

EDGEWATER

Large Scale Comprehensive Plan Amendment

1. APPLICANT INFORMATION

1.1 Applicant Name and Address

TRB EDGEWATER, LLC
1366 North US Highway 1
Suite 604
Ormond Beach, FL 32174

1.2 Primary Contact for Applicant

Thomas N. Cooke
1366 N. US Highway 1
Suite 604
Ormond Beach, FL 32174
386/898-0007
tcooke@learningoutsourcgroup.com

1.3 Applicant's Authorized Representatives

Jessica Gow, Esquire
Cobb Cole
One Daytona Boulevard, Suite 600
Daytona Beach, FL 32114
Office: 386/323-9226
Fax: 386/785-1549
Jessica.Gow@CobbCole.com

Harry Newkirk, President
Newkirk Engineering, Inc.
1230 US-1, STE 3
Ormond Beach, FL 32174
Office: 386/872-7794
harry@newkirk-engineering.com

2. Property Information

2.1 Nature of Applicant's Interest

Applicant is the owner of the Property and intends to develop the property as a multifamily residential development. This Project will provide for greater multifamily housing opportunities within the City of Edgewater (the "City").

2.2 Size of Property and Survey

The size of the Property is approximately 13.56 +/- acres. See the copy of the Survey attached as Exhibit "A".

2.3 Legal Description

See Legal Description included in Exhibit A and copies of Property Appraiser Information Card and Warranty Deeds attached as Exhibit "B".

2.4 Parcel Identification Number:

The Property consists of three (3) parcels. The parcel identification numbers are as follows: 841201000060; 841201000070; and 841201000071.

2.5 General Location

The Property is generally located in the City of Edgewater, generally east of South Ridgewood Avenue. See Location Map attached as Exhibit "C".

2.6 Access + Frontage

Street access and vehicular circulation will be provided via public and/or private rights of way within the Property. The Property has legal access along South Ridgewood Avenue.

3. Land Use Information

3.1 Aerial Photography

See Exhibit "D", attached.

3.2 Existing Development

The Property is currently undeveloped vacant land.

3.3 Current Zoning

The current zoning designation is B-3 Highway Commercial. See Existing Zoning Map attached as Exhibit "E". Applicant submitted an application to re-zone the property to Residential Planned Unit Development (RPUD) concurrently with this application to allow for development of mixed uses on the Property, which is consistent with the City's Comprehensive Plan, as amended herein.

3.4 Future Land Use Map Designation

The current FLU designation is Commercial. See Current Future Land Use Map attached as Exhibit "F."

3.5 Proposed Future Land Use Map Designation

The proposed FLU designation is "Urban Connectivity" See Proposed Future Land Use Map attached as Exhibit "G".

4. **Consistency and Compatibility**

4.1 Consistency with Plan Goals, Policies and Objectives of the Edgewater Comprehensive Plan

The proposed amendment is consistent with several of the Goals, Policies and Objectives of the Comprehensive Plan, as outlined below. In addition to these factors, the amendment is also consistent with the following provisions of the Edgewater Comprehensive Plan:

Future Land Use Element

Goal 1: Ensure that the character and location of land uses in Edgewater promote the conservation of resources, efficiency and concurrency in the provision of public facilities and services, maximization of economic benefits for existing and future citizens, compliance with adopted minimum levels of service standards, and concurrently minimize detrimental impacts to health, safety and welfare which may be jeopardized by environmental degradation, nuisances and incompatible land uses.

Response: The proposed development will provide multifamily residential opportunities within the City of Edgewater that will allow for the continued growth of the area.

Policy 1.1.5: Housing. The Future Land Use Map shall contain an adequate diversity of lands for residential uses to meet the future demand for residential densities identified in the Housing Element.

Response: The proposed development will help bring diverse residential opportunities to the area by offering multifamily residential housing opportunities to complement the continued growth in this sector of the City.

Policy 1.5.5: Higher Density Residential Areas. Higher density residential development shall be designated for areas adjacent to more intensive land uses such as Commercial and Light Industrial. Where feasible, visual buffering shall be utilized to reduce any negative effects on the residents of such development.

Response: The proposed development is located in an area adjacent to commercial land uses and will implement perimeter landscape buffers.

Policy 1.6.4 Land Uses with High Traffic Counts. Land uses that may generate high traffic counts shall be encouraged to locate adjacent to arterial roads and mass transit systems.

Response: The proposed multifamily development is adjacent to a major roadway in the City.

4.2 Consistency with the Urban Sprawl Rule

Section 163.3177(6)(a)(9)(b), Florida Statutes, provides that plan amendments shall be determined to discourage the proliferation of urban sprawl if they incorporate a development pattern or urban form that achieves four or more of the following:

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: The project is adjacent to residential properties and will cluster residential uses in a rational manner.

- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: Public infrastructure is in place to provide support to the proposed development, as outlined in Section 5 of this document.

- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Response: The proposed multifamily development will allow for residents to be located within close proximity to a major roadway.

- (IV) Promotes conservation of water and energy.

Response: The multi-family development will be constructed with up to date and efficient water and energy infrastructure that will promote conservation of resources through increased efficiency.

- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Response: N/A

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Response: Open space will be provided within the proposed development.

- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: This location of the project, surrounding by existing residential and commercial developments, will help provide additional residential opportunities within an appropriate area of the City.

- (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Response: N/A

The proposed amendment promotes a development pattern and urban form that achieves six of the preceding eight general policies. Accordingly, the proposed amendment exceeds the urban sprawl standards set forth in Section 163.3177(6)(a)(9)(b), Florida Statutes.

4.3 Land Use Compatibility Analysis

The proposed amendment seeks to amend a 13.56 +/- acre portion of the Edgewater FLU Map to the High Density Residential FLU provided for in the Comprehensive Plan. The proposed amendment will not negatively alter the character that exists in the area at the present time. The amendment is intended to allow for improved planning and coordination for development of the Property.

The uses contemplated by this amendment and permitted through the future rezoning of the Property are consistent with the existing development in the vicinity of the Property. As further detailed in Section 5 below, the proposed amendment allows the development of the Property in a manner consistent with the Comprehensive Plan. For an overview of the FLU consistency, please refer to the existing and proposed FLU maps attached as Exhibits "F" and "G", respectively.

5. **Concurrency Analysis**

5.1 Traffic Data and Analysis

Please see the attached "Exhibit "H" traffic memorandum, prepared by Newkirk Engineering, Inc..

5.2 Sanitary Sewer Data and Analysis

5.2.1 Sewer Facilities

Please see the attached Utility Demand Analysis prepared by Newkirk Engineering, Inc.

5.2.2 Sanitary Sewer Demand from the Current FLUM Designation

Table 5.2.2 - Current FLUM Sanitary Sewer Demand

Please see the attached Utility Demand Analysis prepared by Newkirk Engineering, Inc.

5.2.3 Sanitary Sewer Demand from the Proposed FLUM Designation

Table 5.2.3 - Proposed FLUM Sanitary Sewer Demand

Please see the attached Utility Demand Analysis prepared by Newkirk Engineering, Inc.

5.2.4 Change in Sanitary Sewer Usage

Please see the attached Utility Demand Analysis prepared by Newkirk Engineering, Inc.

5.2.5 Impacts on LOS

Please see the attached Utility Demand Analysis prepared by Newkirk Engineering, Inc.

5.3 Potable Water Data and Analysis

5.3.1 Potable Water Facilities

Please see the attached Utility Demand Analysis prepared by Newkirk Engineering, Inc.

5.3.2 Potable Water Demand from the Current FLUM Designation

Table 5.3.2 - Current FLUM Potable Water Demand

Please see the attached Utility Demand Analysis prepared by Newkirk Engineering, Inc.

5.3.3 Potable Water Demand from the Proposed FLUM Designation

Please see the attached Utility Demand Analysis prepared by Newkirk Engineering, Inc.

5.3.4 Change in Potable Water Usage

Please see the attached Utility Demand Analysis prepared by Newkirk Engineering, Inc.

5.3.5 Impacts on LOS

Please see the attached Utility Demand Analysis prepared by Newkirk Engineering, Inc.

5.4 Stormwater Data and Analysis

Please see the attached Utility Demand Analysis prepared by Newkirk Engineering, Inc.

5.5 Solid Waste Data and Analysis

Please see the attached Utility Demand Analysis prepared by Newkirk Engineering, Inc.

5.6 Wellfield Protection Zones

The subject site is not located within a wellfield protection zone.

5.7 Reclaimed Water

Please see the attached Utility Demand Analysis prepared by Newkirk Engineering, Inc.

6. Environmental Analysis

6.1 Surface Water and Wetlands

Please see the attached Endangered and Threatened Species Report prepared by Biological Consulting Services, Inc.

6.2 Vegetative Cover

Please see the attached Endangered and Threatened Species Report prepared by Biological Consulting Services, Inc.

6.3 Flood Zone

Please see the attached Endangered and Threatened Species Report prepared by Biological Consulting Services, Inc.

6.4 Listed Animal and Plant Species

Please see the attached Endangered and Threatened Species Report prepared by Biological Consulting Services, Inc.

7. Conclusion

The proposed amendment is consistent with the City of Edgewater Comprehensive Plan as detailed herein. The amendment will permit the efficient integration of planning and management of the Property. The proposed amendment will ensure that the subsequent rezoning of the Property will not include any inconsistent uses with those currently anticipated throughout this area. The amendment will allow for mixed use development in an appropriate location where it will be properly buffered and compatible with surrounding uses.