

**PROPOSED LARGE SCALE
FUTURE LAND USE MAP (FLUM) AMENDMENT**



OVERVIEW

ORDINANCE: 2015-626

APPLICATION: 2015A-002-6-2

APPLICANT: CURTIS HART

PROPERTY LOCATION: 12289 Rouen Cove Dr.

Acreage: 16.12

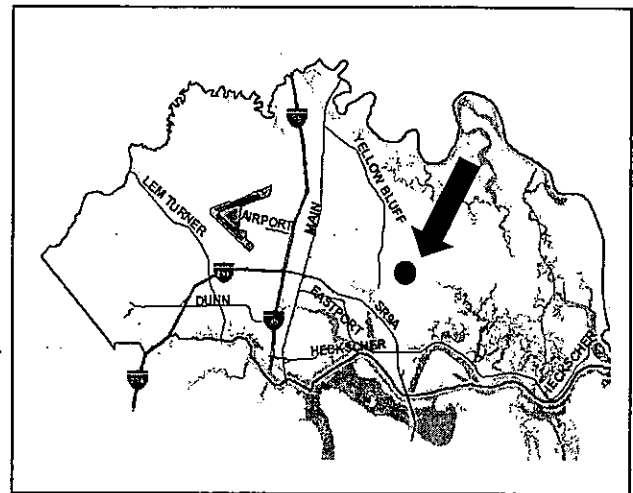
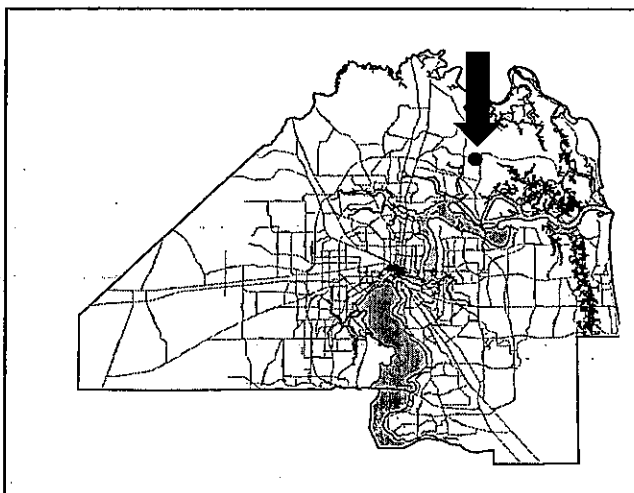
Requested Action:

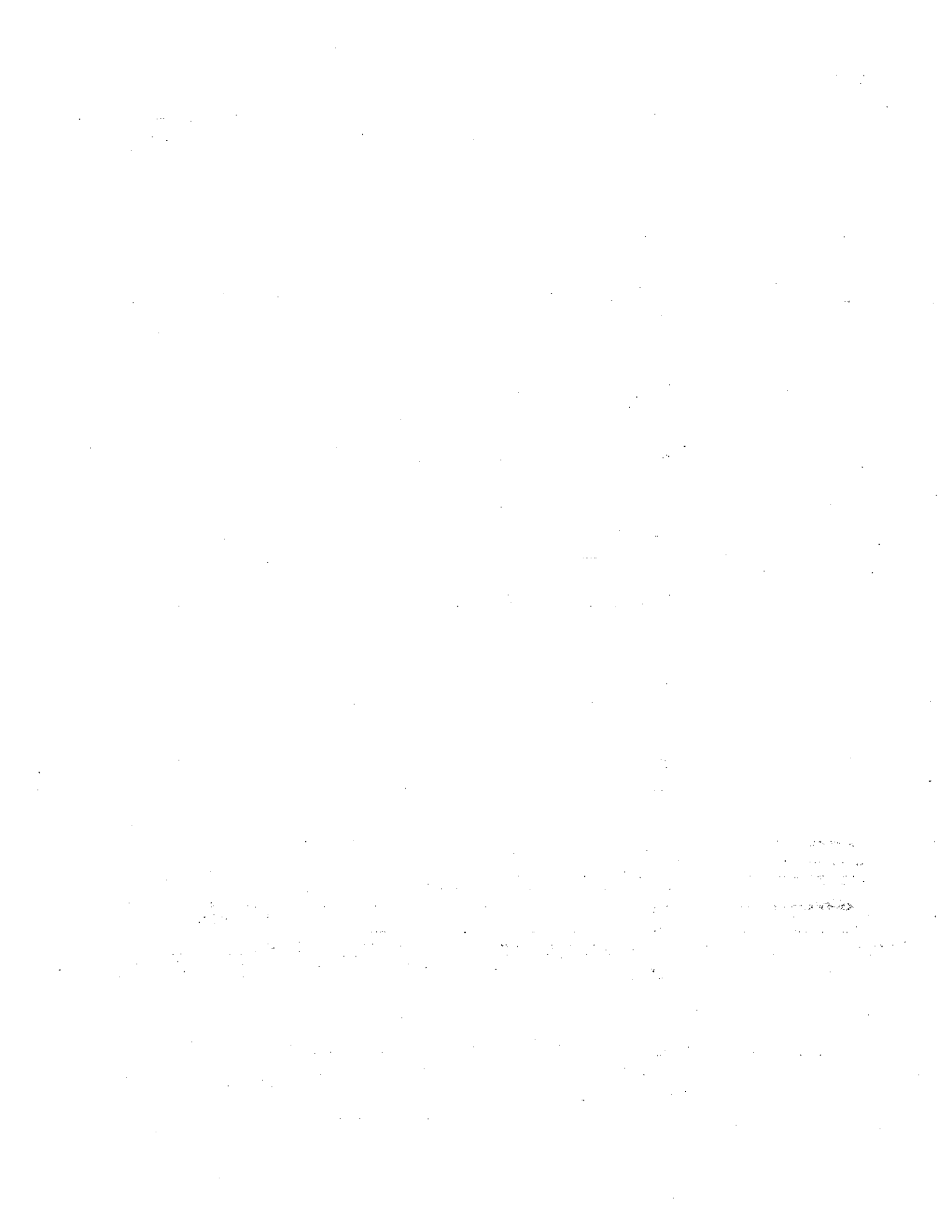
	Current	Proposed
LAND USE	RR	LDR
ZONING	RR-Acre	PUD

