

**PROPOSED SMALL-SCALE
FUTURE LAND USE MAP (FLUM) AMENDMENT**



OVERVIEW

ORDINANCE: 2015-237

APPLICATION: 2015C-004-2-1

APPLICANT: STEVE DIEBENOW

PROPERTY LOCATION: 0 Peeler Road; Just east of the Ft. Caroline Road and Peeler Road intersection.

Acreage: 3.20 Acres

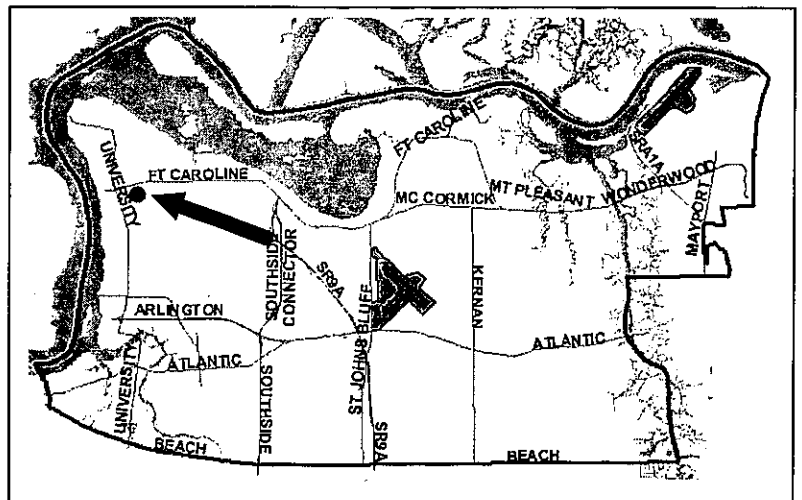
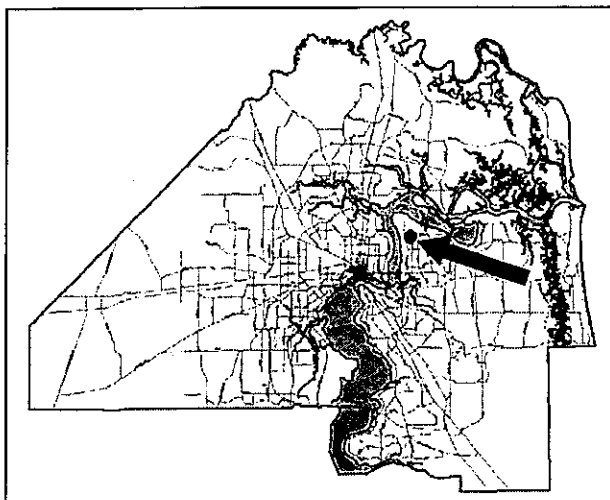
Requested Action:

	Current	Proposed
LAND USE	RPI	CGC
ZONING	CO	PUD

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (0.5 FAR)	Proposed Maximum Intensity (0.35 FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Decrease) in Potential Floor Area
RPI	CGC	N/A	N/A	69,696 SF Office/ Commercial Uses	47,787 SF Commercial Uses	N/A	Decrease of 21,909 SF Office/ Commercial Uses

