

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



OVERVIEW

ORDINANCE: 2018-435

APPLICATION: L-5302-18A-5-8

APPLICANT: ZACH MILLER, ESQ.

PROPERTY LOCATION: 0 Garden Street; south side of Garden Street and west of Jones Road

Acreage: 28.87

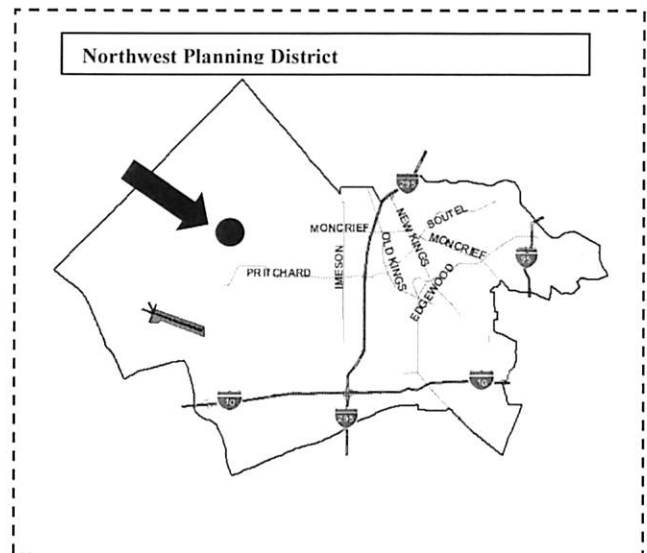
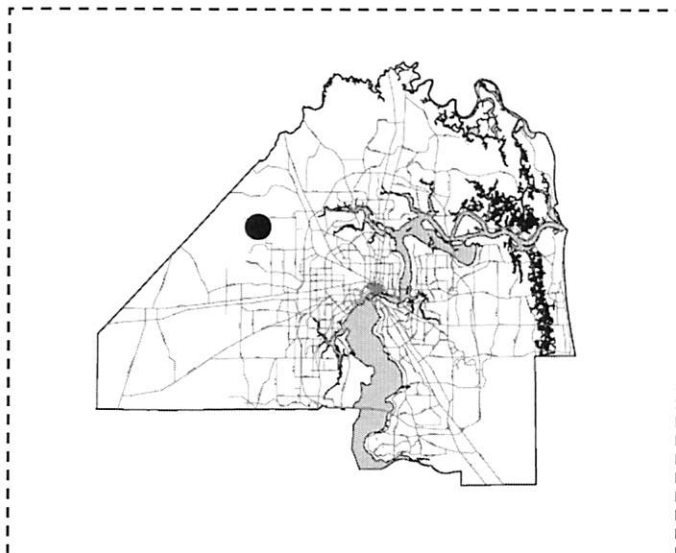
Requested Action:

	Current	Proposed
LAND USE	LDR	CSV
ZONING	PUD	CSV

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
LDR	CSV	5 dwelling units/acre 144 Dwelling Units	0 dwelling units/acre	N/A	N/A	Decrease of 144 Dwelling Unit	N/A

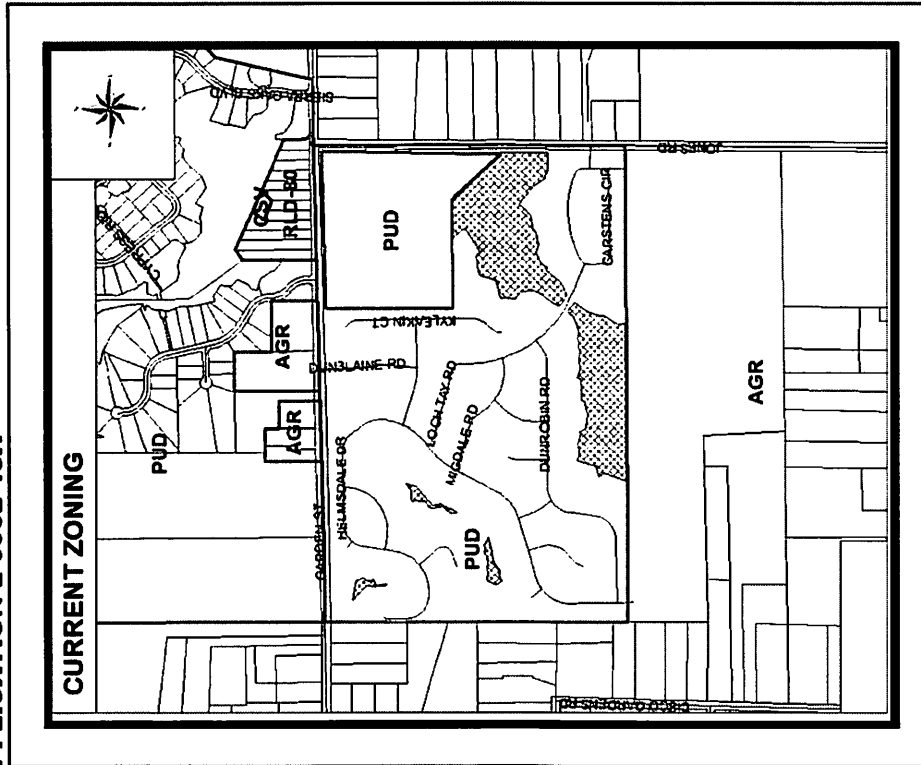
PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL

LOCATION MAPS:

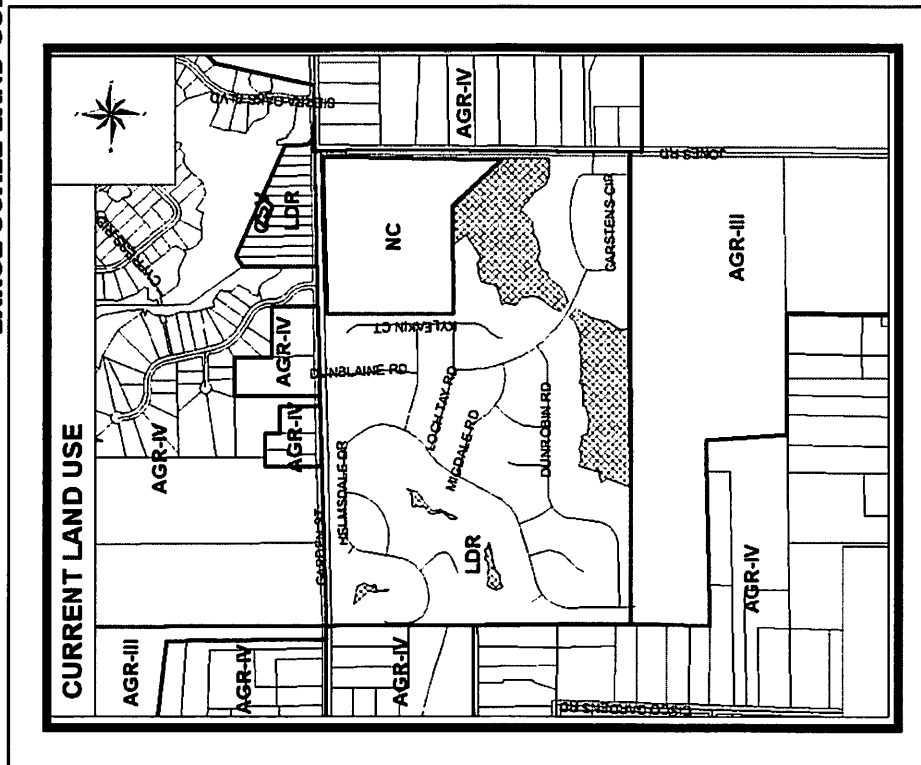


DUAL MAPS

LARGE SCALE LAND USE APPLICATION L-5302-18A



Current Zoning District(s): Planned Unit Development (PUD)
Requested Zoning District(s): Conservation (CSV)



Existing FLUM Land Use Categories: Low Density Residential (LDR)
Requested FLUM Land Use Category: Conservation (CSV)

ANALYSIS

Background:

The 28.87 acre site is located within an existing Planned Unit Development (Ordinance 2006-498) at the southwest quadrant of Garden Street and Jones Road; both are classified as "Collector" roadways on the Functional Highway Classification Map. The subject site is located within Planning District 5 and Council District 8. According to the Development Areas Map in the Future Land Use Element (FLUE), the site is located within the Suburban Development Area and within boundaries of the Northwest Jacksonville Vision Plan.