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or Decrease in Maximum Density	Non-Residential Net Increase or Decrease in Potential Floor Area
RR	LDR	32 DUs (2 DU/Acre)	80 DUs (5 DU/Acre)	32 DU/ac at RR	N/A	Increase of 48 DUs	Decrease of 32 DUs of RR

PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVE

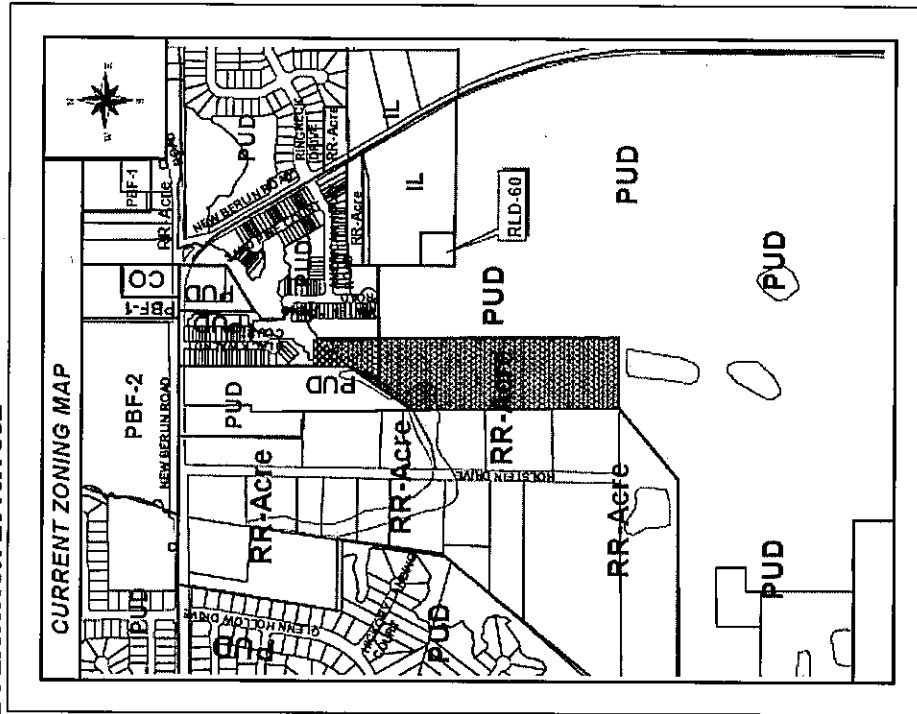
LOCATION MAPS: Arrows point to location of proposed amendment.





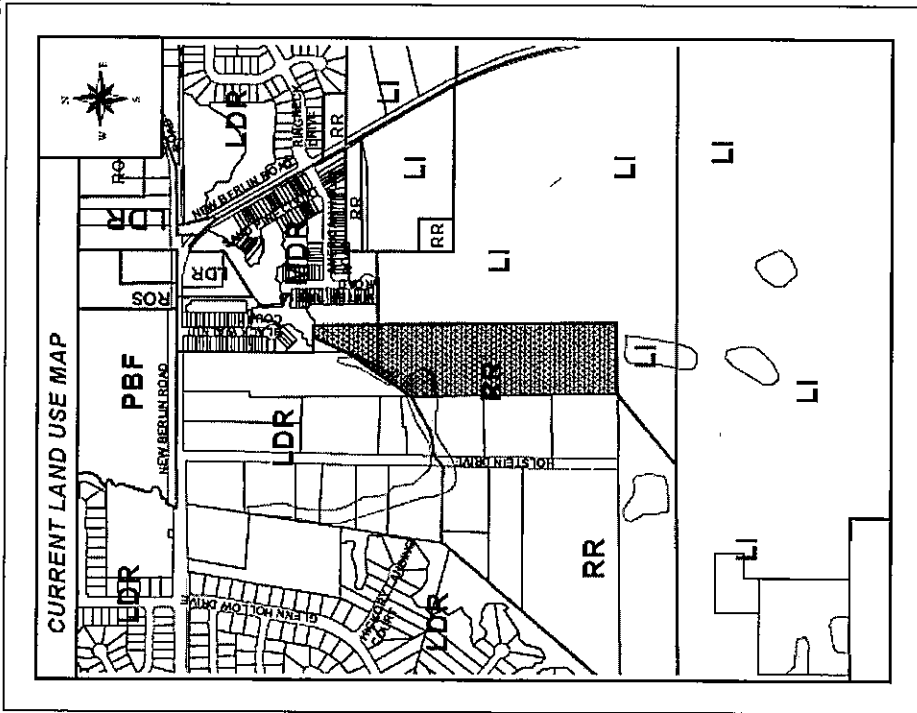
DUAL MAP PAGE

LARGE SCALE LAND USE APPLICATION 2015A-002



Current Zoning District(s): Residential Rural-Acre (RR-AcRe)

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



Existing FLUM Land Use Categories: Rural Residential (RR)

Requested FLUM Land Use Category: Low Density Residential (LDR)

ANALYSIS

Background:

The proposed amendment site is located south of New Berlin Road and east of Holstein Drive at the terminus of Rouen Cove Drive. The application site is within Council District 2 and the North Planning District. The 16.12 acre land use amendment site consists of undeveloped rural land and will be Phase II of the Rouen Cove Subdivision.

