



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

OVERVIEW

ORDINANCE: 2018-222

APPLICATION: L-5286-18A-4-12

APPLICANT: FRED ATWILL

PROPERTY LOCATION: 0 Yellow Water Road

Acreage: 41.40

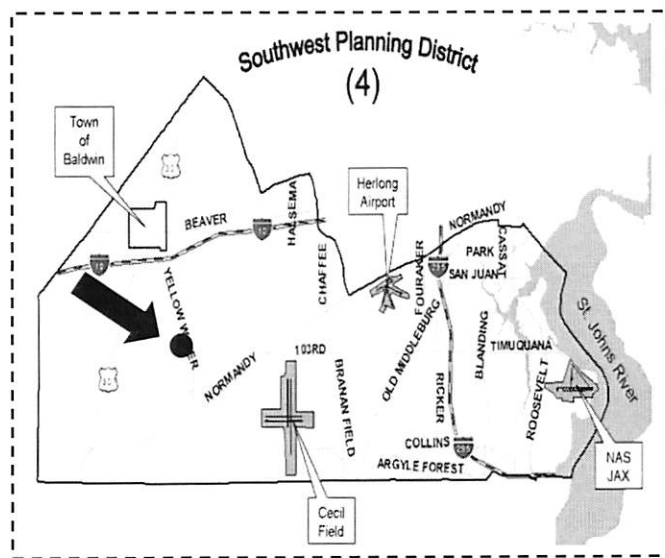
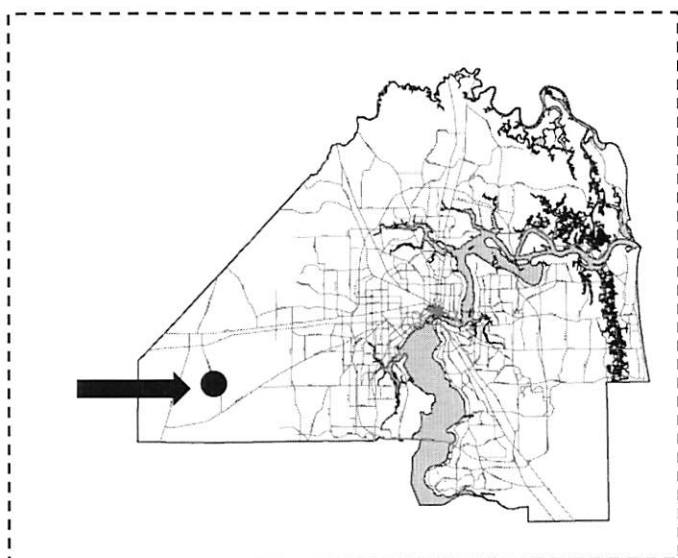
Requested Action:

	Current	Proposed
LAND USE	AGR - III	AGR - IV
ZONING	AGR	No Change

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
AGR-III	AGR-IV	4 dwelling units (1 DU/ 10 Acres)	17 dwelling units/ (1DU/2.5 Acres)	N/A	N/A	Increase of 13 DU	N/A