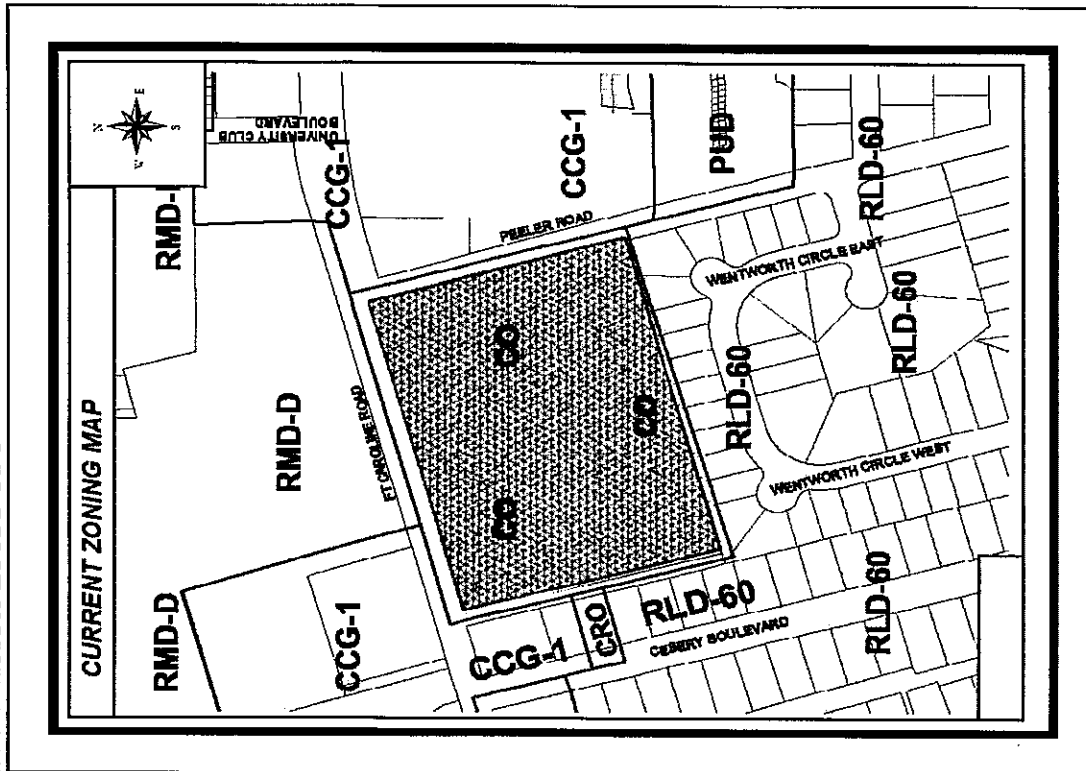
PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL

LOCATION MAPS:



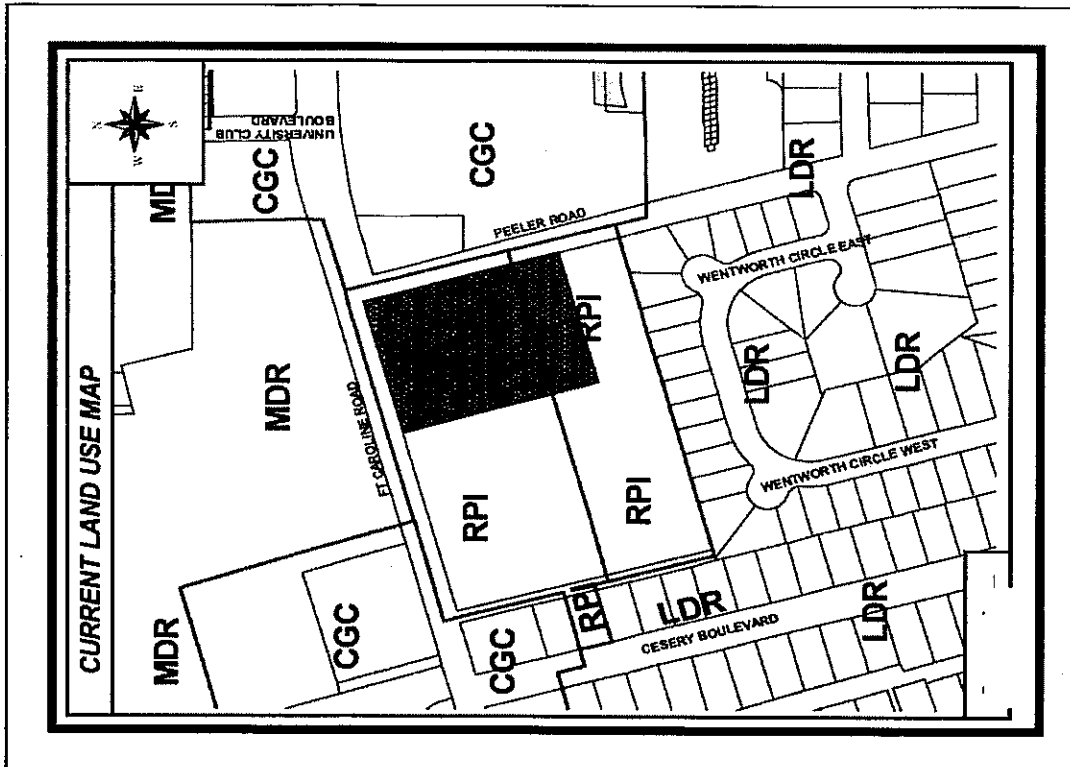
DUAL MAP PAGE

SMALL SCALE LAND USE APPLICATION 2015C-004



Current Zoning District(s): Commercial Office (CO)

