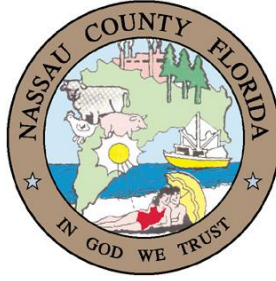


Nassau County
Planning and Economic Opportunity
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Date of Hearing: October 3, 2017

Public Hearing Number: CPA17-006

A. General Information

Applicant: CHW, Inc., Agent.

Owners: CBC National Bank; Donald Plunkett

Request: Future Land Use Map amendment to change the classification of Commercial (COM) and Low Density Residential (MDR) to High Density Residential (HDR) and Conservation I (CSV) for approximately 50.1 acres.

Applicable Regulations: Policies FL.01.02 (B,C,G), FL.03.02, FL.08.04, and CS.02.10 of the 2030 Nassau County Comprehensive Plan; Sec. 163.3174, et. seq. F.S.

Related Application: R17-008 (rezoning from OR and CHT to PUD)

B. Site Information

Lot Size: 50.1 acres

Location: In the southwest quadrant of the intersection of SR200/A1A and I-95 along Semper Fi Drive. TP #s 12-2N-26-0000-0001-0080, 12-2N-26-0000-0001-0150, and 12-2N-26-0000-0001-0050.

Directions: Head west on SR200/A1A just past I-95 interchange. Turn south on Semper Fi Drive appx. 1,000 ft. (0.2 mi) Property is west of Semper Fi Drive.

Existing Use

Subject Site: Vacant

Surrounding: North: Vacant Commercial
South: Vacant
East: Vacant
West: Vacant

D. Existing Zoning

Subject Site: Open Rural (OR)

Surrounding: North: Commercial Highway Tourist (CHT)
South: Planned Unit Development (PUD)*
East: Open Rural (OR)
Commercial Highway Tourist (CHT)
West: Open Rural (OR)

**Plummers Creek (Ord. 2004-10, as amended)*

E. FLUM Designation

Subject Site: Low Density Residential (LDR)

Surrounding: North: Commercial (COM)
South: Low Density Residential (LDR)
East: Commercial (COM)
West: Low Density Residential (LDR)

F. Analysis

1) Background and Standards for Review.

The proposed amendment to the Future Land Use Map (FLUM) of the Comprehensive Plan is comprised of three parcels totaling approximately 50.1 acres. This application requests to change the existing FLU designations from Commercial (COM) and Low Density Residential (LDR) to High Density Residential (HDR) for ±43.14 acres of the ±50.14-acre site. This application also requests that the remaining ±7.00 acres of onsite area be designated at Conversation I (CSV I) in order to protect the existing, natural wetland features to the maximum extent practicable.

A proposed rezoning has also been filed (R17-008) for the parcel from Open Rural (OR) and Commercial Highway Tourist (CHT) To Planned Unit Development (PUD). The proposed rezoning would be consistent the proposed High Density Residential (HDR) FLUM 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 50.1 acres. The property is currently vacant. It is located south and west of Semper Fi Drive, appx. 1,000 feet south of SR200/A1A. Tax parcel #s 12-2N-26-0000-0001-0080, 12-2N-26-0000-0001-0150, and 12-2N-26-0000-0001-0050.

The property is located within the area served by JEA. A letter of availability from JEA for water and sewer service has been submitted with this application.

Significant wetlands are present to the south and west of the property. These wetlands lie between the subject property and existing residential development in the Low-Density Residential (LDR) FLUM designation located south and southwest of the property (i.e. Plummers Creek PUD). Additionally, approximately 7.00 acres of onsite area be designated at Conversation I (CSV I) in order to protect the existing, natural wetland features to the maximum extent practicable.

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

The intent of this application is to adopt a Planned Unit Development (PUD) that will include a maximum of 350-unit multifamily dwelling units and a community park, with approximately seven (7) acres set aside as conservation land not to be developed.

- 4) *Economic and Service Impacts.*

The multi-family residential development that is proposed for this site should provide expanded housing choices for County residents close to employment opportunities.

Water & Sewer

The property is located within an area served by JEA for water and sewer service. A letter of availability from JEA for water and sewer service has been submitted with this application. Approval of this application may result in an increase in potential demands on the JEA portable water and sanitary sewer systems. (see Attachment A- Impact Analysis Summary)

Transportation

Approval of this application will allow the subject property to remain consistent with the County's adopted Transportation LOS. (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.