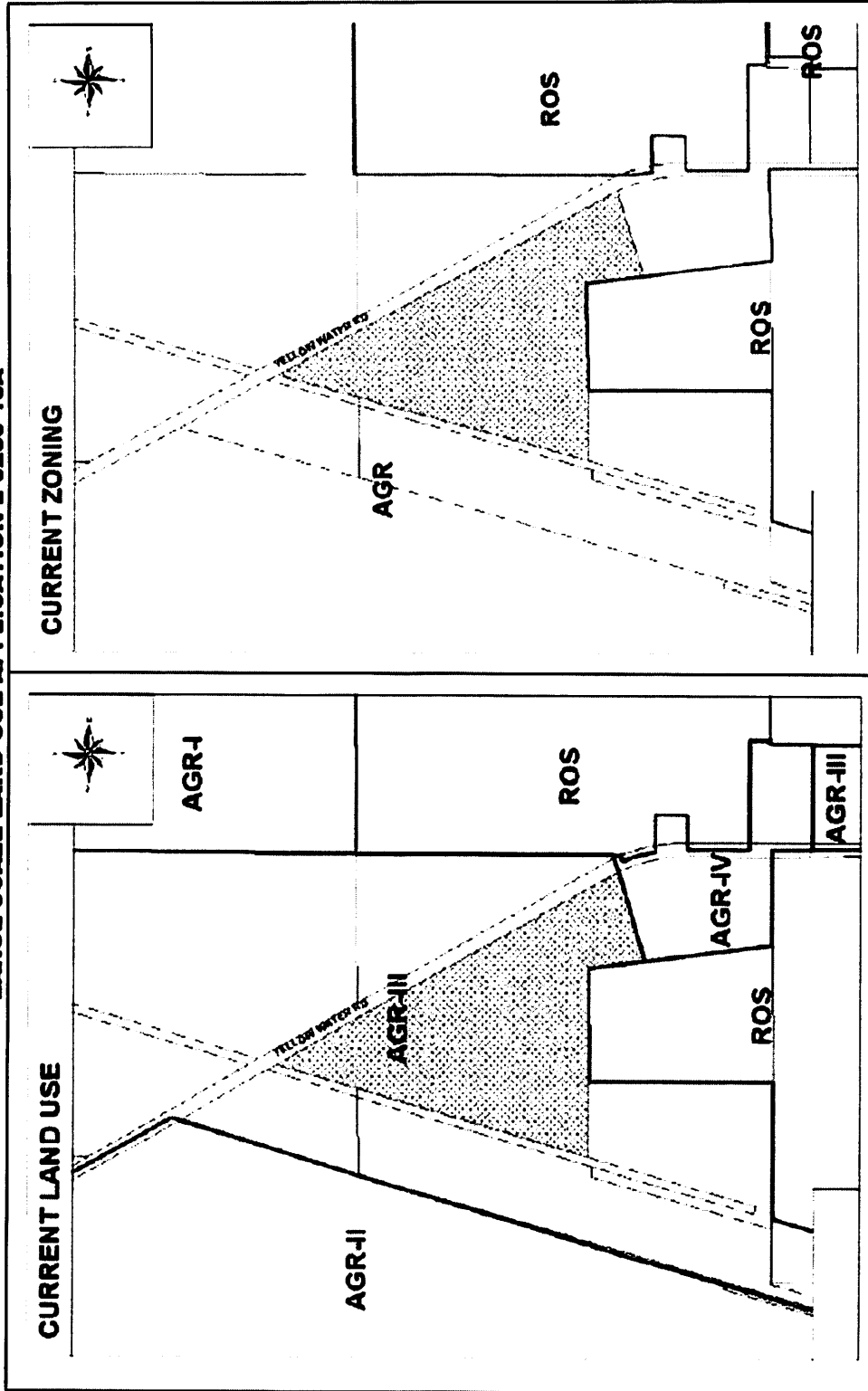
PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: **APPROVAL**

LOCATION MAPS:



DUAL MAPS

LARGE SCALE LAND USE APPLICATION L-5286-18A



Current Zoning District(s): Agriculture (AGR)
Requested Zoning District(s): Agriculture (AGR)

Existing FLUM Land Use Categories: Agriculture -III (AGR-III)
Requested FLUM Land Use Category: Agriculture -IV (AGR-IV)

ANALYSIS

Background:

The 41.40 acre subject site is located along Yellow Water Road, a collector road, in Planning District 4 and Council District 12. The site is currently vacant and located within the Rural Development Area.

The subject site is a triangular parcel with properties to the west owned by utilities (Florida Power and Light and Peoples Gas) and properties to the east, across Yellow Water Road, owned by JEA. Three parcels abut the southern property line of the subject site. One of these, sharing the southeast property line with the subject site, is an agricultural property under private ownership. The other two parcels are owned by the City; of these, one is currently designated Recreation and Open Space (ROS) via a land use amendment in 2004 which changed the land use from AGR-III and AGR-IV to ROS (2004-236-E). This change allowed for the development of the Yellow Water Trailhead, which abuts the southern property line of the subject site.

The applicant proposes a future land use amendment from Agriculture-III (AGR-III) to Agriculture-IV (AGR-IV) to allow for the development of 5 and 10 acre farmettes. Generally, a farmette is considered a small residential farm that is run by an owner who earns their primary income from a source other than the farm; farmettes are sometimes referred to as hobby farms.