The applicant proposes an amendment to the Future Land Use Map from Rural Residential (RR) to Low Density Residential (LDR) and a rezoning from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD). The land use amendment and rezoning changes would accommodate the second phase of Rouen Cove, a single-family residential development. The rezoning application is not required for the transmittal round of legislation however, it has been submitted. According to the applicant, sixty-six dwelling units will occupy the subject site upon completion. The companion PUD has an additional 0.20 acres that are already in the LDR land use category for a total site of 16.32 acres. The rezoning application will be processed during the adoption round of this Large Scale Future Land Use Amendment.

The area immediately surrounding the subject site primarily consists of rural and residential uses. The residential area consists of single and multi-family homes. To the north of the subject site is Phase I of the Rouen Cove Subdivision and consists of fifty-four single-family residential lots. Northeast of the subject property are multi-family homes separated from the subject site by a retention pond. The lands to the south and east of the site are primarily vacant and in the RR and Light Industrial (LI) land use categories. Immediately west of the subject site are single-family homes with significant vegetation to buffer the subject site and residential homes located along Holstein Drive in the RR land use category. The amendment site is only accessed through the local road, Rouen Cove Drive, which is located off of New Berlin Road, a two-lane collector road according to the Functional Highway Classification Map. Sidewalks are located within walking distance of the subject site and on both sides of New Berlin Road. Approximately a quarter of a mile northeast of the property is William F. Sheffield Regional Park. Separated by New Berlin Road, the proposed site is approximately 830 feet south from New Berlin Elementary School which is included in the Transportation Planning Organization's (TPO) 2015 List of Priority Projects funding school safety sidewalks. Attachment A provides a detailed picture of existing development patterns for the immediate area.

According to the Development Areas Map in the Future Land Use Element, the site is located within the Suburban Development Area. The proposed land use amendment is a logical extension of the proposed LDR land uses adjacent to the north and northwest of the amendment site. Extending the LDR area will continue the pattern of urbanized development proposed in the surrounding area. According to the site plan, there will be one entrance and exit to the Rouen Cove Subdivision Phase II. Additionally, development of the subject site would complement the surrounding land uses due to easy access to schools and parks and recreation.

Impacts Assessment:

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this Section.

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).

Transportation

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment results in an increase of 487 net new daily trips. This analysis is based upon the comparison of what potentially could be built on that site given the proposed land use category (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.

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of medium and high probability for the presence of archaeological resources. An Archaeological Reconnaissance Survey should be performed due to the area's high sensitivity. Section 654.122 of the Code of Subdivision Regulations should be followed if resources are discovered during development of the site.

School Capacity

The proposed land use map amendment has a potential development of 80 single-family dwelling units. This development was analyzed to determine whether there is adequate school capacity, for each school type (elementary, middle, and high school), to accommodate the proposed development, based on the LOS standards (105% of permanent capacity), concurrency service areas (CSAs) for elementary, middle and high schools, and other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

School Impact Analysis
LUA 2015A-002
Development Potential: 80 Single-Family Units

School Type	CSA	2014-15 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats
Elementary	7	3,541	93%	13	85%	325
Middle	1	10,982	85%	6	85%	1,952
High	7	2,212	97%	7	80%	295
Total New Students				26		
Note: <i>Total Student Generation Yield: 0.333</i> <i>Elementary: 0.167</i> <i>Middle: 0.073</i> <i>High: 0.093</i>						

The analysis of the proposed residential development does not reveal any deficiency for school capacity.

Wetlands

The Applicant's Wetland Scientist submitted a wetlands survey map for the application site. According to the survey there are 2.43 acres of wetlands and other surface waters on the property. The wetlands and surface waters fall into four classification types with their estimated acreage:

- Man-Made Ditch – 0.16 acres
- Man-Made Pond – 0.21 acres
- Wet Pasture – 0.84 acres
- Stream and Lake Swamp – 1.22 acres

The wetlands and surface waters are typified by the Florida Land Use Classification System (FLUCCS). Most all of the wetlands of the site have been altered due to agriculture activity which removed some of the wetland forest species, created a livestock watering pond, and installed drainage ditching that somewhat changed the hydroperiod of the soils. The wetlands and surface waters of the land use amendment site drain into two directions. The wet pasture on the southern portion of the property drains northwesterly through a man-made ditch into the wetlands buffering Rushing Creek. The wetlands and surface waters of Rushing Creek drain in a southwesterly direction off the property into Dunn Creek. Dunn Creek then drains into the St. Johns River.

The wetlands and surface waters that are part of and border Rushing Branch are classified as "Category II" wetland due to their flood storage and water filtration attenuation and have a direct impact to the creek. However, the functional value of those attributes has been compromised due to past agricultural activities. The remaining wetlands are "Category III" wetlands. These wetlands will have a lower functional value due to their isolation and agricultural impacts. The applicant has started to work the St. Johns River Water Management District and U.S. Army Corp of Engineers to obtain the permits necessary to

construct Phase II of Rouen Cove Subdivision. Although there was very little wetland impact in Rouen Cove Phase I, an Environmental Resource Permit (No# 138953) was issued by the Water Management District.

Under both state and federal laws silviculture and agriculture activities are exempt from wetlands permitting as long as they are normal and customary for operation of the farm and provided such operations do not impede or divert the flow of surface waters. However, under federal law this exemption does not apply to mechanized equipment used in land clearing, as this has been held to represent a point source of pollution. Livestock watering in creeks are also a known source of pollution due to animal defecation in and around the water. Cattle manure is a major source of phosphorus and E Coli bacteria and viruses.

The applicant's request to change the land use from Rural Residential (RR) to Low Density Residential (LDR) to allow for a housing development is not exempt and therefore, the wetlands will need to be mitigated. Mitigation will be done through the purchase of credit at a mitigation bank that serves the regional drainage basin. The applicant proposes to cross Rushing Branch with the continuation of Rouen Cove Drive. Any flood water capacity displacement will have to be mitigated through engineered stormwater management.