The land use amendment site consists entirely of wetlands. The applicant proposes an amendment to the Future Land Use Map series (FLUMs), from Low Density Residential (LDR) to Conservation (CSV), and a rezoning from Planned Unit Development (PUD) to CSV in order to preserve the wetlands. The rezoning application is not required for the transmittal round of legislation and will be processed during the adoption round of this large-scale FLUM amendment. However, there is an affiliated PUD zoning application consisting of a portion of a previous PUD (Ordinance 2006-498) and undergoing a revision to another 167.71 acre development (Tarragon PUD). This PUD proposed development consists of 458 fifty (50) and sixty (60) foot wide single-family, residential buildings lots.

The application site is surrounded by the LDR land use category and PUD zoning district. A planned subdivision, the Tarragon PUD, subject to Ordinance 2018-523, will surround the subject CSV land. The larger area is surrounded by agriculture land use categories and zoning districts. 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-IV, LDR, NC	AGR, PUD, RLD-80, CSV	Pasture, Vacant land, Single-family, Wetlands, Timber Forest, Mobile homes, Pasture, Farmstead, Single-Family, Pasture
South	AGR-III, AGR-IV	AGR	Vacant land, Mobile homes, Single-family
East	AGR-IV	AGR	Vacant land, Mobile homes, Single-family
West	AGR-III, AGR-IV	AGR	Vacant land, Single-family, Mobile homes, Church

The dual land use and zoning map on Page 2 and Attachment A, Existing Land Utilization Map on page 15, provide a detailed picture of the existing development pattern for the immediate area.

The proposed amendment does not include a residential component. Therefore, school capacity issues will not be impacted.

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).

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 a decrease of 1,359 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

Transportation Planning Division had no further comments due to the no resulting vehicular trips on the roadway network.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low, medium, and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. 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 300-foot Height and Hazard Zone for the OLF Whitehouse Airfield. Zoning will limit development to a maximum height of less than 300 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.

Wildlife

The applicant submitted a wildlife report dated June 5, 2018 for the land use amendment site as well as the affiliated proposed Tarragon PUD rezoning site as part of their land use amendment application. Vegetative communities were identified according to the Florida Land Use, Cover and Forms Classification System (FLUCCS). The wildlife report is consistent with the recognized FWC survey guidelines for a general wildlife assessment.

The gopher tortoise, a State Listed Threatened Species and Federal Candidate species, was the only listed species identified by burrows on-site of the affiliated Tarragon PUD. Conservation permits have yet been obtained to relocate the tortoises offsite. However, it must be noted, gopher tortoise do not locate burrows in wetlands.

Wetlands

The applicant submitted a copy of a high intensity wetland survey with the land use amendment application (see Attachment D). Based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 28.87 Acres

General Location(s): Wetlands are located in three small isolated pockets, totaling 1.77 acres, within the northwest portion of the site. In addition, there are two larger wetland pockets, totaling 27.10 acres, located in the southeast east portion of the site. According to the Florida Land Use Code Classification System (FLUCCS), there are three wetland types located in the land use amendment site, Mixed scrub-shrub wetlands (6460), Mixed wetland hardwoods (6170), and Wetlands forested mixed (6300); the most dominate wetland of the site. The two larger wetlands located in the southeast section of the subdivision serve as headwaters of the Trout River Drainage Basin.

Quality/Functional Value:

The wetlands have a medium functional value for water filtration attenuation and flood water capacity due to its isolation, size and having an indirect impact to the City's waterways. However the three smaller isolated wetlands have lower functional values due to their size than the two larger wetland areas of the proposed subdivision.

Soil Types/
Characteristics:

(22) Evergreen-Wesconnett complex, depressional, 0-2% slopes – The Evergreen series consists of nearly level, very poorly drained soils. These soils formed in decomposed organic materials underlain by thick sandy marine sediments. They are in depressions. The Wesconnett series consists of nearly level, very poorly drained, sandy soils. These soils are formed in thick sandy marine sediments and are found in depressions. Generally, the water table is at or above the surface for long periods. This wetland soil consists of approximately ninety-five percent (95%) of the application site.

(62) Rutledge mucky fine sand, 0-2% slopes, frequently flooded. – The Rutledge series consists of nearly level, very poorly drained, sandy soils. These soils formed in thick sandy marine sediments and are found on flood plains. The high water table generally is at or near the surface, and areas are subject to frequent flooding for brief periods. This wetland soil consists of five percent (5%) of the application site and is located at the outfall of the proposed subdivision on Jones Road.