Requested Zoning District(s): Planned Unit Development (PUD)



Existing FLUM Land Use Categories: Residential-Professional-Institutional (RPI)

Requested FLUM Land Use Category: Community/General Commercial (CGC)

ANALYSIS

Background:

The subject property is located at the southwest corner of the Ft. Caroline Road and Peeler Road intersection. Access to the application site is from either Peeler Road or from Ft. Caroline Road. Ft. Caroline Road is a "Collector" roadway and Peeler Road is a "Local" roadway as classified on the Functional Highway Classification Map. The 3.20 acre subject site is presently a portion of a 9.64 acre vacant property. The applicant proposes a future land use amendment from Residential-Professional-Institutional (RPI) to Community/General Commercial (CGC) and a rezoning from Commercial Office (CO) to Planned Unit Development (PUD) to allow for increased commercial activities. The PUD rezoning site is larger (9.64 acres) than the land use amendment site and the RPI land use category will remain in place surrounding the south and west boundary lines of the amendment site. There is to be a 150 foot RPI buffer between the proposed CGC land use amendment site and the Low Density Residential (LDR) Wentworth Place single-family subdivision.

Across the street from the subject site and on the north side of Ft. Caroline Road are multi-family housing units, a convenience store, retail shopping stores, vacant land, and a JEA transformer station in the Community/General Commercial (CGC) and Medium Density Residential (MDR) land use categories and Commercial Community/General -1 (CCG-1) and Residential Medium Density-D (RMD-D) zoning districts. East and southeast of the site and on the east side of Peeler Road is a McDonalds fast food restaurant, a shopping center, Las Palmas Condominiums; and Floral Bluff single-family subdivision in the CGC and LDR land use categories and CCG-1, PUD, and Residential Low Density-60 (RLD-60) zoning districts. Immediately surrounding the application property on the south and west of the subject site is the proposed companion rezoning PUD application site (2015-238) proposed for a charter school use in the RPI land use category. Further west of the application site and proposed PUD (2015-238) on the south side of Ft. Caroline Road are a medical office, vacant land, day care and the Arlington Acres single-family subdivision in CGC, RPI, and LDR land use categories and CCG-1, CO, and RLD-60 zoning districts. South of the land use application site and proposed PUD rezoning site is the Wentworth Place single-family subdivision in a LDR land use category and RLD-60 zoning district.

According to the Capital Improvements Element of the 2030 Comprehensive Plan, the site is located within the "Urban Development Area" of the City. The proposed land use amendment to CGC for commercial use precludes plans for residential development. Therefore there is no school capacity issues related to the proposed land use amendment.

Impacts and Mitigation:

Potential impacts of a proposed land use map amendment have been analyzed by comparing the appropriate residential density by residential land use category, or the Development Impact Standards (non-residential categories), for the subject site. Development Impact Standards are detailed in FLUE Policy 1.2.16 *Development Standards for Impact Assessment*. These standards produce development potentials shown on the attached *Impact Assessment*.

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition).

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of mostly low with a little high probability for the presence of archaeological resources. Section 654.122 of the Code of Subdivision Regulations should be followed if resources are discovered during development of the site.

Transportation

The Planning and Development Department completed a transportation analysis (see Attachment C) and determined that the proposed amendment results in an increase of 606 net new daily external trips and 15 PM peak trips. This analysis is based upon the comparison of what potentially could be built on that site (as detailed in FLUE Policy 1.2.16 *Development Standards for Impact Assessment*) versus the maximum development potential. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