The United States Department of Agriculture, Natural Resource Conservation Service "Soil Survey" classifies the wetlands as "Surrency loamy fine sand" and "Evergreen-Wesconnett Complex". The Surrency series consists of level, very poorly drained soils formed in thick sandy and loamy marine sediments. The wetlands area has a water table near the ground surface are often subjected during periods brief flooding. In areas of depressions, the high water table is generally at or above the soil surface for very long times. The Evergreen and Wesconnett are both nearly level poorly drained soils formed in thick sandy marine sediments. The Evergreen soils were also formed in decomposed organic materials. The wetlands area has a water table close to the ground surface.

Any proposed development of the site will need to meet Goal 4 and Objective 4.1 of the Conservation and Coastal Management Element (CCME) of the Comprehensive Plan to achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term, improve the water quality, and improve fish and wildlife values of wetlands.

Other general requirements for development in wetlands including permitted uses, maintenance of water quality, maintenance of vegetation, and hydrology are specified in Policy 4.1.3 of the CCME, 2030 Comprehensive Plan.

Goal 4 To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.

Objective 4.1 The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes

IMPACT ASSESSMENT

DEVELOPMENT ANALYSIS		
	CURRENT	PROPOSED
Site Utilization	Vacant	Single-family subdivision
Land Use Category	RR	LDR
Development Standards For Impact Assessment	2 DU/per acre	5 DU/per acre
Development Potential	32 DU	80 DU
Population Potential	85 people	212 people
SPECIAL DESIGNATIONS AREAS		
	YES	NO
Aquatic Preserve		X
Airport Environ Zone		X
Industrial Preservation Area		X
Cultural Resources	X- High and Medium	
Archaeological Sensitivity	X- High and Medium	
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area		X
Well Head Protection Zone		X
PUBLIC FACILITIES		
Potential Roadway Impact	Increase of 487 net new daily trips	
Water Provider	JEA	
Potential Water Impact	Potential increase of 12,768 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Potential increase of 9,576 gallons per day	
Potential Solid Waste Impact	Potential increase of 124.8 tons per year	
Drainage Basin / Sub-Basin	Rushing Branch Stream	
Recreation and Parks	William Sheffield Regional Park 889 ft away	
Mass Transit	N/A	
NATURAL FEATURES		
Elevations	10 ft.	
Soils	Surrency loamy fine sand 0-2 percent slopes, frequently flooded, mascotte-pelham complex 0-2 percent slopes, evergreen-wesconnett complex depressional 0-2 percent slopes, hurricane and ridgewood soils 0-5 percent slopes	
Land Cover	Residential, low density, Field crops, Residential, medium density, wetland forest mixed	
Flood Zone	AE	
Wet Lands	Mixed wetland hardwoods, emergent aquatic vegetation, 6340, wetland forest mixed	
Wild Life	N/A	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on September 16, 2015, the required notices of public hearing signs were posted. Sixty-four (64) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates. In addition, the Eden Group Inc. Neighborhood Association and the North CPAC were notified of the proposed land use amendment.

The Planning and Development Department held a Citizen's Informational Meeting on September 21, 2015. Two residents, neighboring the subject site attended the workshop and expressed concerns regarding school and park capacity after the development of the proposed single family residential neighborhood. Also included in the discussion were the property's wetland vegetation and drainage. The PUD rezoning application will be processed during the adoption round of this application will address the concerns mentioned.

CONSISTENCY EVALUATION

2030 Comprehensive Plan

The proposed amendment is **consistent** with the following Objectives and Policies of the Future Land Use Element:

- 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 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
- Policy 1.1.20 Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.
- Policy 1.1.21 Future amendments to the Future Land Use Map series (FLUMs) must be based on the amount of land required to accommodate anticipated growth and the projected population of the area. The projected growth needs and population projections must be based on relevant and appropriate data

which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

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.

Policy 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

Rural Residential (RR) is a category intended to provide rural estate residential opportunities in the Suburban and Rural areas of the City. Generally, single-family detached housing will be the predominant land use in this category. The maximum gross density in the Suburban Area and Rural Area shall be 2 units/acre when both centralized potable water and wastewater are available to the site.

According to the category description of the Future Land Use Element (FLUE), Low Density Residential (LDR) in both the Rural and Suburban Development Areas permit a maximum gross density of 7 units/acre when full urban services are available. Generally, single-family detached housing will be the predominant land use in this category, although mobile homes, patio homes, townhomes and multi-family dwellings may also be permitted in appropriate locations.

The applicant proposes to increase the opportunity for residential development with low density residential lots maintaining the character and trend of the area satisfying Objective 3.1. The land use categories surrounding the property include Low Density Residential, Medium Density Residential (MDR), Rural Residential and Light Industrial (LI); therefore, the amendment continues this pattern of anticipated urbanized development as recommended

under Objective 3.1 and Policy 1.1.21. Additionally, residential development would complement the surrounding area and promote a pattern of compatible land use compliant with Objective 1.1 and Policy 1.1.22. Furthermore, the density for the property will not exceed the maximum 7 dwelling units per acre set forth in the LDR, Suburban Development Area. The LDR land use designation is a logical extension of the existing LDR demarcation line immediately north of the site consistent with Objective 1.1.

The proposed amendment is located within the North Planning District and Suburban Development Area with full urban services. Therefore, subject site has the potential to encourage additional development promoting the goal of Policy 1.1.20. The land use change from RR to LDR will limit more intense industrial uses from encroaching into the adjacent residential neighborhoods. Therefore, the land use change is consistent with Policies 1.1.10 and 3.1.3. In addition, significant vegetation immediately west of the subject site buffers the existing residential development located along Holstein Drive therefore achieving transitions consistent with FLUE Policies 1.10 and 3.1.3.

