



**CITY OF ATLANTIC BEACH
COMMUNITY DEVELOPMENT BOARD
STAFF REPORT**

AGENDA ITEM 4.A.

CASE NO REZ-13-00100052

Request to modify the existing Fleet Landing Planned Unit Development (PUD) as approved by Ordinance No. 90-88-135 and amended by Ordinance No. 90-88-152, to incorporate an additional 2.06 acres and reconfigure the Master Development Plan to allow the relocation of the existing maintenance facilities and construction of a new Memory Care Center.

LOCATION ONE FLEET LANDING BOULEVARD

**APPLICANT NAVAL CONTINUING CARE RETIREMENT FOUNDATION INC
REPRESENTED BY FOLEY & LARDNER, LLP**

DATE MAY 21, 2013

STAFF ERIKA HALL, PRINCIPAL PLANNER

STAFF COMMENTS

Background

Fleet Landing is an existing Planned Unit Development (PUD), originally approved by Ordinance No. 90-88-135 adopted on January 11, 1989. The PUD was later amended to provide for the inclusion of an additional 1.7 acres in the site plan and the relocation of certain facilities therein with the approval of Ordinance 90-90-152, adopted on February 26, 1990.

The current application requests a minor modification, as follows:

- (1) Inclusion of an additional 2.06 acres in the site plan, with change in zoning classification of said additional 2.06 acres from Commercial General (CG) to Planned Unit Development (PUD); and,
- (2) Relocation of certain facilities therein, with no increases to previously approved number of residential units.



Analysis

The current request comes before this Board as a matter of compliance with the provisions of Section 24-124(a), that states changes to the terms or conditions of an existing Planned Unit Development (PUD) that are specifically set forth within the ordinance enacting the PUD shall require an ordinance revision using the standard process to amend city ordinances and land development regulations. Per the provisions of Section 24-62(c), in regards to changes in zoning district classification, the Community Development Board is directed to study and consider the need and justification of any such requested change and provide a finding that the requested change in zoning is consistent with the comprehensive plan.

Staff has reviewed the requested change in zoning classification from Commercial General (CG) to Planned Unit Development (PUD) for the additional 2.06 acres in light of the goals, objectives and policies of the Comprehensive plan, and finds that it supports the following:

FUTURE LAND USE ELEMENT

- Objection A.1.3 – The City shall encourage future development and redevelopment, which 1) retains the exceptionally high quality of life and the predominantly residential character of the City of Atlantic Beach.
- Objective A.1.5 – The City shall maintain development patterns which 1) prevent blighting influences and eliminate non-conforming uses; 2) foster diverse and stable neighborhoods; 4) provide proper locations for...energy efficient land use patterns, and 5) encourage healthy and aesthetically pleasing living conditions.
 - ✓ Policy A.1.5.1 – The City shall review all applications for development permits to determine compliance with the Land Development Regulations, particularly with regard to provision of open space, required parking, on-site traffic flow, appropriate signage, impervious surface area limits, landscaping and tree protection so as to avoid traffic congestion, hazardous public safety conditions and inefficient land use, which may also result in harmful environmental or aesthetic effects.
 - ✓ Policy A.1.5.5 – Flexible regulatory methods shall be utilized to provide incentives for achieving environmental enhancement, economical land development and energy efficient patterns of land use that provide for an appropriate mix of uses within the City.
- Objective A.1.10 – The City shall continue to maintain a development character, which is compact in form, orderly in its land use pattern, and diversified in its makeup so as to ensure employment opportunities, affordable housing, a pleasant living environment, and cost-effective and energy efficient public services.
 - ✓ Policy A.1.10.3 – The City shall encourage the clustering of uses in locations where infrastructure facilities are available or where extensions and enlargements can be achieved efficiently, particularly with respect to commercial infill development along the Mayport corridor.
 - ✓ Policy A.1.10.4 – The City shall actively support the appropriate redevelopment and infill development of the Mayport Road corridor. Retail and service uses that sustain neighborhoods, and encourage a more aesthetically pleasing and pedestrian friendly environment shall be encouraged. New development along Mayport Road shall be in compliance with the Commercial Corridor Development Standards as set forth within the Land Development Regulations.
- Objective A.1.11 – The City shall provide for land use, development and redevelopment in an efficient manner, which supports the land use designations as set forth within the 2010-2020 Future Land Use Map; which enforces the residential densities and the limitations upon the type and intensity of uses, and which results in development appropriate to the