IMPACT ASSESSMENT**2014C-004****2.20 Acres**

DEVELOPMENT ANALYSIS		
	CURRENT	PROPOSED
Site Utilization	Vacant	Commercial
Land Use Category	RPI	CGC
Development Standards For Impact Assessment	0.50 FAR	0.35 FAR
Development Potential	69,696 Square Feet	47,787 Square Feet
Population Potential	0 People	0 People
SPECIAL DESIGNATIONS AREAS		
	YES	NO
Aquatic Preserve		X
Airport Environ Zone		X
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity	Mostly low with a little high probability	
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area	0 to 4 Inch Recharge Area	
Well Head Protection Zone		X
PUBLIC FACILITIES		
Potential Roadway Impact	Increase of 15 peak trips and 606 daily trips	
Water Provider	JEA	
Potential Water Impact	Decrease in 2,502 gallons/day	
Sewer Provider	JEA	
Potential Sewer Impact	Decrease in 1,876 gallons/day	
Potential Solid Waste Impact	Decrease in 35.05 tons/year	
Drainage Basin / Sub-Basin	Unnamed Sub-drainage Basin and St, Johns River Drainage Basin	
Recreation and Parks	Victory Park	
Mass Transit	Bus Route 19	
NATURAL FEATURES		
Elevations	40 feet above mean sea level	
Soils	80 % - 35 – Lynn Haven fine sand and 20% - 71 – Urban Land-Leon-Bolougne Complex	
Land Cover	3300 Mixed Rangeland (early forest stage growth)	
Flood Zone	N/A	
Wetlands	Site no longer wetlands due to surrounding urban development	
Wild Life	N/A	

PROCEDURAL COMPLIANCE

Signs, Notices and Preview Workshop

Upon site inspection by the Planning and Development Department on April 2, 2015, the required notices of public hearing signs were posted. Twenty-seven (27) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Planning and Development Department held a Citizen's Information Meeting on April 20, 2015. There was one person in opposition who listed various reasons for denial of the application. Two additional individuals that attended were concerned as to what was to be constructed on the application site but preferred something due to the current homeless activity on the property.

The Planning and Development Department received twenty-seven (27) "Request for Denial" letters from neighbors that live near the application site. In general, the neighbors oppose the proposed land use amendment due to the excess of existing commercial land in the area. The Greater Arlington Civic Council and the Ft. Caroline Club Estates South Civic Association also submitted letters of opposition for the same reason and that the proposed land use change would impact nearby residential neighborhoods.

In addition the Greater Arlington/Beaches Citizen Planning Advisory Committee (CPAC) reviewed the land use amendment and rezoning application of this site (2015-237 and 2015-238) on April 13, 2015. The CPAC is recommending denial of this application because they feel the proposed land use amendment is not consistent with the Old Arlington Neighborhood Action Plan and the Greater Arlington/Beaches Vision Plan.

CONSISTENCY EVALUATION

2030 Comprehensive Plan Consistency

The proposed amendment is **consistent** with the following Objectives and Policies of the 2030 Comprehensive Plan, Future Land Use Element (FLUE):

- Objective 1.1 Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

- Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

- Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
- Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
- Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the residential character of and precludes non-residential traffic into adjacent neighborhoods and meets design criteria set forth in the Land Development regulations.
- Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.
- Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The subject site is located in the Greater Arlington/Beaches Planning District, in an area with access to full urban services. The proposed amendment would result in non-residential development of vacant land in an urban area, located along a "Collector" roadway with a range of business, industrial and commercial uses. Therefore, the proposed amendment is consistent with FLUE Objective 1.1 and Policy 1.1.22.

The vacant application site is across the street from other CGC uses. The proposed amendment would promote the development of supporting CGC uses consistent with the character of the surrounding area. Therefore, the proposed amendment is consistent with FLUE Policies 3.2.1 and 3.2.7. The proposed land use amendment also encourages the infill of underutilized property within the Urban Area of the City. The proposed amendment continues to promote and sustain the viability of the existing and emerging commercial areas which will offer a full range of employment opportunities to support the surrounding residential areas. As such, the proposed land use amendment is consistent with FLUE Objectives 3.2 and 6.3.

The development of the subject site as CGC is compatible with the character of the surrounding uses and as such, the proposed amendment is consistent with FLUE Objective 1.1. The proposed development is located near another a commercial zoning category, fronts along a "Collector" roadway and does not extend into the existing residential area. It also precludes non-residential traffic into the adjacent neighborhood since traffic will utilize Ft. Caroline Road and Peeler Road up to the proposed access for the subject site. There is no

need for commercial traffic to use Peeler Road within the residential areas of the street. Therefore the proposed amendment is also consistent with FLUE Policy 3.2.4.