There is no companion rezoning application for this large scale land use amendment as the property will remain in the Agriculture (AGR) zoning district. The AGR zoning district permits agricultural, horticultural and forestry uses, and single family dwellings among other similar uses and consistent with the agricultural series of land use categories.

The generalized adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use	Zoning District	Current Use(s)
North	AGR-III, AGR-II	AGR	Utilities
South	AGR-III, AGR-IV, ROS	AGR, ROS	Yellow Water Trailhead, Single Family, Pastureland
East	AGR-III, ROS, AGR-I	AGR, ROS	Utilities, Yellow Water Trailhead, and Vacant Governmental
West	AGR-III, AGR-II	AGR	Utilities, Loblolly Mitigation Preserve

Attachment A, Land Utilization Map, provides a detailed picture of the existing development pattern for the immediate area.

While the proposed amendment includes a residential component, the site will generate fewer than 20 residential units. Therefore, the proposed development will have a de minimis impact on school capacity.

Impact 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).

The subject site currently receives water and sewer service via a private well and septic system. Per the general intent of the agriculture land use categories' description in the FLUE, "full urban services and facilities will not be provided by the City." As such, private well and septic systems for properties located in the Rural Area are consistent with the land use description and by intentional omission in FLUE Policy 1.2.8, below.

Future Land Use Element

Policy 1.2.8 Ensure that projected growth in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area will be provided with sufficient system capacity to obtain centralized wastewater and potable water, through implementation of the Capital Improvements Element, which shall be updated annually and shall be coordinated with the growth projections for the City.

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 122 new daily external 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. Trips generated by the new development will be processed through the Concurrency and Mobility Management System Office.

Transportation Element

Policy 1.2.1 The City shall use the Institute of Transportation Engineers *Trip Generation Manual*, latest edition, to determine the number of trips to be produced or attracted to a particular land use when assessing a traffic impact.

Capital Improvements Element

Policy 1.6.1 Upon adoption of the Mobility Plan implementing ordinance, the City shall cease transportation concurrency and use a quantitative formula for purposes of assessing a landowner's mobility fee for transportation impacts generated from a proposed development, where the landowner's mobility fee shall equal the cost per vehicle miles traveled (A); multiplied by the average vehicle miles traveled per Development Area (B); multiplied by the daily trips (C); subtracted by any trip reduction adjustments assessed to the development.

Supplemental Transportation Information

The 2030 Mobility Plan replaced the transportation concurrency management system to address the multi-modal mobility needs of the city. Mobility needs vary throughout the city and in order to quantify these needs the city was divided into 10 Mobility Zones. The Mobility Plan identifies specific transportation strategies and improvements to address traffic congestion and mobility needs for each mode of transportation. The project site is located in Mobility Zone 6 on Yellow Water Road between Normandy Boulevard and Beaver Street.

Existing available roadway capacity for the vehicle/truck mode for the entire zone was tested based on volume demand to capacity ratio (V/C), where the average daily traffic volumes determined from the most recent City of Jacksonville traffic count data were compared to the *Maximum Service Volumes (MSV)* from the current *FDOT Quality/Level of Service Handbook (2012)* for each functionally classified roadway within the zone. A V/C ratio of 1.0 indicates the roadway network is operating at its capacity.

The result of the V/C ratio analysis for the overall Mobility Zone 6 is **0.55**.

Yellow Water Road is a functional classified facility that would be impacted by the proposed development. Yellow Water Road is a 2-lane undivided collector roadway and has a maximum daily capacity of 11,664 vpd. The proposed development would generate approximately 122 net new daily trips onto the network. This segment is expected to operate at a V/C ratio of 0.18 with the inclusion of the additional traffic from this land use amendment.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.6 The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

Airport Environment Zone

The site is located within the 500-foot Height and Hazard Zone for the Cecil Airport. Zoning will limit development to a maximum height of less than 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element

Objective 2.5 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Groundwater Aquifer Recharge

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protections. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

Infrastructure Element – Aquifer Recharge Sub-Element

Policy 1.2.8 Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridian Aquifer, the Planning and Development Department shall prepare maps of such designated areas showing the special zoning and land use consideration the City has established for such areas as designated by the latest update of the Floridian Aquifer Recharge GIS grid coverage.