sensitive coastal location of the City, particularly with respect to the predominantly residential character and small-town scale of the City.

- ✓ Policy A.1.11.1 – The land use categories, as depicted upon the 2010-2020 Future Land Use Map (FLUM), which is Map A-1 of the Future Land Use Map Series, shall permit the following uses and activities.

(b) Commercial – The Commercial (CM) land use category is intended to provide appropriate locations for neighborhood and community businesses providing services and retail sales for the City and the closely surrounding communities...Residential uses, not exceeding the Medium Density category shall also be permitted, when in conjunction with, or adjacent to commercial development and redevelopment.

Staff also finds the proposed modification of the approved site development plan is generally consistent with the description of a minor deviation, as provided in Section 24-124(c), as follows:

- (1) There is no change in use. Both skilled nursing and maintenance facilities are uses provided for on the existing site development plan and within the approved PUD document.
- (2) There is no increase in building height, density or intensity of use. The proposed total number of residential units is consistent with the approved PUD, and this site development plan modification merely represents the reallocation of twenty (20) existing beds from the Health Center as well as four (4) unconstructed residential dwelling units to the new Memory Care Facility. In fact, the overall project will remain eight (8) units below the approved plan, and with the addition of 2.06 acres, the overall density decreases from the current 4.52 to 4.37 units per acre.
- (3) There is no decrease in area set aside for buffers or open space.
- (4) There are no changes to (existing) access points or driveways. New driveways and access points will be constructed on the new parcel for the purpose of connectivity to the existing PUD. However, there will be no increase in traffic, as there is no increase in residential dwelling units.

REQUIRED ACTION

The Community Development Board may consider a motion to recommend approval of the Fleet Landing Planned Unit Development Modification (Application REZ-13-00100052) to the City Commission, for the lands described within said application, approving the incorporation of an additional 2.06 acres into the Planned Unit Development and revision of the site development plan and adopting the application and supporting documents, and all terms and conditions set forth therein, subject to conditions enumerated, and providing the following, or similar findings of fact:

- (1) The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
- (2) The proposed modification, specifically the rezoning of 2.06 acres from Commercial General (CG) to Planned Unit Development (PUD) is consistent with the Comprehensive Plan and the Future Land Use Designation of Commercial (CM).
- (3) The proposed modification is consistent with the Land Development Regulations, specifically Article III, Division 6, establishing standards for modifications to previously approved Planned Unit Developments.
- (4) The rezoning and the site development plan are consistent with the stated definition, intent and purpose of Planned Unit Developments.
- (5) The zoning district classification of Planned Unit Development, and the specific uses and special conditions as set forth herein, are consistent and compatible with surrounding development.

The Community Development Board may consider a motion to recommend denial of the Fleet Landing Planned Unit Development Modification (Application REZ-13-00100052) to the City Commission, provided the following, or similar, findings of fact:

- (1) The rezoning of 2.06 acres from Commercial General (CG) to Planned Unit Development (PUD) is not consistent with the Comprehensive Plan and the Future Land Use Designation of Commercial (CM) because _____.
- (2) The rezoning of 2.06 acres is not consistent with the Land Development Regulations, specifically Article III, Division 6, establishing standards for modification to previously approved Planned Unit Developments because _____.
- (3) The zoning district classification of Planned Unit Development and the specific uses and special conditions as set forth herein are not consistent or compatible with surrounding development because _____.

ATTACHMENTS

None.