According to the category description of the Future Land Use Element (FLUE), RPI land use category is a mixed use category primarily intended to accommodate office, limited commercial retail and service establishments, institutional and medium density residential uses. New single-use developments in RPI may include only residential, office or ancillary transitional uses. Retail uses are not permitted as a single use in RPI. New mixed use developments may not include more than 50% of any single use.

The Community General Commercial (CGC) land use designation includes outlets and establishments that offer a wide range of goods and services including general merchandise, apparel, food and related items. General commercial uses include business and professional offices, financial institutions, highway commercial, mobile home/motor home rental and sales, off-street parking lots and garages, and boat storage and sales, among other similar types of commercial developments.

Vision Plan

The application site lies within the Greater Arlington/Beaches Vision Plan Area. The plan identifies this area of Ft Caroline Road as a commercial corridor. Objective 2.1.2 of the plan encourages non-residential uses to be introduced as infill development on vacant and underutilized land. This vacant wooded site meets that criteria as well as preventing urban sprawl. In addition, the plan under Objective 2.13 discusses the protection of neighborhood areas from incompatible uses. The proposed land use amendment site will not abut residential areas. A 150 foot swath of existing RPI land use category will remain between the proposed land use amendment site and Wentworth Place single-family subdivision. Therefore, the proposed development creates an opportunity to achieve this vision goal, thereby illustrating the consistency with the Vision Plan.

The land use amendment site is also within the Old Arlington Neighborhood Action Plan area. The plan states that intensification of commercial parcels adjacent to single-family residential uses may begin to erode the character of the area thereby impact residential areas. The amendment site is not adjacent to residential areas. However, the plan also states that the plan area has adequate commercial to meet the community's needs and that intensification of zoning/land use should not be encouraged unless it can be demonstrated it will be a benefit to the neighborhood. According to the applicant's opinion the benefits to the neighborhood are listed in the PUD Exhibit D -Written Description - Arlington Community School (Section I) "Justification for Planned Unit Development Classification for This Project". (See "Attachment D")

However, in 2011, the State of Florida passed a law that changes the approach to balancing commercial need. Chapter 163.3177(6)(a)4, F.S. states that "The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population.

Strategic Regional Policy Plan Consistency

Policy 3: Local governments are encouraged to offer incentives or make development easier in areas appropriate for infill and redevelopment.

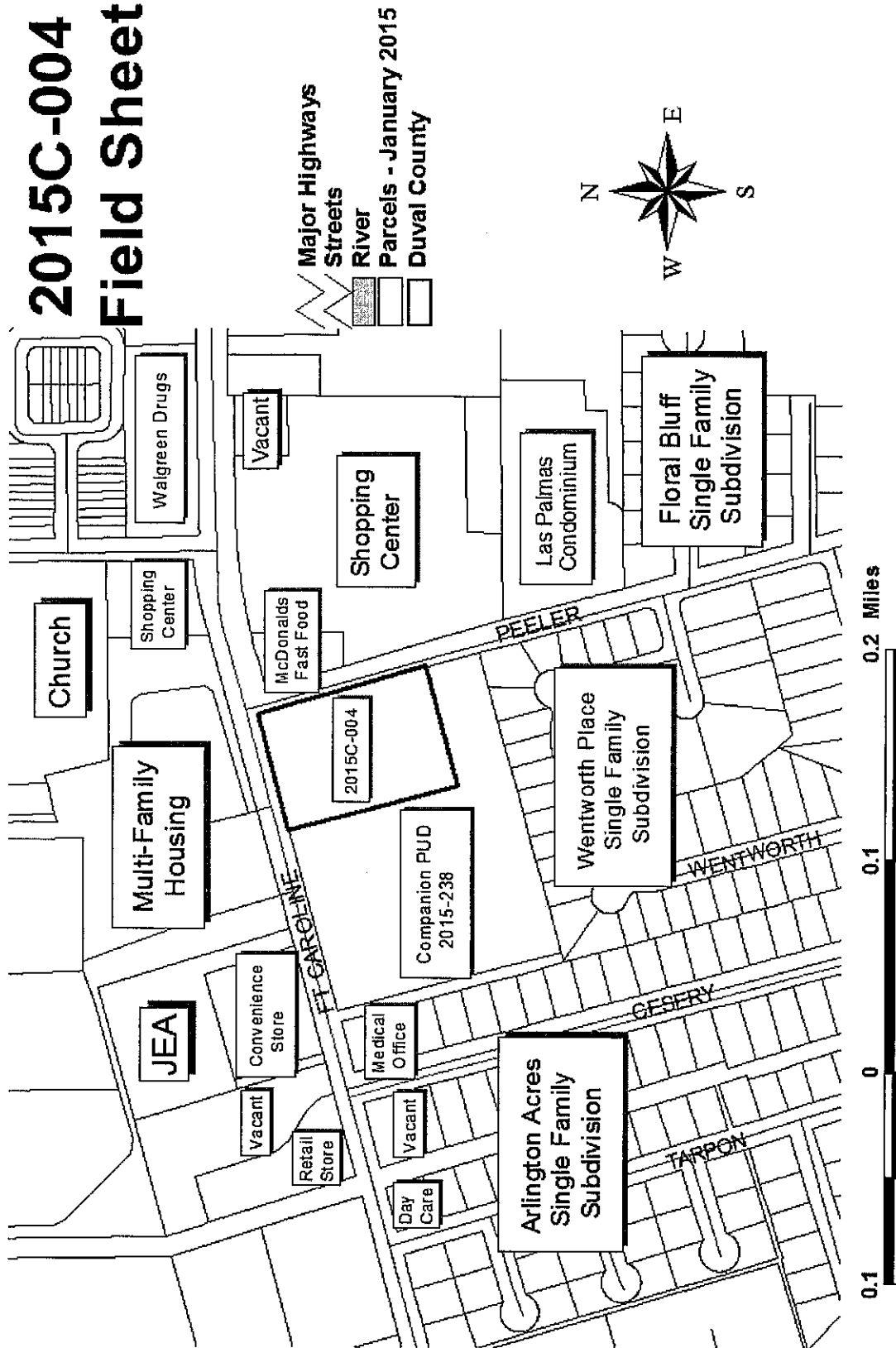
The proposed land use amendment is consistent with Policy 3 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it would provide an additional location for the creation of new business opportunities in the northeast Florida region.

RECOMMENDATION

The Planning and Development Department recommends **APPROVAL** of this application based on its consistency with the 2030 Comprehensive Plan and Strategic Regional Policy Plan Comprehensive Plan.

2015C-004 Field Sheet

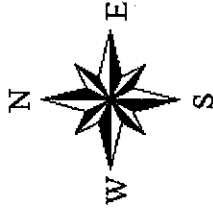
ATTACHMENT A



ATTACHMENT B

Aerial View:

2015C-004
Aerial View



ATTACHMENT C

Traffic Analysis:

Produced by: Planning and Development Department
 Application Number: 2015C-004

LB
 Date: 4/23/2015
 Mobility Zone / Development Area: 2 / URBAN
 Planning District: 2
 Council District: 1

Table A

Trip Generation Estimation

Section 1										
Existing Development	Number of Acres	ITE Land Use Code	Existing Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips	Less Internal Trips	Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
RPI / CO	3.2	710								
Total Section 1									0	0
Section 2										
Current Land Use	Number of Acres	ITE Land Use Code	Potential Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips	Less Internal Trips	Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
RPI / CO	3.2	710	69,696	GFA	T = 1.49(X)/1000 T = 11.03 (X)/1000	104 769	0.00% 0.00%	0.00% 0.00%	104 769	769
Total Section 2									104	769
Section 3										
Proposed Land Use	Number of Acres	ITE Land Use Code	Potential Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips PM/Daily	Less Internal Trips	Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
CGC / PUD	3.2	820	48,787	1000 SF GLA	T = 1.49 (X) / 1000 T = 42.7 (X) / 1000	181 2,083	0.00% 0.00%	34.00% 34.00%	119 1,375	1,375
Total Section 3									119	1,375
*Net New Trips = Section 3 - Section 2 - Section 1									15	606

Source: Trip Generation Manual, 9th Edition, Institute of Engineers

Produced by: Planning and Development Department
 Application Number: 2015C-004

LB
 Date: 4/23/2015
 Mobility Zone / Development Area: 2 / URBAN
 Planning District: 2
 Council District: 1

Table B

Net New Daily External Trip Distribution

a	b	c	(a*c)	(b*c)
15	606	Percent of Total Net New Daily Amendment Trips	Net New Peak Hour External Amendment Trips	Net New Daily External Amendment Trips
Link ID	Roadway Name	From / To		
245	UNIVERSITY BLVD N	JUSTINA TERRACE TO FORT CAROLINE RD	4	150
246	UNIVERSITY BLVD N	FORT CAROLINE RD TO EDENFIELD RD	0	9
250	CESERY BLVD	MERRILL RD TO FORT CAROLINE RD	3	127
392	FORT CAROLINE RD	UNIVERSITY BLVD TO TOWNSEND BLVD	13	514

Indicates Directly Accessed Segment(s)

BOLD

Produced by: Planning and Development Department
 Application Number: 2015C-004

LB
 Date: 4/23/2015
 Mobility Zone / Development Area: 2/URBAN
 Planning District: 2
 Council District: 1

Table C
Roadway Link Analysis

Link ID Number	Road Name	Termini	Roadway Classification	State or City Road	Numbers of Lanes	Added Service Volume		Background Traffic		Existing Link LOS	Appended Trips PM Peak Hour External	Total Trips PM Peak Hour External	Percent of City Trips with Appended Trips	PM Hour LOS with Land Use Change
						Day	PM Peak Hour	Year	1 Year Growth %*					
					a	b	c	d	e	f	g	h	i	
245	UNIVERSITY BLVD N	JUSTINA TERRACE TO FORT CAROLINE RD	COLLECTOR	CITY	4/U	35,820	3,222	1,585	1.00%	1,645	3	1,646	51.10%	C
246	UNIVERSITY BLVD N	FORT CAROLINE RD TO EDENFIELD RD	COLLECTOR	CITY	2/U	14,040	1,268	1,101	1.00%	1,157	0	1,157	91.21%	D
250	CESERY BLVD	MERRILL RD TO FORT CAROLINE RD	COLLECTOR	CITY	2/U	14,040	1,268	389	1.00%	409	13	422	33.25%	C
392	FORT CAROLINE RD	UNIVERSITY BLVD TO TOWNSEND BLVD	COLLECTOR	CITY	4/D	35,820	3,222	1,318	1.00%	1,365	1	1,366	43.01%	C

* As determined from Trend Analysis or FDOT LOS Report, dated 8/13/2013
 Data from City of Jacksonville Road Map recent Road Link Status Report dated 11/1/2013
 D/D/L indicates Directly Accessed Segment (s)

Major Intersections List

SIS Interchanges/ SIS Intersections within Impact Area

ATTACHMENT D

I. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

- A. The PUD submitted herein reflects a Development that will respond to the uses and needs in the area.
- B. The PUD conforms to the Goals, Objectives and Policies of the City of Jacksonville 2030 Comprehensive Plan.
- C. The proposed PUD allows for an efficient use of land.
- D. The proposed PUD fulfills the goals of the Old Arlington Neighborhood Action Plan and the Greater Arlington Beaches Vision Plan

The proposed PUD (2015-238) and companion land use amendment (2015-237) will provide several benefits to the neighborhood, including adjacent and nearby residential uses. Accordingly, the applications fulfill and exceed the recommendation contained in the Old Arlington Neighborhood Action Plan (“OANAP”) and the Greater Arlington Beaches Vision Plan (“GABVP”) (collectively, the “Plans”).

The OANAP states that intensification of zoning should not be supported by the Planning and Development Department unless “it can be demonstrated that there will be a benefit to the neighborhood.” The OANAP specifically recommends that the Planning and Development Department “be sensitive to the relationships between commercial and residential uses when proposed changes to land use or zoning are reviewed” and focus on whether proposed developments contain features that will allow the developments to be good neighbors.

The GABVP sets forth many Objectives and Guiding Principles that are supported by the proposed development and benefit the neighborhood as outlined by the OANAP including: Objective 1.1.2 (compatibility with neighborhoods), Sub-Principle 1.1 (customize the City’s zoning regulations to address unique neighborhood character issues); Objective 2.1 (Promoting greater density/diversity of land uses in appropriate locations), Sub-Principle 2.1 (Create land use and zoning regulations that encourage non-residential neighborhood development which compliments neighborhood character, create land use and zoning regulations that protect residential areas from incompatible uses, create land use and zoning regulations that promote mixed-use development that is compatible with existing neighborhoods, encourage development along transit routes, creating land use and zoning regulations that provide land use patterns consistent with the intensity and density of the affected area while respecting the hierarchy of traffic patterns and roadways); Objective 2.2 (Revitalize and redevelop, while safeguarding and advancing neighborhood character); Objective 2.2.1 (Promote the

redevelopment of underutilized and/or declining areas); Objective 2.2.2 (Revitalize while maintaining neighborhood character and providing necessary infrastructure); Objective 4.2.3 (Promote and expand educational facilities and opportunities including: elementary, secondary and post-secondary).

The rezoning application was filed in order to allow the development of a carefully planned K-8 school. The school will provide a great benefit to the children attending the school and families residing in the neighborhood by maintaining a safe and productive learning environment. The addition of a private school will provide another choice for families. With groundbreaking estimated to occur in the last quarter of 2015, the added benefit of a successful school will be well-timed, because people currently “camping” on the Property will be forced to relocate, further enhancing the safety of the neighborhood.

Next, the proposed development was planned with the neighbors in mind. The site plan included in 2015-238 reveals that the development will have minimal, if any, negative effects on the adjacent single-family neighborhood. It provides for a 100 foot rear buffer and a fence to provide an additional buffer around the eastern and southern sides of the Property, in order to prevent sights and sounds from spilling onto adjacent land.

Finally, the proposed development will be developed in harmony with the neighbors. The applicant has agreed to remove all advertising from a flag pole as proposed in the original PUD application. Additionally, the applicant has removed numerous more intense commercial uses from the PUD, including all uses requiring alcohol sales or service, while maintaining uses consistent with CO zoning districts and increasing required buffers. Collectively these actions have “tailored” the zoning and land use regulations to conform with the GABVP.

In sum, the proposed development meets all pertinent requirements of the Plans. The applicant has demonstrated, and will continue to demonstrate, that the proposed development will provide significant benefits to the neighborhood, including both adjacent and nearby residential uses.



ATTACHMENT E

APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN

Date Submitted:	3/4/2015	Date Staff Report is Available to Public:	05-01-2015
Land Use Adoption Ordinance #:	2015-237	Planning Commission's LPA Public Hearing:	05-07-2015
Rezoning Ordinance #:	2015-238	1st City Council Public Hearing:	05-12-2015
JPDD Application #:	2015C-004	LUZ Committee's Public Hearing:	05-20-2015
Assigned Planner:	Ed Lukacovic	2nd City Council Public Hearing:	05-26-2015

GENERAL INFORMATION ON APPLICANT & OWNER

Applicant Information:

STEVE DIEBENOW
 ONE INDEPENDENT DRIVE, STE. 1200
 JACKSONVILLE, FL 32202
 Ph: (904) 301-1269
 Fax: (904) 301-1279
 Email: SDIEBENOW@DMPHLAW.COM

Owner Information:

SETZERS EIGHTH STREET CORPORATION
 C/O L.R.S. CO. DBA TSG REALTY
 ATTN: PAM HOWARD; 8560-12 OLD KINGS
 ROAD SOUTH
 JACKSONVILLE, FL 32217

DESCRIPTION OF PROPERTY

Acreage: 3.20
 Real Estate #(s): 113315 0000; a portion of

General Location:
 JUST EAST OF THE INTERSECTION OF FT CAROLINE RD AND
 PEELER RD

Planning District: 2
 Council District: 1
 Development Area: URBAN
 Between Streets/Major Features:
 CESERY BLVD and PEELER RD

Address:
 0 PEELER RD

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: VACANTLAND
 Current Land Use Category/Categories and Acreage:
 RPI 3.20

Requested Land Use Category: CGC
 Justification for Land Use Amendment: Surrounding Land Use Categories: CGC, LDR, MDR, RPI

TO CREATE CONSISTENCY AMONG SURROUNDING LAND USES.

UTILITIES

Potable Water: NA Sanitary Sewer NA

COMPANION REZONING REQUEST INFORMATION

Current Zoning District(s) and Acreage:
 CO 9.64

Requested Zoning District: PUD

Additional information is available at 904-255-7888 or on the web at <http://maps.coj.net/luzapl>