North Vision Plan

The subject site is located within the boundaries of the North Jacksonville Vision Shared Vision and Master Plan. There are no specific recommendations for this area within the Plan. However, the proposed residential development providing a variety of housing alternatives will influence the economic growth in the area and is encouraged within the boundaries of the North Jacksonville Shared Vision and Master Plan.

Strategic Regional Policy Plan

The proposed amendment is consistent with the following Policy of the Strategic Regional Policy Plan:

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

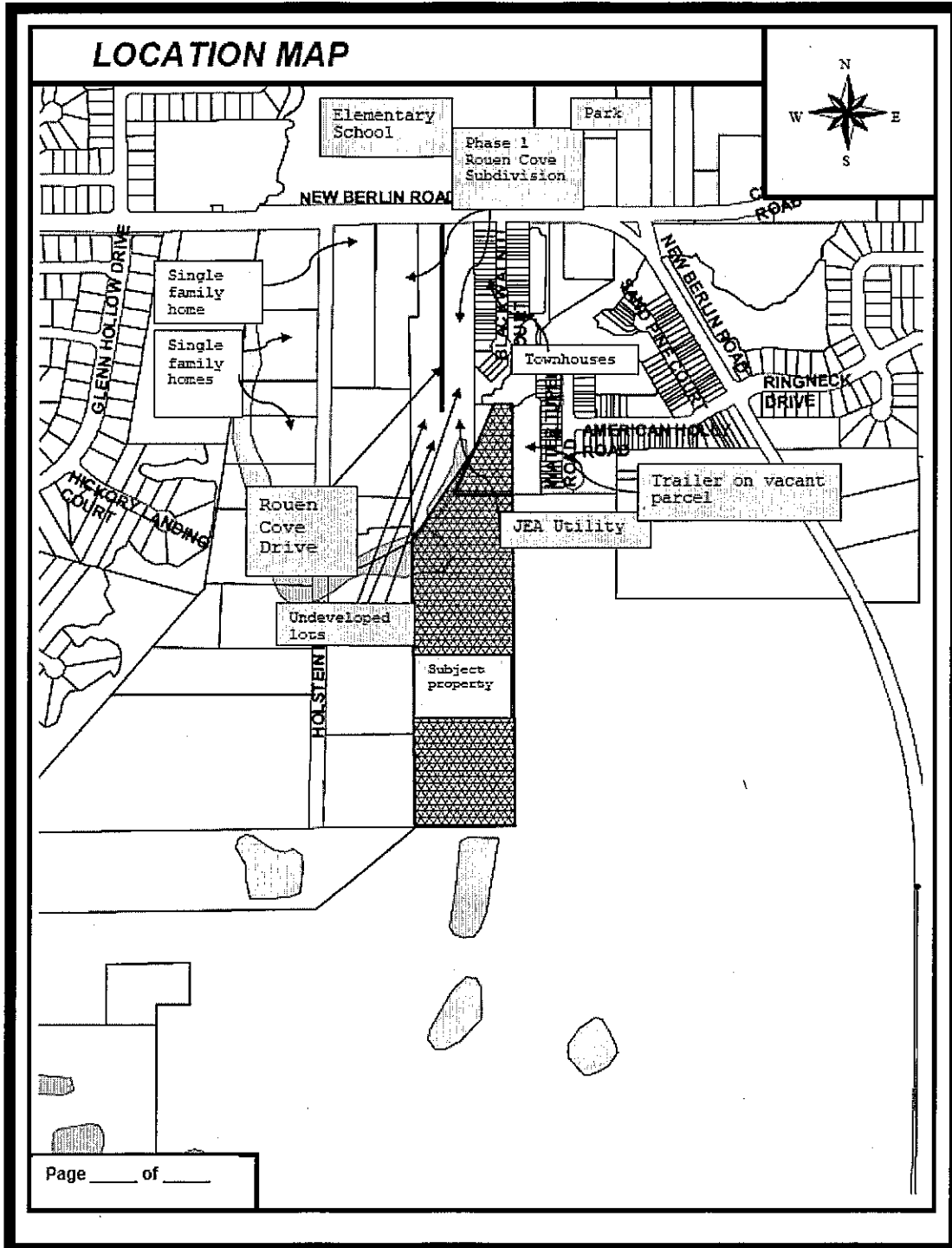
The proposed amendment to LDR would increase opportunities for residential development providing a wider range of housing needs to meet different income levels for a workforce that would serve and support the emerging industrial and commercial businesses in Northeast Florida. Broadening the opportunity for employment in turn creates the opportunity and demand for improved housing. Therefore, the proposed amendment is consistent with the aforementioned Strategic Regional Policy Plan.

RECOMMENDATION

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

ATTACHMENT A

Existing Land Utilization:



Page ____ of ____

ATTACHMENT B

Traffic Analysis:

Produced by: Planning and Development Department
 Application Number: 2015A-002

LB
 Date: 9/14/2015
 Mobility Zone / Development Area: 3 / SUBURBAN
 Planning District: 6
 Council District: 2

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
2015A-002 RR / RR-ACRE	16.12	210								
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
2015A-002 RR / RR-ACRE	16.12	210	32	DU	$\ln(T) = 0.6 \ln(X) + 0.51$	38	0.00%	0.00%	38	
					$\ln(T) = 0.92 \ln(X) + 2.72$	368	0.00%	0.00%		368
Total Section 2									38	368

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
2015A-002 LDR / PUD	16.12	210	60	DU	$\ln(T) = 0.9 \ln(X) + 0.51$	86	0.00%	0.00%	86	
					$\ln(T) = 0.92 \ln(X) + 2.72$	855	0.00%	0.00%		855
Total Section 3									86	855
*Net New Trips = Section 3 - Section 2 - Section 1									48	487