Wetlands

A wetlands survey map has been created for the land use amendment site with the use of the City's GIS system and photogrammetric analysis. According to the GIS estimates there is approximately 0.77 of an acre of wetlands located in two isolated areas of the application site. Three isolated wetland areas are considered transitional wetlands and total 0.98 of an acre. According to the Florida Land Use Code Classification System (FLUCCS) the larger wetland pocket (0.54 of an acre) located near the western property line is classified as "Wetland Forested Mixed" type wetlands. The smaller wetland pocket (0.23 of an acre) located near

the southern boundary is classified as a "Mixed Wetlands Hardwood" type wetland. Both wetlands areas are "Category III" and are of very low functional value due to their small size and isolated nature. At one time, these wetland areas may have been larger but may have been reduced due to agriculture and/or silviculture activity. In order to ensure consistency with Conservation and Coastal Management Element (CCME) policies related to Category III wetlands, alteration of the remaining wetlands from development other than agriculture uses will require mitigation and permitting from the St. Johns River Water Management District (SJRWMD).

The United States Department of Agriculture, Natural Resource Conservation Service "Soil Survey" classifies the wetlands as "Pelham fine sand, depressional". The Pelham series consists of nearly level, poorly drained soils formed in thick deposits of sandy and loamy marine sediments. They are generally located on flats and have a high water table at a depth of less than 12 inches on flats and at or above the ground surface in depressions.

Any proposed development of the property could have an impact on the site's wetlands and their functional values. Mitigation will satisfy Goal 4 and Objective 4.1 of the CCME) of the Comprehensive Plan to achieve no 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.

Policy 4.1.3 The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

(a) Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and

(b) No net loss Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

- i. The habitat of fish, wildlife and threatened or endangered species,
- ii. The abundance and diversity of fish, wildlife and threatened or endangered species,
- iii. The food sources of fish and wildlife including those which are threatened or endangered,

- iv. The water quality of the wetland, and
- v. The flood storage and flood conveyance capabilities of the wetland; and

(c) Floodplain protection

Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(d) Stormwater quality In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

i. Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and

ii. Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems

(e) Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval

County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and

(f) Hydrology The design of the fill shall include measures to maintain the wetlands hydrology of the site.

Policy 4.1.6

The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

(1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

(a) Silvicultural uses, provided the following standards are met: Best Management Practices: Silviculture Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

(b) Agricultural uses, provided the following standards are met: Best Management Practices: Agriculture Such activities are to be in compliance with Chapter 40C-44, F.A.C.

(2)Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

IMPACT ASSESSMENT

DEVELOPMENT ANALYSIS		
	<u>CURRENT</u>	<u>PROPOSED</u>
Site Utilization	Vacant	Farmettes
Land Use Category	AGR-III	AGR-IV
Development Standards For Impact Assessment	1DU/10 Acres	1 DU/2.5 Acres
Development Potential	4 DU	17 DU
Population Potential	10 people	42 people
SPECIAL DESIGNATIONS AREAS		
	<u>YES</u>	<u>NO</u>
Aquatic Preserve		X
Airport Environ Zone	500' Cecil	
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity		X
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area	0-4	
Well Head Protection Zone		X
PUBLIC FACILITIES		
Potential Roadway Impact	122 net new daily vehicular trips	
Water Provider	Private well	
Potential Water Impact	Increase of 3192 gallons per day	
Sewer Provider	Private septic tanks	
Potential Sewer Impact	Increase of 2394 gallons per day	
Potential Solid Waste Impact	Increase of 31.2 tons per year	
Drainage Basin / Sub-Basin	Brady/Yellow Branch/ Yellow Water Creek	
Recreation and Parks	Loblolly Mitigation Preserve, Yellow Water Trail Head, Cecil Greenway	
Mass Transit	None	
NATURAL FEATURES		
Elevations	80-85 feet	
Soils	82-Pelham Fine Sand, depressional 0 to 2 percent slopes; 51-Pelham Fine Sand 0 to 2 percent slopes; 44- Mascotte-Pelham complex 0 to 2 percent slopes.	
Land Cover	6460- Mixed scrub-shrub wetland, 4110- Upland Coniferous Forest, 6410- Freshwater Marshes/Graminoid Prairie, 6300-Wetland Forest Mixed	
Flood Zone	No	
Wet Lands	Yes	
Wild Life	No	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on April 13, 2018, the required notices of public hearing signs were posted. Eleven (11) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Citizen Information Meeting was held on April 16, 2018. No members of the public attended.