Wetland Category: Category III

Consistency of
Permitted Uses:

All uses are permitted within Category III wetlands subject to the general performance standards listed in CCME Policy 4.1.3. However, silviculture and agricultural uses are subject to additional standards.

Environmental Resource
Permit (ERP):

None is required for placing land into conservation.

Wetlands Impact: None.

Associated Impacts: None.

Relevant Policies:
Conservation/Coastal Management Element

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

(L-5302-18A)

DEVELOPMENT ANALYSIS		
Development Boundary	Suburban Development Area	
Roadway Frontage Classification	Garden Street & Jones Roads; Collector Roads	
Plans/Studies	Southwest Jacksonville Vision Plan	
	CURRENT	PROPOSED
Site Utilization	Vacant - PUD	Conservation
Land Use/Zoning	LDR/PUD	CSV/CSV
Development Standards For Impact Assessment	5 Dwelling units/Acre	There are no development standards for conservation
Development Potential	144 SF Dwelling Units	0 Sq. Ft.
Population Potential	383 People	0 People
SPECIAL DESIGNATIONS AREAS		
	YES	NO
Aquatic Preserve		X
Septic Tank Failure Area		X
Airport Environ Zone	300' Height restriction for OLF Whitehouse Airfield	
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity	X-High, Medium, and Low Probability	
Historic District		X
Coastal High Hazard/Adaptation Action Areas		X
Ground Water Aquifer Recharge Area	0 – 4" Recharge Area	
Well Head Protection Zone		X
Boat Facility Siting Zone		X
Brownfield		X
State Road (SR)	SR Name:	X
PUBLIC FACILITIES		
Potential Roadway Impact	Decrease of 1,359 net new daily trips	
Potential Public School Impact	N/A	
Water Provider	JEA	
Potential Water Impact	Decrease in 38,304 gallons/day	
Sewer Provider	JEA	
Potential Sewer Impact	Decrease in 28,728 gallons/day	
Potential Solid Waste Impact	Decrease of 72.58 tons/year	
Drainage Basin / Sub-Basin	Trout River Basin/Bay Drain Sub-Basin	
Recreation and Parks	Cisco Gardens Park	
Mass Transit	No Bus Service	

NATURAL FEATURES	
Elevations	46 to 54 feet above mean sea level
Land Cover	6460 – Mixed scrub-shrub wetland, 6170 – Mixed wetland hardwoods, and 6300 – Wetland Forested Mixed
Soils	(95%) -22-Everegreen Wesconnett Complex & (5%) – 62 – Rutledge mucky fine sand
Flood zone	N/A
Wetlands	Yes 28.87 Acres
Wildlife (sites greater than 50 acres)	Yes; report submitted for this site and surrounding uplands.

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.

Citizen Information Meetings were held on July 30, 2018 and August 13, 2018. Two members of the public who were present at the July 30, 2018 meeting and one member of the public was present at the August 13, 2018 meeting. All were in support of the proposed land use amendment.



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 (FLUE)

Objective 7.2 The City shall implement strategies so as to encourage the preservation of environmentally sensitive lands, including lands managed by the Preservation Project Jacksonville (PPJ).

Conservation/Coastal Management Element (CCME)

Policy 3.3.3 The City shall encourage landowners and developers to protect or preserve Environmentally Sensitive Lands within developments, where feasible. Developers will be informed, through development review processes, and provided options for preservation of these areas.

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 4.1.7 High intensity wetlands surveys shall be submitted for all land use amendments where City data indicates potential existence of wetlands on the subject site. Rezoning and site plan applications shall include high intensity wetlands surveys where City data indicates potential existence of wetlands on the subject site and where there is a high potential for wetland impact. For the purposes of this policy, a high intensity wetlands survey shall include the location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Land Use amendments to the Conservation Future Land Use Category are exempt from this requirement.

Policy 4.4.1 The City shall encourage the placement of all watercourses, water bodies, buffer areas, and wetlands having high functional values to be placed in a Conservation land use category, Conservation zoning district and/or conservation easement as part of an application for a land use amendment, rezoning and/or site plan approval process.

