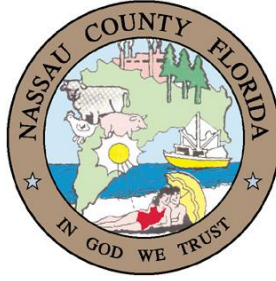


Nassau County
Planning and Economic Opportunity
Department
96161 Nassau Place
Yulee, FL 32097
(904) 530-6300



BOARD MEMBERS
Jeff Gray (Chairman)
Gene Bennett
John Stack
Thomas Ford
Bruce Jasinsky
Patricia C. Quaile
Charles Rogers
Jimmy L. Higginbotham
Scott Murray
Wayne Arnold

Date of Hearing: December 5, 2017

Public Hearing Number: CPA17-009

A. General Information

Applicant: Gillette & Associates, Agent

Owner: Equipment Options Direct, LLC

Request: Future Land Use Map amendment to change the classification of one parcel from Agriculture (AGR) to Commercial (COM)

Applicable Regulations: Sec. 163.3177(9)(a), Florida Statutes; Policies FL.01.02(A&C), FL.08.04 and FL.08.06 of the 2030 *Nassau County Comprehensive Plan*.

Related Application: R17-010 (rezoning from OR to CG)

B. Site Information

Lot Size: 11.90 acres

Location: On the east side of US 1 between Roy Booth Road and Casa Wood Lane, Callahan; tax parcel # 37-1N-25-2940-0007-0010

Directions: Head west on SR200. Turn left at US 1 in Callahan. Head south on US 1 mi. Property is on the east side of US1 in the NE quadrant of its intersection with Roy Booth Road.

C. Existing Land Uses

Subject Site: Vacant Land

Surrounding: North: Vacant Land
South: Vacant Land
SF Residential
East: SF Residential
West: Commercial (conv. store)

D. Existing Zoning

Subject Site: Open Rural (OR)

Surrounding: North: Open Rural (OR)
South: Open Rural (OR)
East: Open Rural (OR)
West: Commercial General (CG)

E. FLUM Designation

Subject Site: Agriculture (AGR)

Surrounding: North: Agriculture (AGR)
South: Commercial (COM)
East: Agriculture (AGR)
West: Commercial (COM)

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 one parcel totaling 11.90 acres. The request is to amend the Future Land Use Map (FLUM) designation of Agriculture (AGR) to Commercial (COM).

A proposed rezoning has also been filed (R17-010) for the same property from Open Rural (OR) to Commercial General (CG). The proposed rezoning would make the zoning consistent with this Future Land Use amendment, if approved.

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

As previously mentioned, the subject property is comprised of one parcel totaling 11.90 acres. The property is vacant land and has direct access to US 1. It is located at the intersection of US 1 (a major arterial roadway) and Roy Booth Road (a local road). The property is located within an area that JEA has the right to water and sewer service according to its interlocal agreement with

the County. However, this area is not currently served by any central water and sewer system. Municipal water and sewer service provided by the Town of Callahan is approximately 3.5 miles north of this site. National Wetlands Inventory (NWI) maps indicate a significant portion of the site may be wetlands, but an official determination of jurisdictional wetlands on the property has not been submitted at this time.

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.

4) *Economic and Service Impacts.*

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

Future development on the site may 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 property is located within an area that JEA has the right to water and sewer service according to its interlocal agreement with the County. However, this area is not currently served by any central water and sewer system.

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.08.04**

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 property is located within an area that JEA has the right to water and sewer service according to its interlocal agreement with the County. However, this area is not currently served by any central water and sewer system. Municipal water and sewer service provided by the Town of Callahan is approximately 3.5 miles north of this site.