CONSISTENCY EVALUATION

2030 Comprehensive Plan

Proposed amendment analysis in relation to the Goals, Objectives, and Policies of the *2030 Comprehensive Plan*:

Future Land Use Element

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

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.

- Goal 3** To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
- 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.
- Policy 3.1.3** Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.
- Policy 3.1.22** The City shall limit residential development in the Agricultural Land Use categories to the densities pursuant to the Rural Development Area as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions; and to locations most suitable for development, avoiding wetlands, natural habitat and other significant natural resources. Large contiguous parcels under common ownership, in the Agricultural Land Use Category which are suitable for agriculture use, shall be left intact through proper site design, and such other methods as clustering, etc.

According to the Future Land Use Element (FLUE), the agricultural land use categories (AGR) are intended to provide for agricultural uses and to preserve the existing rural character of the outlying areas of the City. Most AGR lands are located in the Rural Area of the City where full urban services and facilities will not be provided by the City during the planning time frame. Accordingly, the principal activities allowed in these categories are agriculture and related uses, such as farming, horticulture, forestry and logging, storage, processing and wholesale distribution of farm supplies and products, and other resource dependent uses. In order to preserve the rural character of these areas, residential uses are permitted at very low densities or as a component of Rural Villages where uses are clustered to limit their impact on surrounding character.

Uses permitted under both the current AGR-III classification and the proposed AGR-IV classification are the same; as such, the agricultural and rural nature of the area will remain unchanged. The proposed amendment allows for a gradual transition in the residential density allowed. The AGR-III category permits a maximum density of one unit per 10 acres and the AGR-IV category permits a maximum density of one unit per 2.5 acres. Thus, the

application is consistent with Goal 1 and Policies 1.1.10, 3.1.3, and 3.1.22 of the FLUE as it ensures a gradual transition of densities while protecting the rural character of the area and limiting residential development in the agricultural land use category. Moreover, granting the increase in residential units while maintaining the agricultural use of the property ensures consistency with Goal 3 and Objective 3.1 of the FLUE as the proposed development furthers a balanced mix of both residential and non-residential uses, maintaining adequate land for innovative land development concepts such as farmettes.

Vision Plan

The subject property is located within the boundaries of the Southwest Jacksonville Vision Plan. The site is located within the Rural Area of the vision plan. The plan states that residents would like this area to maintain its existing rural character. The second guiding theme of the vision plan places a strong focus on preserving the rural character and open spaces in the western areas of the planning district. The proposed land use amendment maintains the area's existing residential character as it remains an agricultural land use category and zoning district and proposes a slight increase in density consistent with the agricultural designation. Therefore, the proposed amendment is consistent with the Vision Plan.

Strategic Regional Policy Plan

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

Policy 8: The Region values the availability of lifestyle and livelihood choice, including agricultural, rural, suburban and urban.