According to the Category Description of the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Principal uses include single family and multi-family dwellings; commercial retail sales and service establishments when incorporated into mixed use developments which utilize the Traditional Neighborhood Development (TND) concept and such uses are limited to 25 percent of the TND site area; and other uses associated with and developed as an integral component of TND. LDR also permits housing densities of up to 7 dwelling units per acre when full urban services are available.

Conservation (CSV) lands are areas with valuable environmental resources, such as sensitive vegetation, high value habitat, wetlands, high aquifer recharge potential, carbon sinks and unique coastal areas. Some resource systems are highly sensitive and easily destroyed by indiscriminate human activity.

The Conservation category depicted on the FLUMs includes areas that are protected through public or private nonprofit ownership and management. Development potential in these areas is generally limited to open space, resource and recreational uses. Conservation areas may include regional, state or national forests, parks, sanctuaries, preserves and Special Management Areas. More specific uses and activities permitted in these areas are guided by the approved management plans for each area when such plans exist. This category also includes some sites that are privately owned, are located in DRIs or PUDs and are protected by development agreements or conveyed development rights, or the sites have been proposed for acquisition.

The applicant submitted a high intensity wetlands boundary survey depicting the entire land use amendment site as wetlands thereby satisfying CCME Policy 4.1.7. In addition placing all wetlands in the CSV land use category will ensure a no loss of wetlands as stated in CCME Goal 4, Objective 4.1, and Policy 3.3.3 from development.

Generally, wetlands are considered environmentally sensitive lands that are valuable due to their function of water pollution filtration and flood water attenuation. Placing these lands into a CSV land use category is considered preservation thereby meeting FLUE Objective 7.2, CCME Objective 4.4.1 and Policy 3.3.3.

Vision Plan

The subject property is located within the boundaries of the Northwest Jacksonville Vision Plan. The site is located within the Suburban Area of the vision plan. Under "Theme 2 – Protect rural character and open spaces", the plan emphasizes the need to preserve open space and to maintain the health and integrity of the area's natural systems. The proposed land use amendment proposes placing wetlands into the CSV land use category thereby being consistent with "Theme 2" of the vision plan.

Strategic Regional Policy Plan

The proposed amendment is consistent with the following Goal of the Strategic Regional Policy Plan; Natural Resources of Regional Significance:

Policy 8: The Region supports preservation of ecosystem services for clean air, water, habitat for wildlife populations, and flood control.

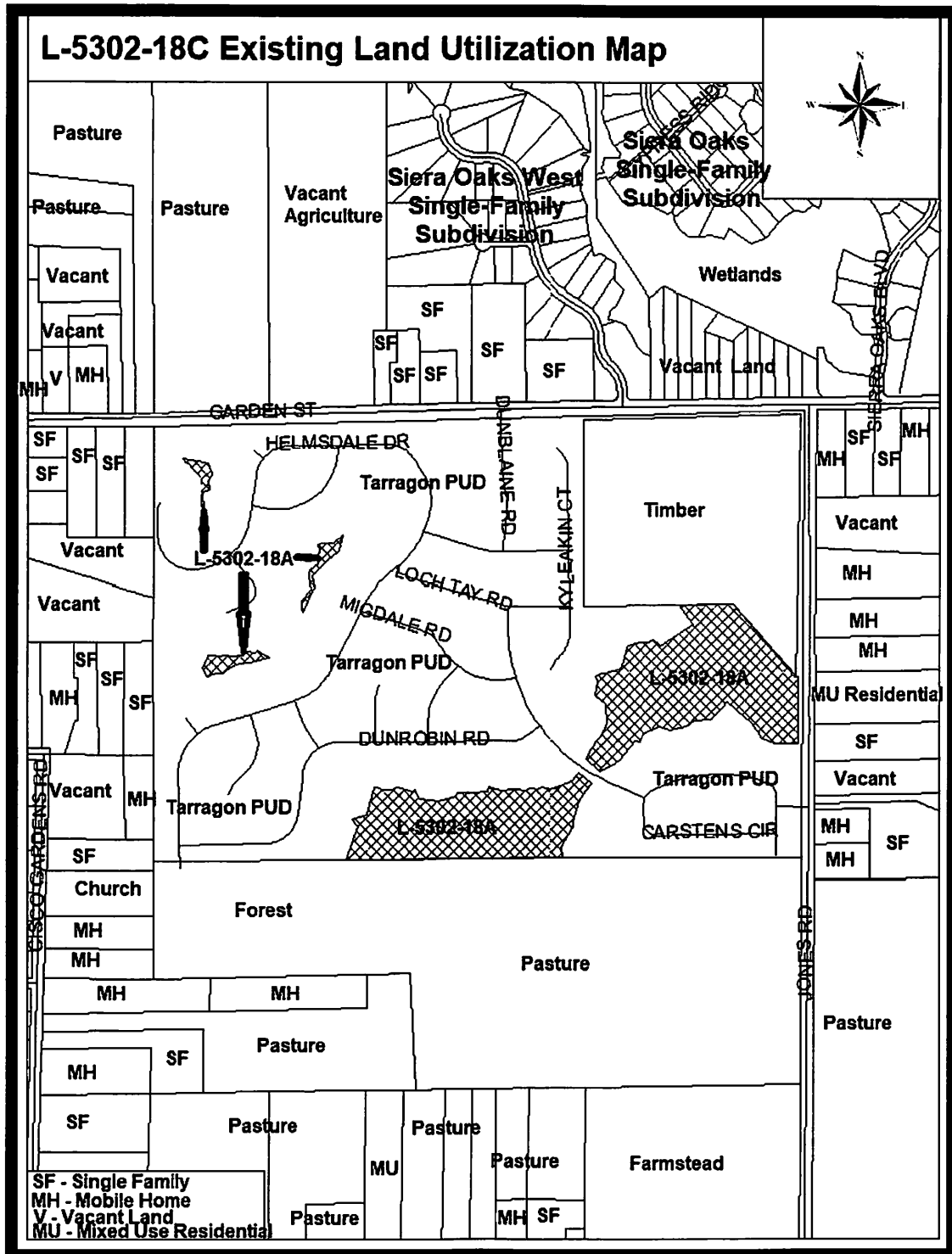
The proposed land use amendment is consistent with Policy 8 of the Northeast Florida Regional Council's Strategic Regional Policy Plan; Natural Resources of Regional Significance as it would provide preservation of ecosystem services for clean air, water, habitat for wildlife populations, and flood control.

