(A-E), 2030 Comprehensive Plan

² ITE Trip Generation Report, 8th ed.

³ BEBR, Univ. of Florida, 2016

⁴ Policy CI.02.01, 2030 Comprehensive Plan

Attachment B

Indicators of Urban Sprawl

Sec. 163.3177(9)(a), Florida Statutes

The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

(II) 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.

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

(IV) 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.

(V) 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.

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

(VII) Fails to maximize use of future public facilities and services.

(VIII) 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.

(IX) Fails to provide a clear separation between rural and urban uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

(XI) Fails to encourage a functional mix of uses.

(XII) Results in poor accessibility among linked or related land uses.

(XIII) Results in the loss of significant amounts of functional open space.