Recreation

Pursuant to the LOS established in Policy ROS.01.03, The proposed amendment may generate an additional demand for up to three acres of community park land (see Attachment A- Impact Analysis Summary). Section 29.46 of the County's Subdivision and Development Review Regulations, which states that "when recreation areas are required, the board shall determine the number of acres to be reserved using the basis of two and one-half (2½) acres for every one hundred (100) dwelling units." A maximum 350 dwelling unit apartment complex would need to provide a 8.75-acre community park. A community park site meeting or exceeding these requirements is to be included in the Proposed Planned Unit Development (PUD) zoning for this site.

Public School Facilities

Due to the residential uses proposed within this application, Nassau County requires that the demand generated from all proposed residential developments remain consistent with the County's LOS standards for Public School Facilities. The project site currently resides within the South Central Nassau Concurrency Service Area. The demand generated will be reviewed by the Nassau County School District during the application's review process to verify that the proposed development will not cause the area's public school facilities to fall below existing LOS standards.

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 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 and multi-family residential uses should be clustered into nodal development patterns instead of "strip" or "ribbon" development on major roads. The subject site is the logical extension of a commercial node focused around the I-95 - SR200 interchange. The proposed PUD zoning district, permitting higher-density residential development, is compatible with these uses as a buffer between commercial and other non-residential uses and lower-density residential uses to the west and south of the subject site.

b) **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".

Existing residential development on nearby properties is located within the Plummers Creek PUD (Ord. 2004-10, as amended). A 21+ acre parcel

located south of the subject property (#12-2N-26-1601-0001-0000) is designated as open space in the PUD. It contains significant wetlands and is owned by the Plummers Creek Homeowners Association. The location of this parcel ensures that development on the subject property will be almost 500 feet away from the nearest residential lots in the Plummers Creek PUD. The improvement of the subject property will also require that adequate buffering be per the requirements of Section 37.06 of the Land Development Code.

c) **Policy FL.08.04**

"The County shall discourage Urban Sprawl by requiring higher density compact development to occur in areas that are planned to be served by public facilities, providing for sound and cost efficient public facility planning. It will also require lower density development to occur in areas that are environmentally sensitive or in areas that are not planned to receive a high level of public facilities or services."

The subject area will connect to existing Nassau County and JEA infrastructure. The proposed FLU and companion PUD development standards permit the use of a dense, multifamily apartment complex within a ±50.14-acre portion of Nassau County—consistent with the area's increasingly compact development pattern.

d) **Policy CS.02.10**

"Proposed development on parcels containing wetlands shall direct land uses away from wetlands by clustering the development to maintain the largest contiguous wetland area practicable and to preserve the pre-development wetland conditions. Proposed development shall first seek to avoid wetland impacts and then to minimize impacts when they are unavoidable consistent with state and/or federal permitting programs."

In addition to other wetland retention strategies, this amendment proposes setting aside approximately 7.00 acres of onsite wetlands as undevelopable conservation areas, designated as Conservation I (CSV I)

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 is a logical extension of an existing commercial node around the I95-SR200 interchange. It will not create "strip development specifically discouraged by Policy FL.08.05. Higher-density residential development, is compatible as a buffer between commercial and other non-residential uses and lower-density residential uses to the west and south of the subject site.
3. Significant wetlands and designated open space areas within an approved PUD south and west of the site provide buffering and separation of the site from nearby low-density residential uses well in excess of County minimums.
4. The 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: CPA17-006

Area: 50.1 acres

From Commercial (COM) & Low Density Residential (LDR)

To: High Density Residential (HDR)

| | Current (COM& LDR) | Proposed (HDR) |
|--|---|-------------------------------------|
| Maximum Development Potential ¹ | 557,568 sq. feet commercial 36 sf residential dwelling units | 431mf residential dwelling units |
| ITE Code ² | 820 | 220 |

| | Current (COM& LDR) | Proposed (HDR) | Net Impact |
|--|-----------------------|-------------------|---------------|
| Population Projection- persons ³ | 90 | 1,090 | 1,000 persons |
| Transportation Impacts | | | |
| Trip Generation- PM peak hour(pmph) ² | 1,915 | 289 | 1,626 pmph |
| Public Facilities Impacts | | | |
| Water (JEA)- gallons per day (gpd) ⁴ | 96,235 | 107,750 | 11,515 gpd |
| Sewer (JEA)- gallons per day (gpd) ⁴ | 96,235 | 107,750 | 11,515 gpd |
| Solid Waste Disposal- tons per year (tpy) ⁴ | 1,099 | 977 | 122 tpy |
| Recreation & Parks- acres (ac) ⁴ | 1.1 | 13 | 11.9 ac |
| Public Schools- students ⁴ | 21 | 244 | 223 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 JEA, 2017

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.