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:



ONE CITY. ONE
JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

MEMORANDUM

DATE: July 27, 2018

TO: Edward Lukacovic
Community Planning Division

FROM: Lurise Bannister 
Transportation Division

SUBJECT: Transportation Review: Land Use Amendment L-5302-18A

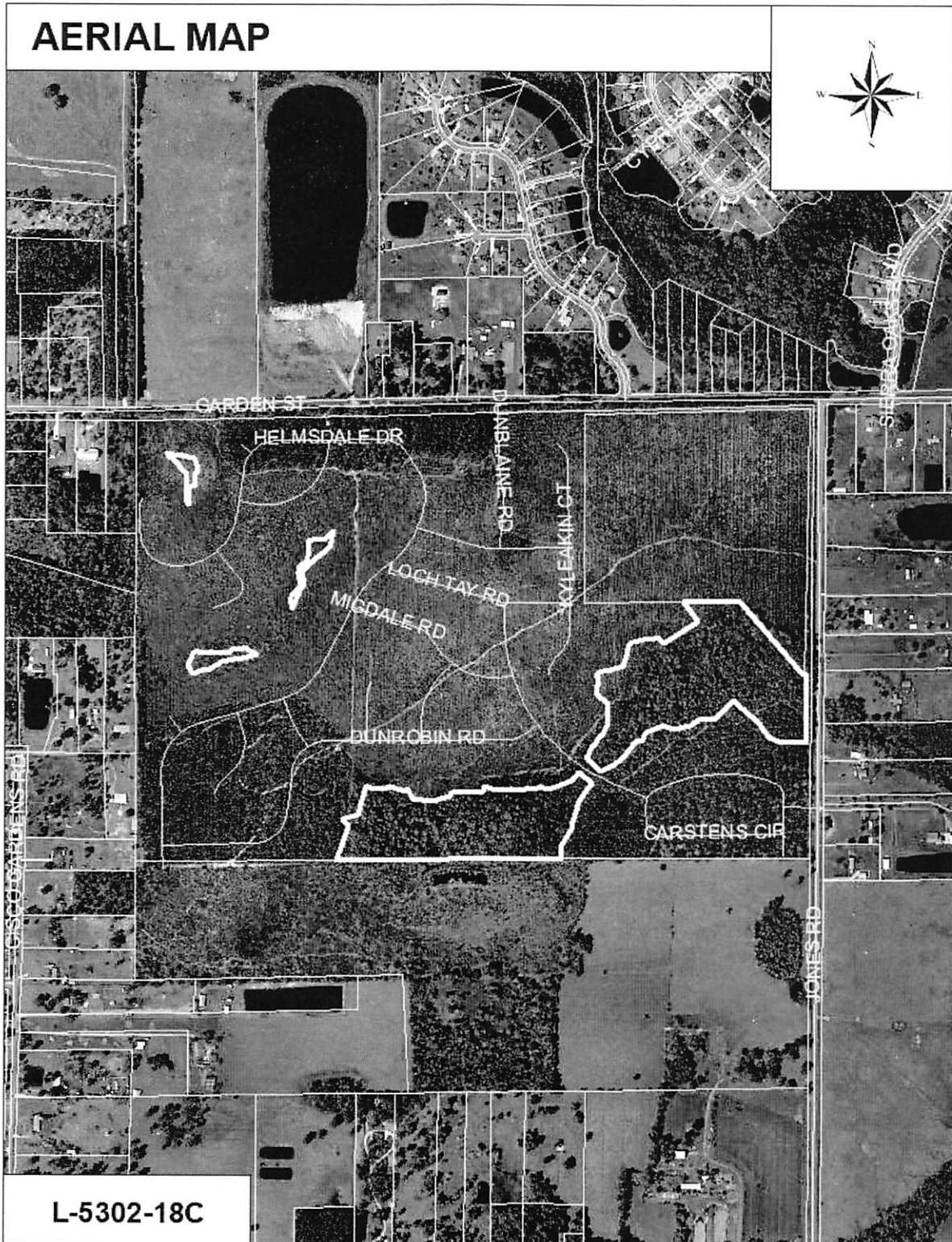
The proposed project identified in Land Use Amendment L-5302-18A is located at the southwest quadrant of Garden Street and Jones Road, in the Suburban Development Area of Jacksonville, Florida. The subject site is undeveloped with an existing Low Density Residential (LDR) land use category. The proposed land use amendment is to allow for Conservation (CSV) on approximately 28.87 +/- acres.

Transportation Element Policy 1.2.1 of the 2030 Comprehensive Plan requires the use of the most current ITE Trip Generation Manual (10th 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 LDR land use category development impact assessment standards allows for 5 single-family per acre, resulting in a development potential of 144 dwelling units (ITE Land Use Code 210) which could generate 1,359 daily vehicular trips. The proposed CSV land use category does not have development standards for impact assessment, therefore resulting no vehicular trips on the roadway network.

Transportation Planning Division has no further comments.