Although Commercial land use designations and various commercial zoning districts can be found along US 1 south of the Town of Callahan. Development in this area has taken place in the past occurred in rural areas at substantial distances from existing urban areas without central water and sewer infrastructure and shows evidence of scattered, “leapfrog” development that fails maximize use of existing and planned public facilities and services and does not encourage the use of undeveloped lands that are available and suitable for development closer to existing urban areas. These are indicators of urban sprawl as defined by Sec. 163.3177(9)(a), Florida Statutes(See Attachment B). At this time, it would not be appropriate to extend a FLUM designation that would allow urban scale development into an area where there is no planned extension of central water and sewer infrastructure and would continue a pattern of development that is not a logical extension of existing urban development patterns and shows indicators of urban sprawl as defined by State statute.

b) Policy FL.08.06

The Land Development Code shall provide incentives to encourage new residential and commercial development in rural and transitioning areas to accomplish the following:

- A) Develop in a pattern that is a logical extension of existing urban development patterns avoiding leapfrog or scattered development.
- B) Develop in clustered or nodal patterns, eliminating or reducing strip-style development along arterial and collector roads.
- C) Develop in a pattern that enhances the potential for the extension and maximization of central (regional) water and sewer systems.
- D) Contribute to the development of mixed-use communities that provide for integrated residential and employment opportunities; and provide for civic and public facilities including emergency medical, fire protection and police facilities, parks and other recreational facilities, schools, hospitals and other public or institutional uses.
- E) Minimize the potential impact of urban development on the agricultural productivity of the areas.
- F) Where appropriate, use enhanced standards to create urban-level infrastructure and design elements for new development, including but not limited to streets, stormwater management facilities, landscaping, and signage.

Although Commercial land use designations and various commercial zoning districts can be found along US 1 south of the Town of Callahan. Development in this area has taken place in the past occurred in rural areas at substantial distances from existing urban areas without central water and sewer infrastructure and shows evidence of scattered, “leapfrog” development that fails maximize use of existing and planned public facilities and services and does not encourage the use of undeveloped lands that are available and suitable for development closer to existing urban areas.

The proposed amendment is located at the intersection of an arterial and collector Road (US 1 and Ratliff Road). However, the absence of urban-level infrastructure (in particular water and sewer) and any coordinated planning efforts to establish design elements for new development in this area suggest

that approval of this amendment would be premature and would encourage inefficient strip-style development patterns along the US-1 corridor that would be inconsistent with this policy.

G. Staff Findings

Staff submits the following findings:

1. The proposed FLUM amendment shows evidence of several indicators of urban sprawl as defined by Sec. 163.3177(9)(a), Florida Statutes(See Attachment B) In particular:
 - (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.
 - (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.
2. The proposed FLUM amendment does not encourage efficient development patterns, do not support a development pattern that is a logical extension of existing urban development patterns; nor does it support eliminating or reducing strip-style development along arterial and collector roads, nor does it support enhancing the potential for the extension and maximization of central (regional) water and sewer systems. and is therefore not in compliance with the Goals, Objectives and Policies of the 2030 Comprehensive Plan. In particular, Policies FL.08.04 and FL.08.06.

H. Recommendation

Based on the findings above, the proposed amendment:

- 1) Shows evidence of several indicators of urban sprawl as defined by Sec. 163.3177(9)(a), Florida Statutes; and
- 2) Is inconsistent with the Goals, Objectives and Policies of the 2030 Comprehensive Plan, in particular, Policies FL.08.04 and FL.08.06;

Staff recommends DENIAL of application CPA17-009.

Attachment A

Impact Analysis Summary

Application: CPA17-009

Area: 11.90 acres

From Agriculture(AGR)

To: Commercial (COM)

	Current (AGR)	Proposed (COM)
Maximum Development Potential ¹	11 residential dwelling units	207,345 sq. feet commercial
ITE Code ²	210	820

	Current (AGR)	Proposed (COM)	Net Impact
Population Projection- persons ³	28	0	28 persons
Transportation Impacts			
Trip Generation- PM peak hour(pmph) ²	11	699	688 pmph
Public Facilities Impacts			
Water (TOC)- gallons per day (gpd) ⁴	2,849	28,750	25,901 gpd
Sewer (TOC)- gallons per day (gpd) ⁴	2,849	28,750	25,901 gpd
Solid Waste Disposal- tons per year (tpy) ⁴	25.5	349.8	324.3 tpy
Recreation & Parks- acres (ac) ⁴	.34	0	.34 ac
Public Schools- students ⁴	6	0	6 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, 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.