

PLANNING AND DEVELOPMENT DEPARTMENT



June 10, 2016

The Honorable Greg Anderson, President
The Honorable Scott Wilson, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No. 2016-326**

Application for Land Use Amendment 2015A-002

Dear Honorable Council President Anderson, Honorable Council Member and LUZ Chairman Wilson and Honorable Members of the City Council:

Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission voted to recommend **APPROVAL** of Ordinance 2016-326 on June 9, 2016.

- P&DD Recommendation Approve
- PC Issues: None
- **PC Vote:** **7 – 0**

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chris Hagen, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerry Friley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marshall Adkinson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Sanzosti Padgett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Respectfully,

Kristen D. Reed, AICP
Chief of Community Planning



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

OVERVIEW

ORDINANCE: 2016-326

APPLICATION: 2015A-002-6-2

APPLICANT: CURTIS HART

PROPERTY LOCATION: 12289 Rouen Cove Dr.

Acreage: 16.12

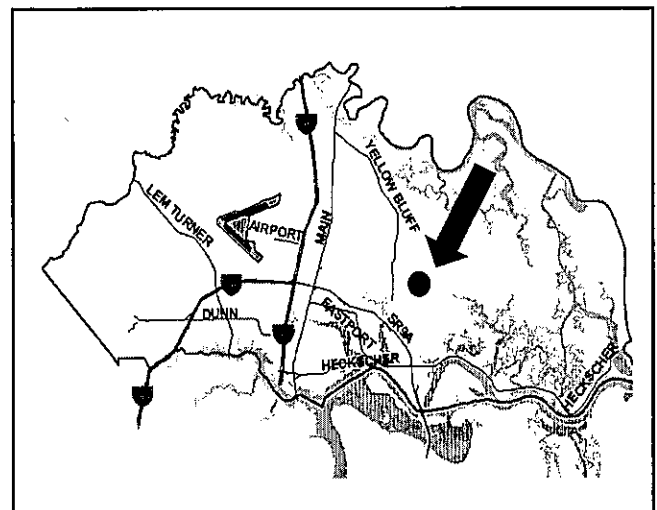
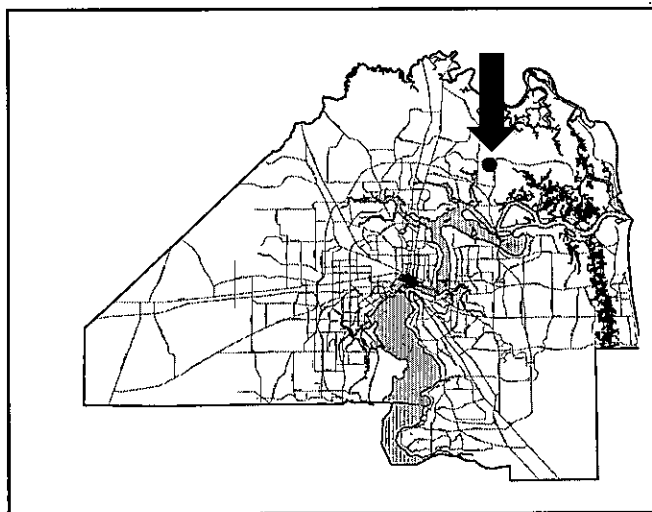
Requested Action:

	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)	N/A	N/A	Increase of 48 DUs	N/A

PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVE

LOCATION MAPS: Arrows point to location of proposed amendment.



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 companion rezoning application encompasses a larger area than the land use amendment with approximately 16.32 acres identified for a rezoning from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD). The companion PUD has additional acreage because 0.20 acres are already in the LDR land use category for a total site of 16.32 acres. The Large Scale Future Land Use Amendment is being considered for adoption along with the companion rezoning, Ordinance, 2016-327. (See Dual Land Use and Zoning Maps, page 2)

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 for 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 has the potential to result in an increase of 48 peak hour and 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), for the concurrency service areas (CSAs), not the closest schools in the area 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.

Flood Zone

Approximately 2.20 acres of the subject site is located within the 100 year flood zone (AE). The flood zone is located on the northern and western edge of the parcel (see Attachment F). This area of the site drains into a man-made ditch which then drains into Rushing Creek. The drainage of Rushing Creek then enters Dunn Creek which empties into the St. Johns River. Development within the flood zone will be required to comply with Chapter 652, the Floodplain Management Ordinance.