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

Produced by: Planning and Development Department
 Application Number: 2015A-002

LB
 Date: 9/14/2015
 Mobility Zone / Development Area: 3 / SUBURBAN
 Planning District: 6
 Council District: 2

Table B

Net New Daily External Trip Distribution

a	b	= Total Net New External Trips (Table A)		c	(a*c)	(b*c)
48	487	From / To		Percent of Total Net Daily Amendment Trips	Net New Peak Hour External Amendment Trips	Net New Daily External Amendment Trips
375	NEW BERLIN RD	YELLOW BLUFF RD TO CEDAR POINT RD		100.00%	48	487
376	NEW BERLIN RD	CEDAR POINT RD TO NEW BERLIN RD EAST		2.70%	1	13
384	CEDAR POINT RD	NEW BERLIN RD TO HORSESHOE CREEK		3.14%	2	15

BOLD Indicates Directly Accessed Segment(s)

Produced by: Planning and Development Department
 2014C-014_2015A-002

LB
 Date: 04/30/15
 Mobility Zone / Development Area: 37 SUBURBAN
 Planning District: B
 Council District: 2

Table C

Roadway Link Analysis

Link ID Number	Road Name	Termin	Roadway Classification	Class of Road	Number of Lanes	Adopted Device Volume			Population Traffic			Existing Pk Hour Pk Hour LOS	Amended Pk Hour Pk Hour LOS	Total Trips Pk Hour Pk Hour LOS	Percent Capacity Used Pk Hour Pk Hour LOS	Pk Hour LOS with Lane Change
						Daily	PM Pk Hour	Volume	City	Growth %	5 Y Growth					
375	NEW BERLIN RD	YELLOW BLUFF RD TO CEDAR POINT RD	COLLECTOR	CITY	2U	12,744	2,170	10,005	10,005	1.00%	10,615	C	48	10,583	82.89%	C
378	NEW BERLIN RD	CEDAR POINT RD TO NEW BERLIN RD EAST	COLLECTOR	CITY	2U	16,090	1,440	6,659	6,659	1.00%	6,854	C	1	6,865	43.29%	C
384	CEAR POINT RD	NEW BERLIN RD TO HORSESHOE CREEK	COLLECTOR	CITY	2U	11,664	1,015	5,338	5,338	1.00%	5,810	C	2	5,812	48.11%	C


As determined from Third Analysis of FDOT LOS Report, date 7/3/2015
 * If a roadway is highlighted in yellow, it indicates that the roadway is a Safety Improvement 7/1/2013
 BOLD indicates Heavy Access Segment (S)

Major Intersections List

SS Interchanges/ 245 Intersections within Impact Area

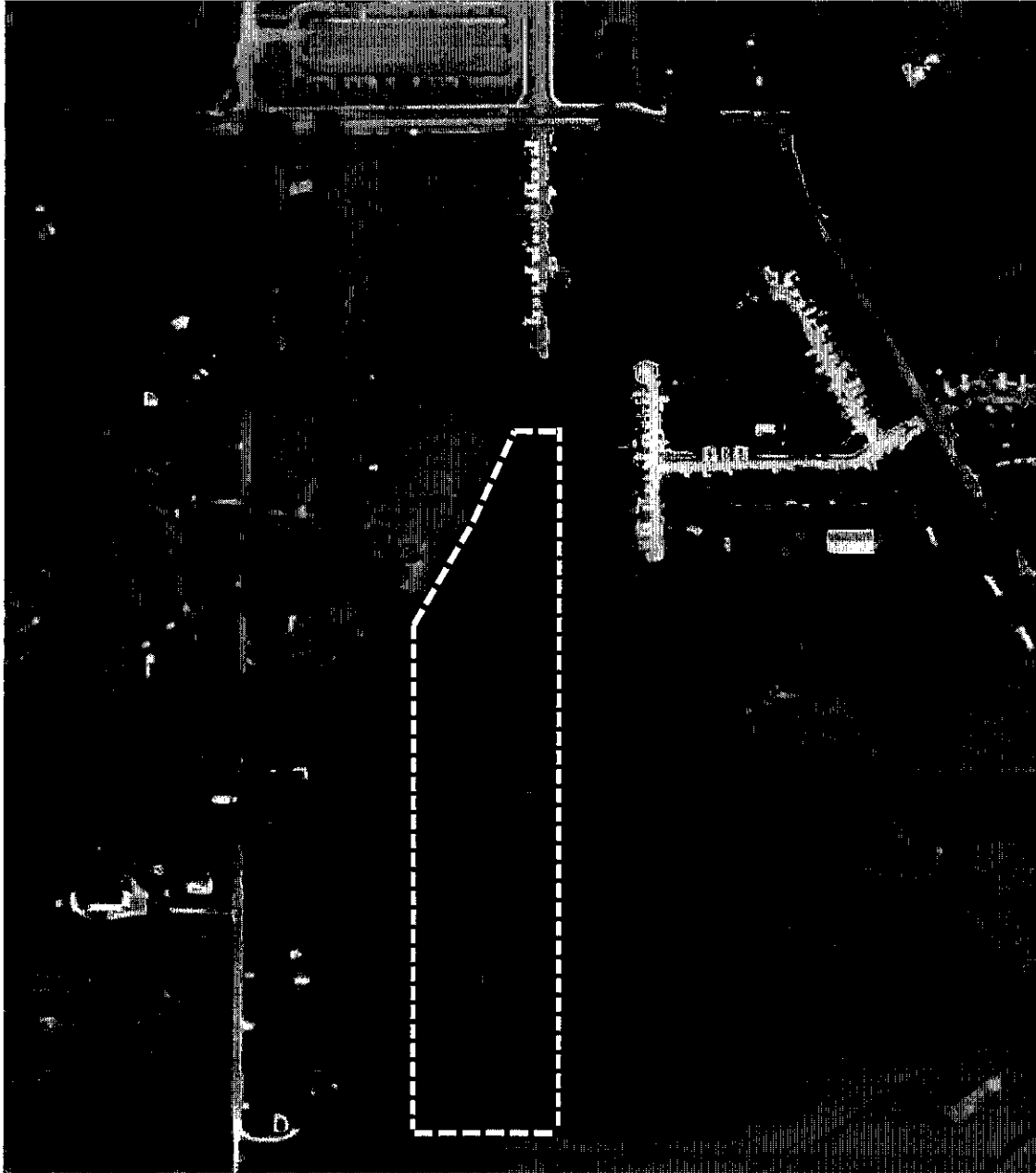
ATTACHMENT C

Land Use Amendment Application:

	APPLICATION FOR LARGE SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN		
Date Submitted: 8/6/15 Land Use Transmittal Ordinance #: 2015-626 JPDD Application #: 2015A-002 Assigned Planner: Rosario Lacayo	Date Staff Report is Available to Public: 10-02-2015 Planning Commission's LPA Public Hearing: 10-08-2015 1st City Council Public Hearing: 10-13-2015 LUZ Committee's Public Hearing: 10-20-2015 2nd City Council Public Hearing: 10-27-2015		
<u>GENERAL INFORMATION ON APPLICANT & OWNER</u>			
Applicant Information: CURTIS HART HART RESOURCES LLC 8051 TARA LANE JACKSONVILLE, FL 32216 Ph: 9049935008 Email: CURTISHART1972@ATT.NET		Owner Information: CLAUDE BRADDOCK 12289 ROUEN COVE DRIVE JACKSONVILLE, FL 32226 Ph: 9044349098	
<u>DESCRIPTION OF PROPERTY</u>			
Acreage: 16.12 Real Estate #(s): 106545 0200 106545 0300 Planning District: 6 Council District: 2 Development Area: SUBURBAN AREA Between Streets/Major Features: HOLSTEIN DRIVE and BLACK WALNUT COURT		General Location: SOUTH OF NEW BERLIN ROAD AND EAST OF HOLSTEIN DRIVE AT THE TERMINUS OF ROUEN COVE DRIVE Address: 12289 ROUEN COVE DR	
<u>LAND USE AMENDMENT REQUEST INFORMATION</u>			
Current Utilization of Property: FARM AND HOMESTEAD Current Land Use Category/Categories and Acreage: RR 16.12			
Requested Land Use Category: LDR Justification for Land Use Amendment:		Surrounding Land Use Categories: LDR, LI, RR	
PROPERTY ONLY HAS ACCESS ALONG ROUEN COVE DRIVE THRU ROUEN COVE A SINGLE FAMILY SUBDIVISION WITH A PUD ALLOWING 50 FOOT LOTS, ROUEN COVE DRIVE WAS CONSTRUCTED WITH A ROADWAY WITH ADDITIONAL WIDTH, ALSO A SEWER PUMP STATION WITH CAPACITY FOR THE SECOND PHASE AND WATER LINE LARGE ENOUGH TO ADD AN ADDITIONAL PHASE TO ROUEN COVE. THIS PROPERTY CAN ONLY BE ACCESSED THRU ROUEN COVE.			
<u>UTILITIES</u>			
Potable Water: JEA		Sanitary Sewer: JEA	
<u>COMPANION REZONING REQUEST INFORMATION</u>			
Current Zoning District(s) and Acreage: RR-Acre 16.32			
Requested Zoning District: PUD			
Additional information is available at 904-255-7888 or on the web at http://maps.coj.net/luzap/			