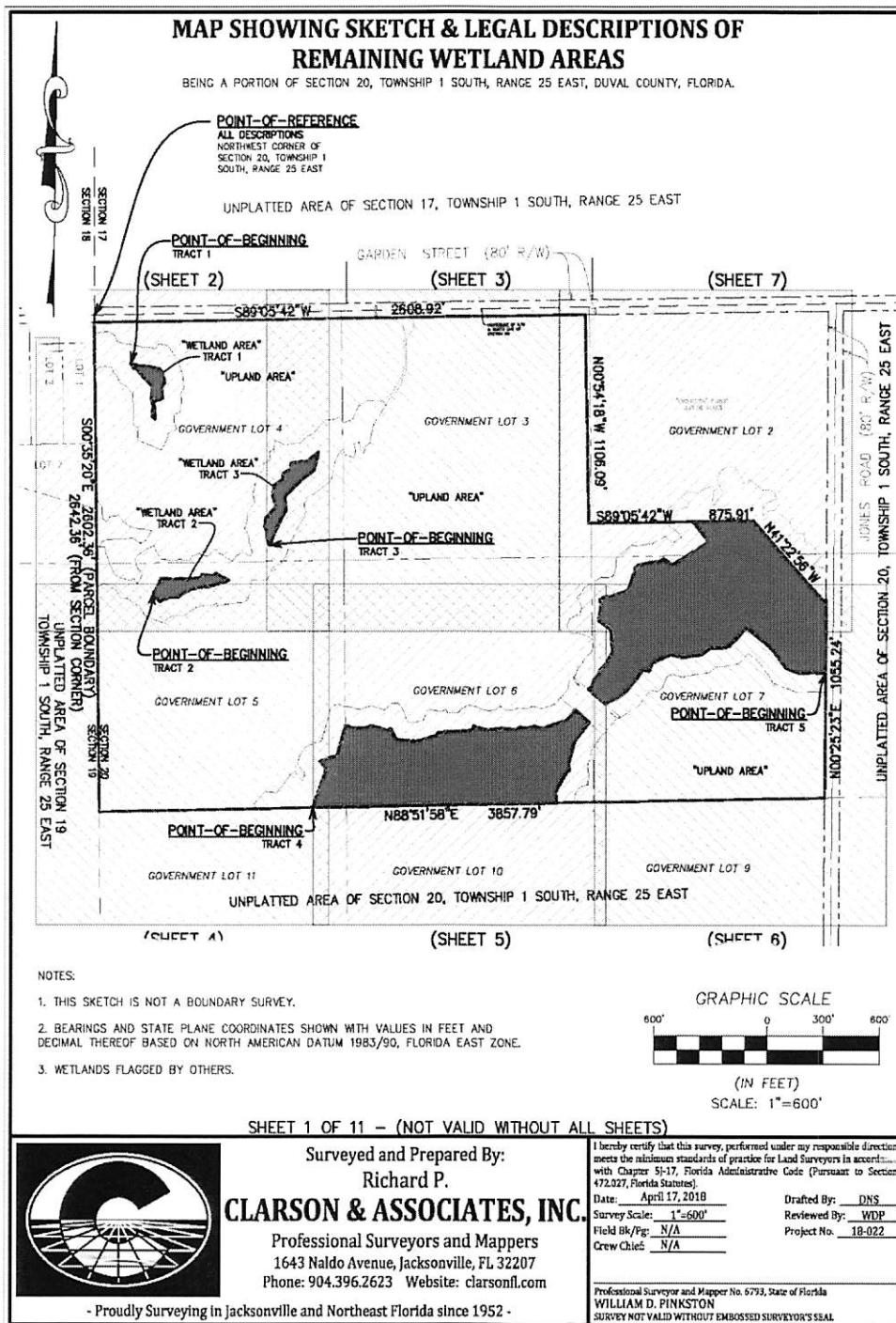
ATTACHMENT C

Aerial:



ATTACHMENT D

Wetlands Map:



S:\2018\18-022 Garden St. and Jones Rd. Parcel\dwg\SKETCH-LEGAL_REMAINING_WETLAND-AREAS.dwg

ATTACHMENT E

Land Use Amendment Application:



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

Date Submitted:	5/9/2018	Date Staff Report is Available to Public:	08-17-2018
Land Use Transmittal Ordinance #:	2018-435	Planning Commission's LPA Public Hearing:	08-23-2018
JPDD Application #:	L-5302-18A	1st City Council Public Hearing:	08-29-2018
Assigned Planner:	Ed Lukacovic	LUZ Committee's Public Hearing:	09-05-2018
		2nd City Council Public Hearing:	09-11-2018

GENERAL INFORMATION ON APPLICANT & OWNER

Applicant Information:

ZACH MILLER
501 RIVERSIDE AVE., SUITE 901
JACKSONVILLE, FL 32202
Ph: (904) 396-5731
Fax: (904) 399-5461
Email: ZACH_MILLER@BELLSOUTH.NET

Owner Information:

JAMES BARNETT
HIGHLAND CHASE, LLC
P.O. BOX 48088
JACKSONVILLE, FL 32247

DESCRIPTION OF PROPERTY

Acreage: 28.87
Real Estate #(s): 002894 0000; a portion of

General Location:

SOUTH SIDE OF GARDEN ST., WEST OF JONES RD

Planning District: 5
Council District: 8
Development Area: SUBURBAN AREA
Between Streets/Major Features:
JONES RD and HELMSDALE DR

Address:

0 GARDEN ST

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: VACANT
Current Land Use Category/Categories and Acreage:
LDR 28.87

Requested Land Use Category: CSV
Applicant's Justification for Land Use Amendment:
CONSERVATION LAND

Surrounding Land Use Categories: AGR-III, AGR-IV, NC

UTILITIES

Potable Water: JEA

Sanitary Sewer: JEA

COMPANION REZONING REQUEST INFORMATION

Current Zoning District(s) and Acreage:
PUD 28.87

Requested Zoning District: CSV

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