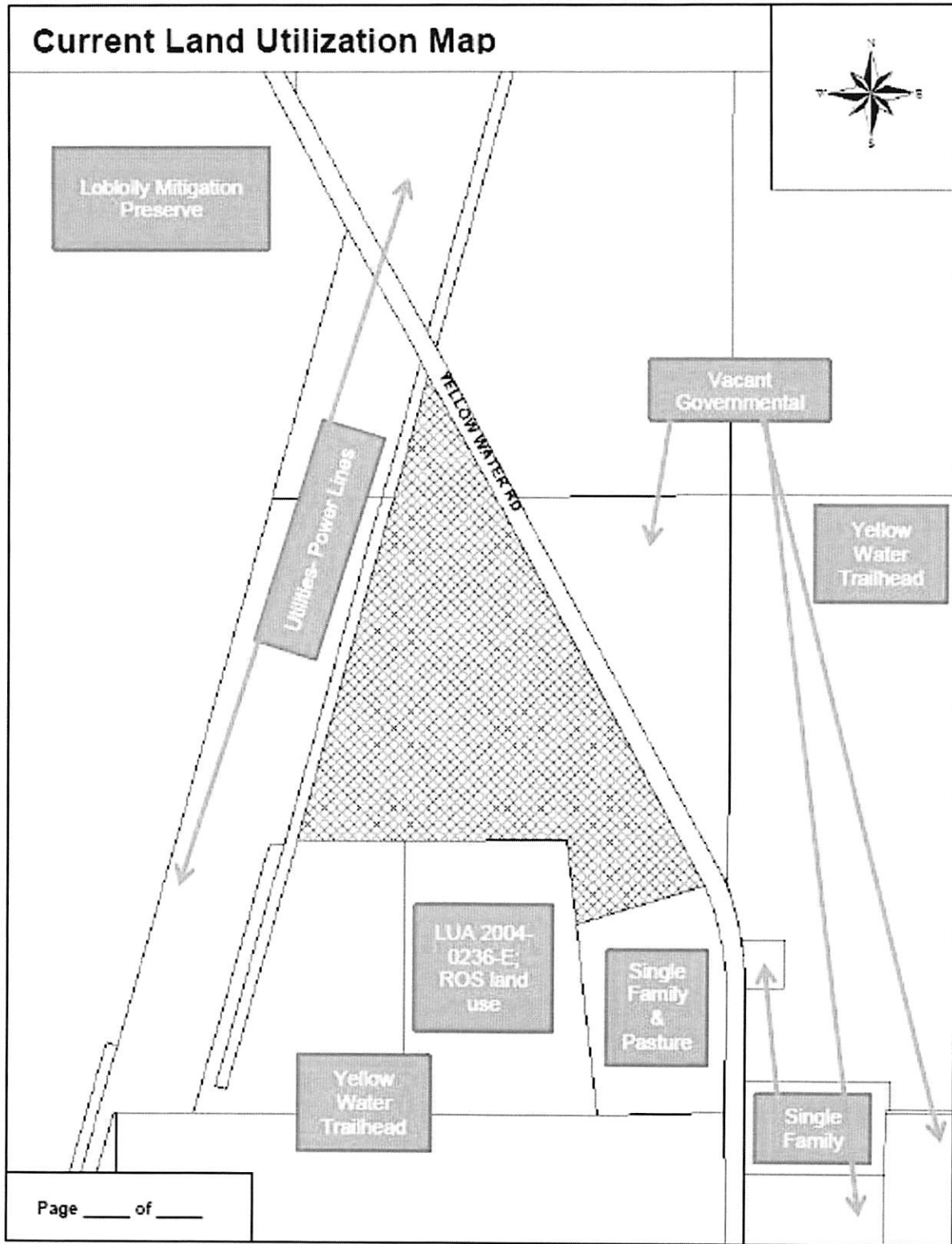
The proposed land use amendment is consistent with Policy 8 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it would provide a greater availability of lifestyle choices to residents.

RECOMMENDATION

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

ATTACHMENT A

Existing Land Utilization:



ATTACHMENT B

Traffic Analysis:

A trip generation analysis was conducted for Land Use Amendment L-5286-18A, located west of Yellow Water Road and north of Normandy Boulevard in the Suburban Development Area of Jacksonville, Florida. The subject site is currently undeveloped and has an existing Agriculture-III (AGR-III) land use category on approximately 41.4 acres. The proposed land use amendment is to allow for Agriculture-IV (AGR-IV) on the entire site.

Transportation Element Policy 1.2.1 of the 2030 Comprehensive Plan requires the use of the most current ITE Trip Generation Manual (9th Edition) to calculate the vehicular trips based on the maximum development potential for existing and proposed land uses. In accordance with development standards for impact assessments established in the Future Land Use Element Policy 1.2.16, the existing AGR-III land use category development impact assessment standards allows for one single-family dwelling unit per 10 acres resulting in a development potential of 4 homes (ITE Land Use Code 210) generating approximately 38 average daily trips. The proposed AGR-IV land use category development impact assessment standards allows for one single family per 2.5 acres, resulting in a development potential of 17 homes (ITE Land Use Code 210) which could generate 160 daily trips. This will result in 122 net new daily vehicular trips if the land use is amended as shown in Table A.