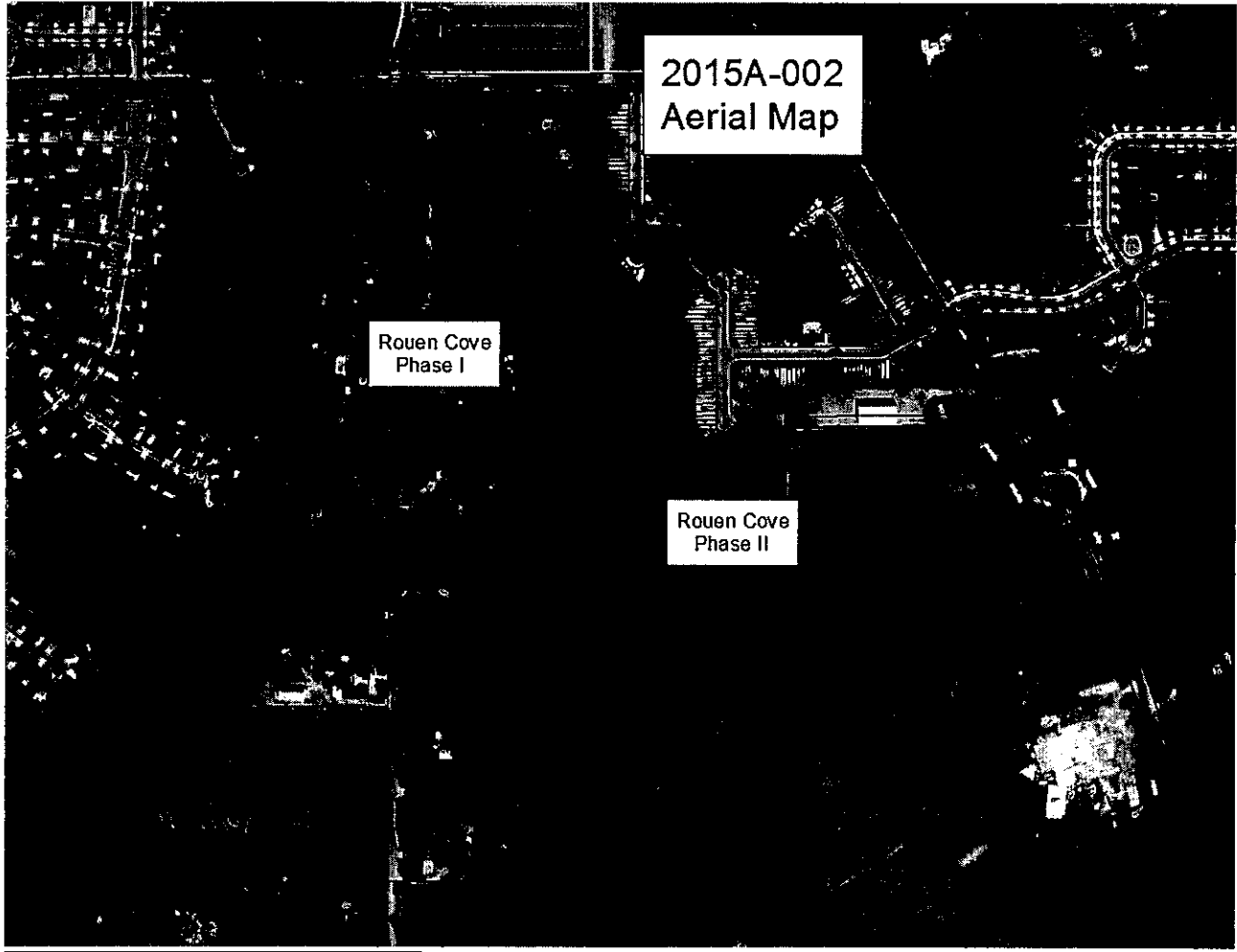
ATTACHMENT D

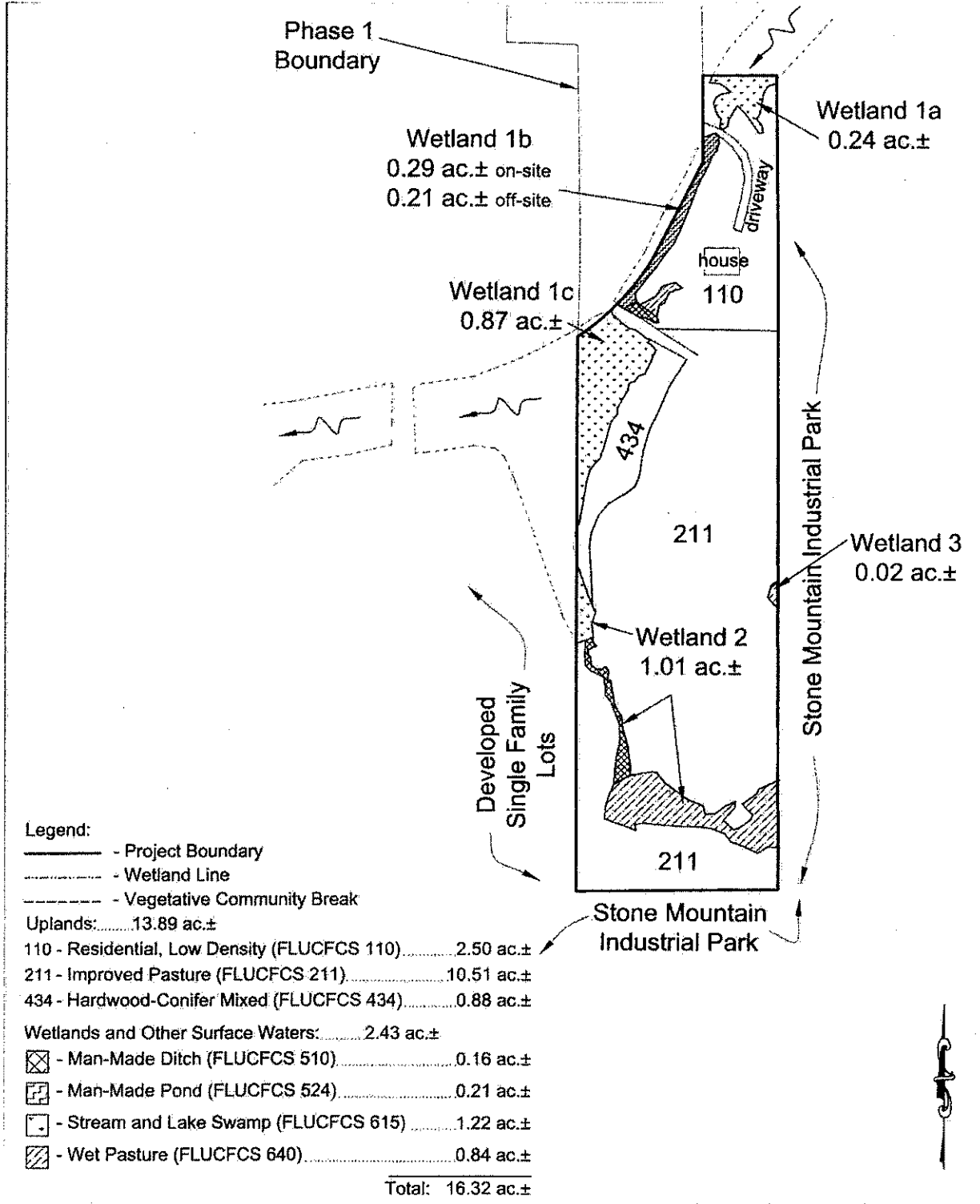
Aerial:



ATTACHMENT E

Wetlands:





PEACOCK CONSULTING GROUP, LLC

12056 San Jose Boulevard, Suite 604
Jacksonville, Florida 32223
(904) 266-1786 phone (904) 266-1729 fax

Rouen Cove Phase II
Duval County, Florida
Existing Site Conditions

Figure:	4
Scale:	1"=300'
Date:	August 2015