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 wetland area has a water table near the ground surface and is often subjected to periods of brief flooding. In areas of depressions, the high water table is generally at or above the soil surface for very long periods of time. 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 wetland 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 48 peak hour and 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 (portion of the site)	
Wet Lands	Mixed wetland hardwoods, Emergent aquatic vegetation, 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.

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 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
- Policy 1.1.16 Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
1. Creation of like uses;
 2. Creation of complementary uses;
 3. Enhancement of transportation connections;
 4. Use of noise, odor, vibration and visual/ aesthetic controls; and/or

5. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.

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 1.1.22 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. Moreover, 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. Additionally, 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, the 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 consistent with Policies 1.1.10 and 3.1.3. In addition, the provisions of the companion rezoning to PUD require an 8 foot tall fence and a minimum 20 foot wide natural buffer along the property line in designated areas as negotiated between the applicant and the community. Therefore, in conjunction with the companion PUD, the proposed amendment buffers the existing residential development located along Holstein Drive and achieves transitions consistent with FLUE Policies 1.1.12, 1.1.16 and 3.1.3.

North Vision Plan

The subject site is located within the boundaries of the North Jacksonville 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.

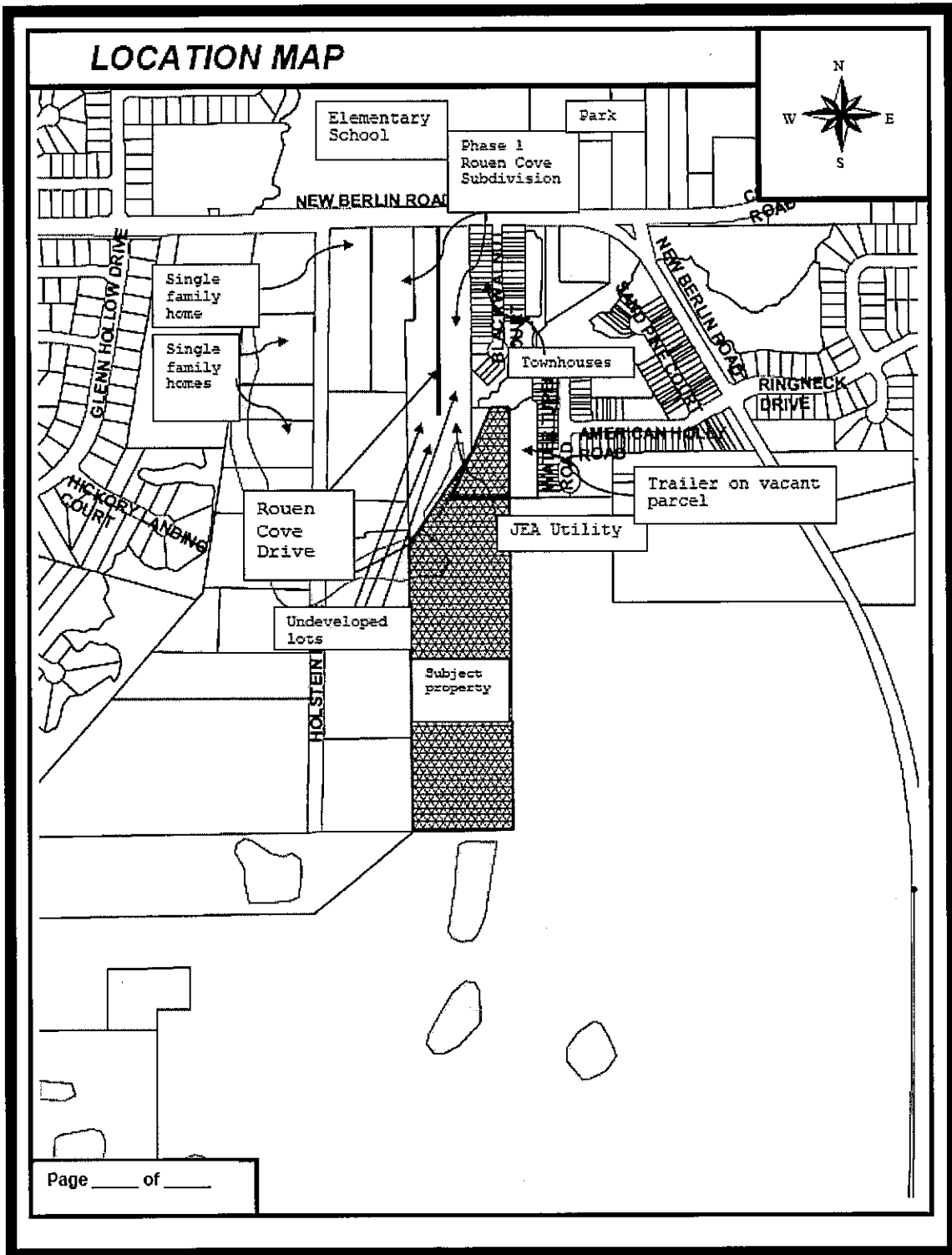
The proposed amendment to LDR would increase opportunities for residential development providing a wider range of housing needs to meet different income levels for a workforce that would serve and support the emerging industrial and commercial businesses in Northeast Florida. Broadening the opportunity 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:



ATTACHMENT B

Traffic Analysis:

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

DATE: September 14, 2015

TO: Rosario Lacayo
Community Planning

FROM: Lurise Bannister
Transportation Section

SUBJECT: Transportation Impact Analysis for LUA 2015A-002


A traffic impact analysis was conducted for Land Use Amendment 2015A-002, located on the south of New Berlin Road and east of Holstein Drive in the northeast quadrant of Jacksonville, Florida (Figure 1). The current site is undeveloped with an existing land use of Rural Residential (RR) on 16.12 acres. The proposed land use amendment is to allow for Low Density Residential (LDR) on the entire site.

Trip generation calculation was used for existing and proposed developments based on the 9th Edition of the Institute of Transportation Engineers (ITE), *Trip Generation Manual*. Trip generation was conducted for ultimate build-out conditions based on the estimated average daily and PM peak hour trips. The RR land use allows for two single-family units per acre, and the existing site has the potential to be developed with 32 residential homes (ITE Land Use Code 210) and could generate 368 daily and 38 PM peak hour trips. The proposed LDR land use allows for 5 single family dwelling units per acre, and has the potential to be developed with 80 homes (ITE Land Use Code 210). This LDR use could generate 855 daily and 86 PM peak hour trips. The difference in trips would result in 487 daily and 48 PM peak hour trips if the land use is amended from RR to LDR. A copy of the Trip Generation table is attached as Table A.

The project site is located south of Rouen Cove Drive, a local roadway which provides direct access to the project site. New Berlin Road is the first functionally classified roadway to the project site. This segment of New Berlin Road from Yellow Bluff Road to Cedar Point Road is a 2-lane undivided arterial facility and has a maximum daily service volume of 12,744 trips and a 2014 daily traffic volume of 10,005 trips. Table B shows the resultant trip distribution percentages for each of the study area links. The results in Table C include the complete roadway characteristics, the amended daily and PM peak hour traffic for each link, the total traffic with 5-year growth, and the new proposed level of service of the roadway facility. New Berlin Road is anticipated to operate at 83% with the 5-year projected traffic growth and has sufficient capacity to accommodate the traffic generated by the proposed development.

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	Date Staff Report is Available to Public:	06-03-2016
Land Use Adoption Ordinance #:	2016-326	Planning Commission's LPA Public Hearing:	06-09-2016
Rezoning Ordinance #:	2016-327	1st City Council Public Hearing:	06-14-2016
JPDD Application #:	2015A-002	LUZ Committee's Public Hearing:	06-21-2016
Assigned Planner:	Rosario Lacayo	2nd City Council Public Hearing:	06-28-2016

GENERAL INFORMATION ON APPLICANT & OWNER

Applicant Information: CURTIS HART HART RESOURCES LLC 8051 TARA LANE JACKSONVILLE, FL 32216 Ph: 9049335008 Email: CURTISHART1972@ATT.NET	Owner Information: CLAUDE BRADDOCK 12289 ROUEN COVE DRIVE JACKSONVILLE, FL 32226 Ph: 9044349098
---	--

DESCRIPTION OF PROPERTY

Acreage: 16.12	General Location: SOUTH OF NEW BERLIN ROAD AND EAST OF HOLSTEIN DRIVE AT THE TERMINUS OF ROUEN COVE DRIVE
Real Estate #(s): 106545 0200 106545 0300	Address: 12289 ROUEN COVE DR
Planning District: 6	
Council District: 2	
Development Area: SUBURBAN AREA	
Between Streets/Major Features: HOLSTEIN DRIVE and BLACK WALNUT COURT	

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: FARM AND HOMESTEAD

Current Land Use Category/Categories and Acreage:
RR 16.12

Requested Land Use Category: LDR Surrounding Land Use Categories: LDR, LI, RR

Justification for Land Use Amendment:
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.

UTILITIES

Potable Water: JEA Sanitary Sewer: JEA

COMPANION REZONING REQUEST INFORMATION

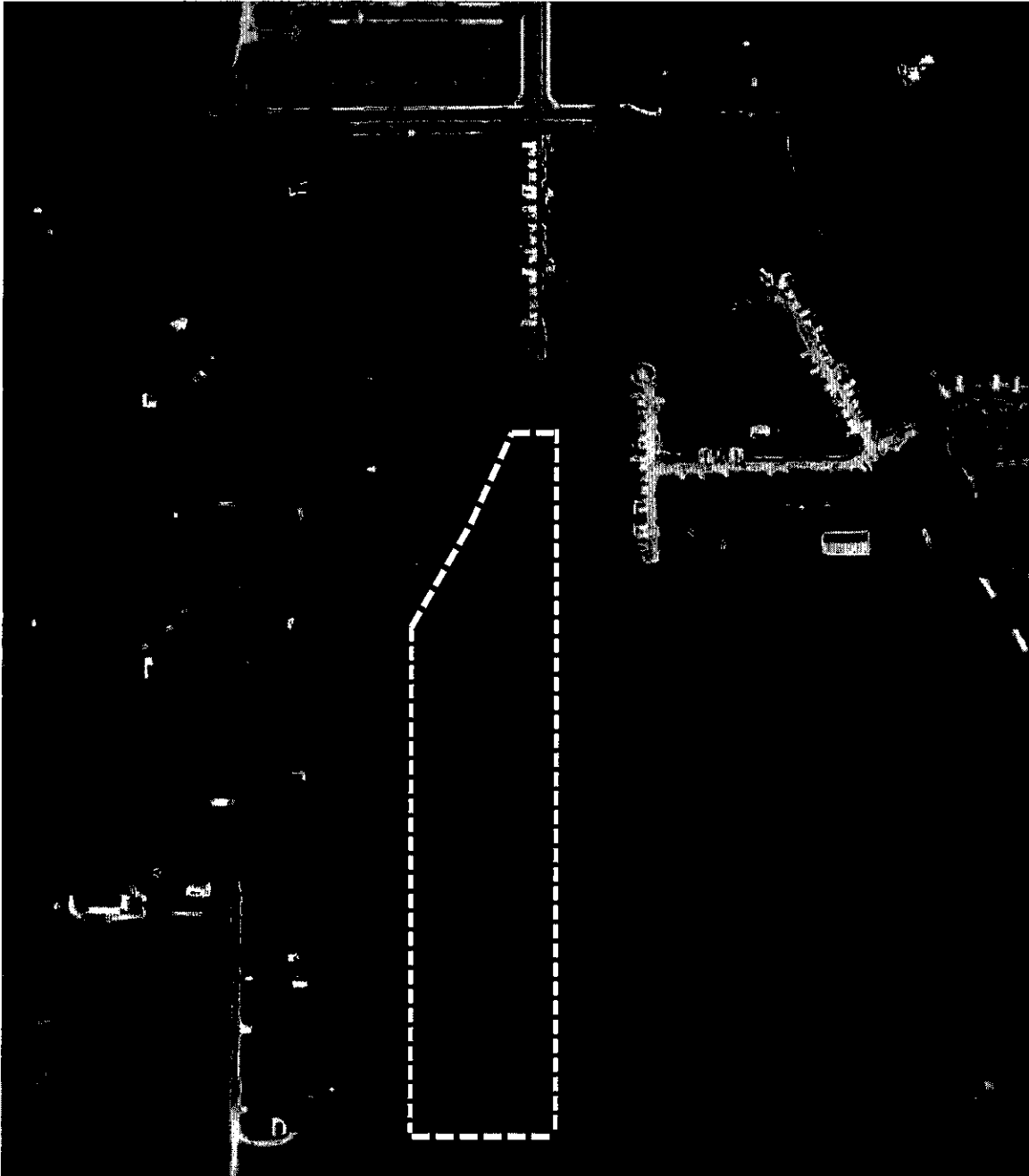
Current Zoning District(s) and Acreage:
RR-Acre 16.32

