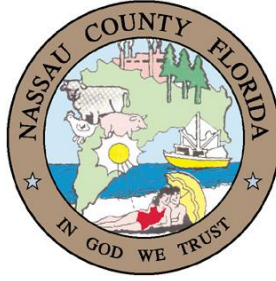


Nassau County  
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Date of Hearing: July 17, 2018

**Public Hearing Number: CPA18-007**

A. General Information

Applicant: Edward Zahn (Angela Cleves, agent)

Owner: Edward Zahn

Request: Small-Scale Future Land Use Map amendment to change the classification of 1.0 acre from Commercial (COM) to Agriculture (AGR)

Applicable Regulations: Policies FL.01.02(A), FL.03.02, and FL.08.01 of the 2030 Nassau County Comprehensive Plan; Sec. 163.3174, et. seq. F.S.

B. Site Information

Lot Size: 1.0 acre

Location: On the south side of SR200/A1A approximately 2.5 miles east of US 1, Parcel ID # 42-2N-25-0000-0017-0070.

Directions: Head east on SR200/A1A from US1 in Callahan to the intersection of Gressman Road. Property is on the south side of SR200/A1A.

C. Existing Land Uses

Subject Site: Vacant Land

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

D. Existing Zoning

Subject Site: Open Rural (OR)

Surrounding: North: Commercial Neighborhood (CN)  
Residential Single Family 1 (RS-1)  
Open Rural (OR)  
South: Commercial Intensive (CI)  
East: Open Rural (OR)  
West: Commercial General (CG)

E. FLUM Designation

Subject Site: Commercial (COM)

Surrounding: North: Medium Density Residential (MDR)  
Commercial (COM)  
South: Commercial (COM)  
Medium Density Residential (MDR)  
East: Commercial (COM)  
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 consists of one parcel of 1.0 acre. The request is to amend the Future Land Use Map (FLUM) designation of Commercial (COM) to Agriculture (AGR). 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.

The present zoning district of Open Rural (OR) would be maintained for the subject site.

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

The subject property is comprised of 1.0 acre. The property is currently vacant. It is located on the south side of SR200/A1A approximately 2.5 miles east of US 1, Parcel ID # 42-2N-25-0000-0017-0070.

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

The Open Rural (OR) zoning district currently designated this site is a variable-intensity district intended for a broad variety of rural, agricultural and residential uses. It is the applicant's intent to sell this property for use as a single-family residence. Property Appraiser records indicate that the adjacent property to the east (from which this property was split) has been in residential use since 1972.

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 proposed AGR land use designation allows a maximum residential density of one (1) dwelling unit per gross acre. Although the AGR land use designation may allow for a wide variety of uses, the historic and proposed use of the property is single-family residential. Compared to the current Commercial (COM) designation, this will likely result in a decrease in traffic to and from the site compared to the potential commercial development allowed in the Commercial (COM) land use designation (see Attachment A- Impact Analysis Summary). Traffic operational issues that may be created by the new development will be addressed in the site plan review process and will be resolved at the County's expense if required by Engineering Services.

Similarly, residential use of the property would likely result in a decrease in demand for water and wastewater service for the site compared to the potential commercial development allowed in the Commercial (COM) land use designation. (see Attachment A- Impact Analysis Summary)

The proposed amendment would barely alter population density (from zero to one dwelling unit). It should have very minimal, if any, impacts to schools and 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 FL.08.01**

"The County shall ensure that development orders are conditioned upon the provision of adequate public facilities as identified in this plan."

The proposed amendment will likely reduce the impacts for traffic, water and wastewater. Additional population density, and demand for schools and recreation will be minimal to nonexistent (see Attachment A). Adequate facilities should be available to serve existing and continued residential development on this 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".

Future commercial uses on any of the surrounding property will be required, though the site plan review process, to provide adequate screening and buffering from existing adjacent residential 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 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 commercial uses on any of the surrounding property from existing residential uses.
3. The FLUM amendment will encourage efficient development patterns, and is otherwise in compliance with the Goals, Objectives and Policies of the 2030 Comprehensive Plan.

H. Recommendation

Based on the findings above, the proposed amendment:

1. Shows no evidence of the indicators of urban sprawl as defined by Sec. 163.3177(9)(a), Florida Statutes; and
2. Is consistent with the Goals, Objectives and Policies of the 2030 Comprehensive Plan, in particular, Policies FL.01.02(A), FL.03.02, and FL.08.01.

Staff recommends APPROVAL of application CPA18-007.

## Attachment A

### Impact Analysis Summary

**Application:** CPA18-007

**Area:** 1.0 acres

**From** Commercial (COM)

**To:** Agriculture (AGR)

	Current (COM)	Proposed (AGR)
Maximum Development Potential <sup>1</sup>	17,424 sq. feet commercial	1 residential dwelling unit
ITE Code <sup>2</sup>	820	210

	Current (COM)	Proposed (AGR)	Net Impact
Population Projection- persons <sup>3</sup>	0	3	3 persons
<b>Transportation Impacts</b>			
Trip Generation- PM peak hour(pmph) <sup>2</sup>	59	1	(58) pmph
<b>Public Facilities Impacts</b>			
Water (N/A)- gallons per day (gpd) <sup>4</sup>	2,614	259	(2,355) gpd
Sewer (N/A)- gallons per day (gpd) <sup>4</sup>	2,614	259	(2,355) gpd
Solid Waste Disposal- tons per year (tpy) <sup>4</sup>	31.8	2.3	(36.3) tpy
Recreation & Parks- acres (ac) <sup>4</sup>	0	0.03	0.03 ac
Public Schools- students <sup>4</sup>	0	1	1 students

<sup>1</sup> Policy FL.01.02(A-E), 2030 Comprehensive Plan

<sup>2</sup> ITE Trip Generation Report, 8<sup>th</sup> ed.

<sup>3</sup> BEBR, Univ. of Florida, 2017

<sup>4</sup> JEA, 2016; 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.