Table A
Trip Generation Estimation

Current Land Use	ITE Land Use Code	Potential Number of Units (X)	Estimation Method (Rate or Equation)	Gross Trips	Less Pass-By Trips	Net New Daily Trip Ends
AGR-III	210	4 SFDUs	T = 9.44 X	38	0.00%	38
Total Section 1						38
Proposed Land Use	ITE Land Use Code	Potential Number of Units (X)	Estimation Method (Rate or Equation)	Gross Trips PM/Daily	Less Pass-By Trips	Net New Daily Trip Ends
AGR-IV	210	17 SFDUs	T = 9.44 X	160	0.00%	160
Total Section 2						160
Net New Daily Trips (Section 2 - Section 1)						122

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

ATTACHMENT B (cont)

Additional Information:

The 2030 Mobility Plan replaced the transportation concurrency management system to address the multi-modal mobility needs of the city. Mobility needs vary throughout the city and in order to quantify these needs the city was divided into 10 Mobility Zones. The Mobility Plan identifies specific transportation strategies and improvements to address traffic congestion and mobility needs for each mode of transportation. The project site is located in Mobility Zone 6 on Yellow Water Road between Normandy Boulevard and Beaver Street.


Existing available roadway capacity for the vehicle/truck mode for the entire zone was tested based on volume demand to capacity ratio (V/C), where the average daily traffic volumes determined from the most recent City of Jacksonville traffic count data were compared to the *Maximum Service Volumes (MSV)* from the current *FDOT Quality/Level of Service Handbook (2012)* for each functionally classified roadway within the zone. A V/C ratio of 1.0 indicates the roadway network is operating at its capacity.

The result of the V/C ratio analysis for the overall Mobility Zone 6 is **0.55**.

Yellow Water Road is a functional classified facility that would be impacted by the proposed development. Yellow Water Road is a 2-lane undivided collector roadway and has a maximum daily capacity of 11,664 vpd. The proposed development would generate approximately 122 net new daily trips onto the network. This segment is expected to operate at a V/C ratio of 0.18 with the inclusion of the additional traffic from this land use amendment.

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:	2/20/18	Date Staff Report is Available to Public:	4/27/18
Land Use Transmittal Ordinance #:	2018-222	Planning Commission's LPA Public Hearing:	5/3/18
JPDD Application #:	L-5286-18A	1st City Council Public Hearing:	5/8/18
Assigned Planner:	Krista Fogarty	LUZ Committee's Public Hearing:	5/15/18
		2nd City Council Public Hearing:	5/22/18
<u>GENERAL INFORMATION ON APPLICANT & OWNER</u>			
Applicant Information: FRED ATWILL ATWILL LLC 9001 FOREST ACRES LANE JACKSONVILLE, FL 32234 Ph: 9046108975 Email: ATWILLFRED15@GMAIL.COM		Owner Information: GALYNNA GRIFFIN YELLOW WATER PINES, INC. 5903-1 SOLOMON ROAD JACKSONVILLE, FL 32234 Ph: 9045913288 Fax: 9045913288	
<u>DESCRIPTION OF PROPERTY</u>			
Acreage:	41.40	General Location:	ALONG THE WEST SIDE OF YELLOW WATER ROAD BETWEEN DEEP CREEK RD AND WELLS RD
Real Estate #(s):	000972 0210	Address:	0 YELLOW WATER RD
Planning District:	4		
Council District:	12		
Development Area:	RURAL AREA		
Between Streets/Major Features:	DEEP CREEK RD and WELLS RD		
<u>LAND USE AMENDMENT REQUEST INFORMATION</u>			
Current Utilization of Property: VACANT AND UNDEVELOPED			
Current Land Use Category/Categories and Acreage: AGR-III 41.40			
Requested Land Use Category:	AGR-IV	Surrounding Land Use Categories:	AGR-II, AGR-III, AGR-IV, ROS
Justification for Land Use Amendment: OWNER PROPOSES TO DEVELOP FIVE (5) AND TEN (10) ACRE FARMETTES.			
<u>UTILITIES</u>			
Potable Water:	WELLS	Sanitary Sewer	SEPTIC TANKS
<u>COMPANION REZONING REQUEST INFORMATION</u>			
Current Zoning District(s) and Acreage: AGR 41.40			
Requested Zoning District: AGR			
Additional information is available at 904-255-7888 or on the web at http://maps.coj.net/luzap/			

ATTACHMENT D

Aerial:



ATTACHMENT E

Wetlands Map:

