



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

AGENDA ITEM 4.A.
CASE NO REZ-13-00100057
Request to amend the Atlantic Beach Country Club Special Planned Area (Ordinance No. 90-13-216), to increase the total number of residential dwelling units permitted from one hundred eighty (180) to two hundred (200), with a maximum of twenty-six allocated to lands within the City of Atlantic Beach. Up to one hundred seventy-four (174) residential dwelling units are proposed on adjacent lands located within the City of Jacksonville. A parallel PUD Amendment requesting approval of the same master development plan has been filed with the City of Jacksonville.

LOCATION 1600 SELVA MARINA DRIVE (SELVA MARINA COUNTRY CLUB)
APPLICANT ATLANTIC BEACH PARTNERS, LLC REPRESENTED BY T R HAINLINE, JR
DATE JULY 16, 2013
STAFF ERIKA HALL, PRINCIPAL PLANNER

STAFF COMMENTS

Atlantic Beach Partners, LLC has submitted a request to amend the Atlantic Beach Country Club Special Planned Area (SPA) approved by Ordinance No. 90-13-216.¹

The current application seeks to increase the number of total residential dwelling units from one hundred eighty (180) to two hundred (200), with one hundred seventy-four (174) located within the City of Jacksonville and twenty-six (26) located within the City of Atlantic Beach. This proposed increase in density is detailed in the amended narrative and shown on the revised master development plan, and the traffic study has been updated also to account for the increased density.



¹ The Atlantic Beach Country Club Special Planned Area (SPA) is scheduled for second and final reading and public hearing before the Atlantic Beach City Commission on July 8, 2013, and therefore is expected to be approved before this meeting.

Table 1 – Site Summary Comparison – shows the land use allocation of the approved Atlantic Beach Country Club Special Planned Area versus the proposed amendment. Staff has noted a discrepancy between the total acreage provided in the approved SPA and that reported in this proposed amendment, and has requested that the applicant address this issue with either a revised SPA narrative or an explanation of how the approved SPA is in error. However, neither had been received at the time of publication of this staff report.

TABLE 1. SITE SUMMARY COMPARISON	ORD NO 90-13-216 (APPROVED)			REZ-13-00100057 (PROPOSED)		
	CoAB	CoJ	TOTAL	CoAB	CoJ	TOTAL
RESIDENTIAL						
<i>Acreage</i>	0.08	34.36	34.44	5.00	34.49	39.49
<i>Units</i>	1 ¹	169 ¹	180 ²	26	174	200
RECREATION & OPEN SPACE						
<i>Golf Course</i>	26.14	91.25	117.39	19.94	91.67	111.61
<i>Clubhouse, Amenities</i>	6.74	0.00	6.74	6.74	0.00	6.74
INFRASTRUCTURE						
<i>Vehicular Access</i>	1.37	9.08	10.45	2.45	9.43	11.88
TOTAL	34.33	134.69	169.02	34.13	135.59	169.72

- 1 The approved ABCC SPA conceptual site plan depicts one hundred sixty-nine (169) residential dwelling units, with one (1) partially located within the City of Atlantic Beach.
- 2 The approved ABCC SPA narrative provides for a maximum of one hundred eighty (180) residential dwelling units, although only one hundred sixty-nine (169) are depicted on the conceptual site plan.

Table 2 – Estimated Traffic Impacts on Level of Service – shows the allocation of PM peak-hour trips onto surrounding roadways. Notes provided below compare estimated traffic impacts resulting from the proposed two hundred (200) dwellings versus the previously approved one hundred eighty (180) dwellings.

TABLE 2. ESTIMATED TRAFFIC IMPACTS ON LEVEL OF SERVICE	YEAR 2007	YEAR 2013	YEAR 2016 WITHOUT DEVELOPMENT	YEAR 2016 WITH DEVELOPMENT	SERVICE VOLUME/ LEVEL OF SERVICE (LOS)
(1) MAYPORT RD (4-LANE)					
(a) North of Dutton Island Road	2,912	2,351	2,628	2,649/C ¹	4,200/C
(b) South of Dutton Island Road	3,023	2,674	2,755	2,813/C ²	4,200/C
(2) SEMINOLE RD (2-LANE)					
(a) South of Selva Marina Drive	618	618	637	765/C ³	870/C
(3) SELVA MARINA DR (2-LANE)	161	161	161	223/B ⁴	500/C

- 1 This is an increase of three (3) trips over the previous traffic study adopted as supporting documentation to Ordinance No. 90-13-216.
- 2 This is an increase of five (5) trips over the previous traffic study adopted as supporting documentation to Ordinance No. 90-13-216.
- 3 This is an increase of seventy (70) trips over the previous traffic study adopted as supporting documentation to Ordinance No. 90-13-216.
- 4 This is an increase of twelve (12) trips over the previous traffic study adopted as supporting documentation to Ordinance No. 90-13-216.

Staff realizes a great deal of concern has been previously expressed by the citizenry, members of this Board and elected officials alike, regarding the potential ABCC residential traffic impact, particularly to Seminole Road and the "Five Way" intersection. As noted above, the additional twenty (20) dwelling units proposed are estimated to increase PM peak-hour traffic on Seminole Road, south of Selva Marina Drive by seventy (70) trips by the year 2016. This is one hundred forty-seven (147) more trips than current year traffic and one hundred twenty-eight (128) more trips than estimated for year 2016 without development, and it brings the segment capacity to within one hundred five (105) trips of the established level of service cap of eight hundred seventy (870) trips.

REQUIRED ACTION

The Community Development Board may consider a motion to recommend approval of the Atlantic Beach Country Club SPA Amendment (Application REZ-13-00100057) to the City Commission, a request to increase the total number of residential dwelling units permitted from one hundred eighty (180) to two hundred (200), with a maximum of twenty-six (26) of those units allocated to lands within the City of Atlantic Beach, approving the site development plan and adopting the application and supporting documents, and all terms and conditions as set forth therein, subject to conditions enumerated and providing the following or similar findings of fact:

- (1) The request for amendment has been fully considered after public hearing with legal notice duly published as required by law.
- (2) The proposed amendment is consistent with the Comprehensive Plan and the Future Land Use Designation of Residential, Low Density.
- (3) The proposed amendment is consistent with the Land Development Regulations, specifically Division 6, establishing standards for Special Planned Areas.
- (4) The proposed amendment and the site development plan are consistent with the stated definition, intent and purpose of Special Planned Areas.

The Community Development Board may consider a motion to recommend denial of the Atlantic Beach Country Club SPA Amendment (Application REZ-13-00100057) to the City Commission, a request to increase the total number of residential dwelling units permitted from one hundred eighty (180) to two hundred (200), with a maximum of twenty-six (26) of those units allocated to lands within the City of Atlantic Beach, provided the following or similar findings of fact:

- (1) The rezoning to Special Planned Area is not consistent with the Comprehensive Plan and the Future Land Use Designation of Residential Low Density because _____.
- (2) The rezoning is not consistent with the Land Development Regulations, specifically Division 6, establishing standards for Special Planned Areas because _____.

ATTACHMENTS *None.*