Requested Zoning District: PUD

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

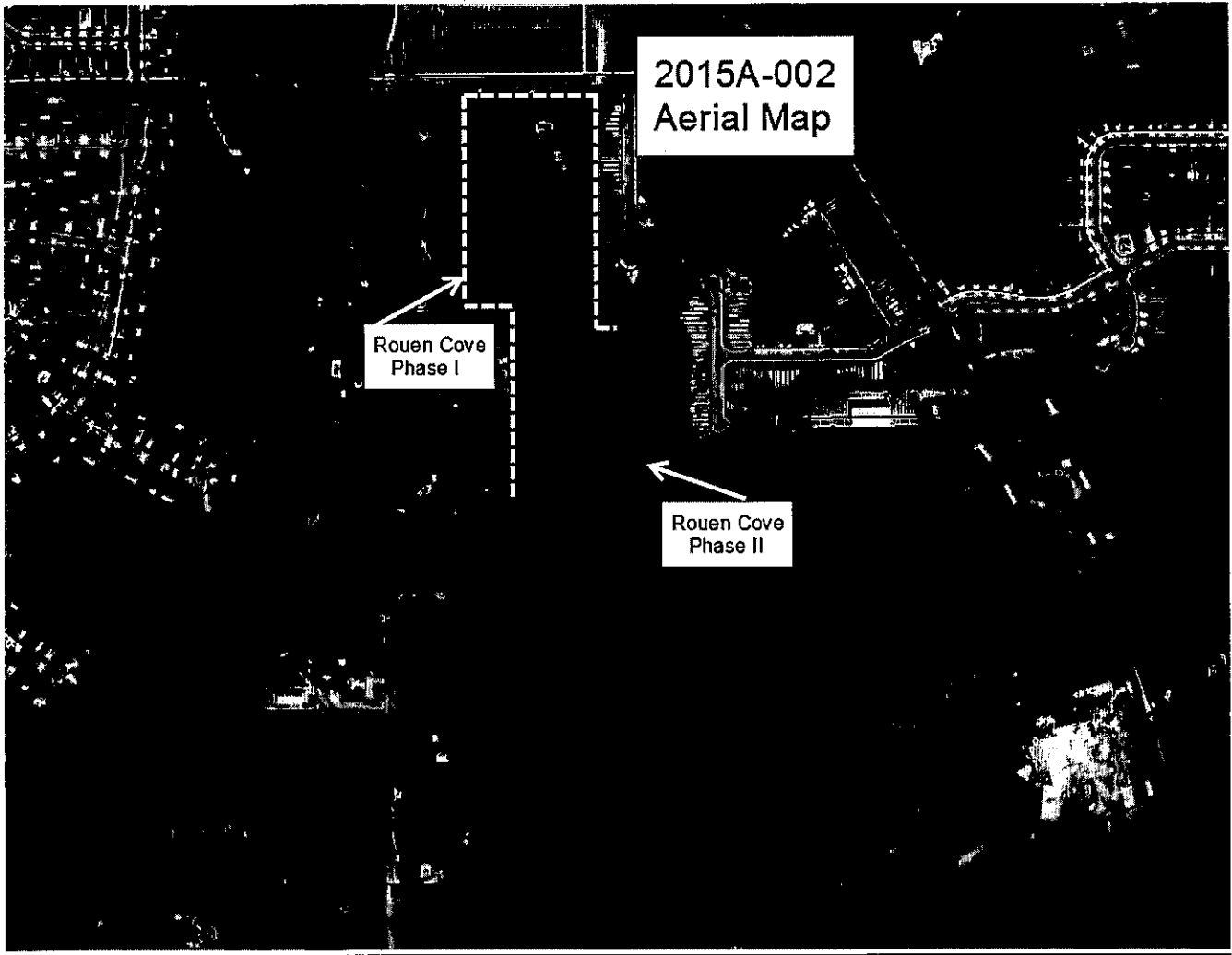
ATTACHMENT D

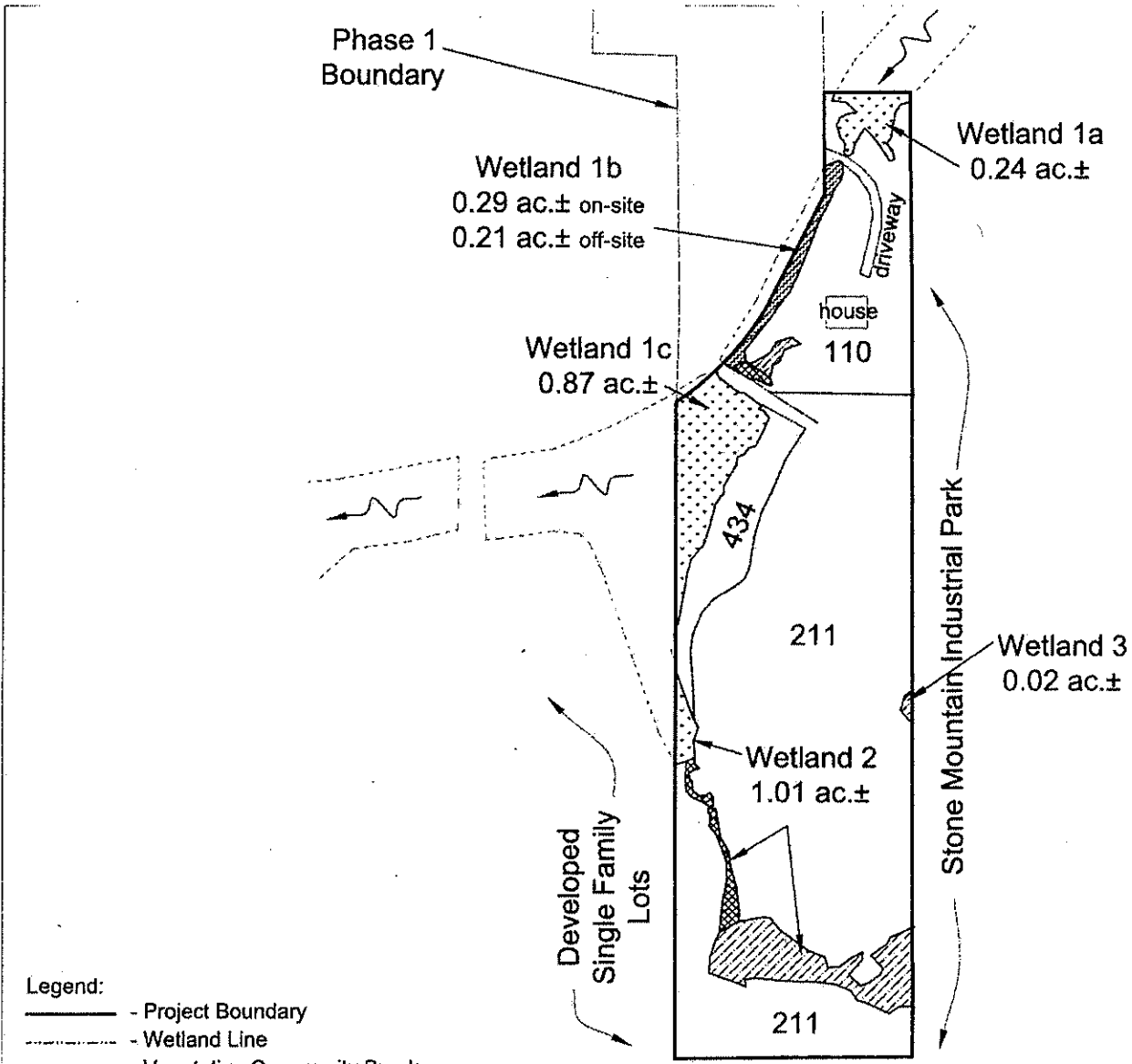
Aerial:



ATTACHMENT E

Wetlands:





Legend:

- Project Boundary
- Wetland Line
- Vegetative Community Break

Uplands:.....13.89 ac.±

110 - Residential, Low Density (FLUCFCS 110) 2.50 ac.±
211 - Improved Pasture (FLUCFCS 211)10.51 ac.±
434 - Hardwood-Conifer Mixed (FLUCFCS 434) 0.88 ac.±

Wetlands and Other Surface Waters:..... 2.43 ac.±

- Man-Made Ditch (FLUCFCS 510) 0.16 ac.±
- Man-Made Pond (FLUCFCS 524) 0.21 ac.±
- Stream and Lake Swamp (FLUCFCS 615) 1.22 ac.±
- Wet Pasture (FLUCFCS 640) 0.84 ac.±

Total: 16.32 ac.±

PEACOCK CONSULTING GROUP, LLC

12058 San Jose Boulevard, Suite 604
Jacksonville, Florida 32223
(904) 266-1756 phone (904) 266-1729 fax

Rouen Cove Phase II
Duval County, Florida
Existing Site Conditions

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

ATTACHMENT F

Flood Zone:

Flood Zone Map

||||| AE

