

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

March 4, 2021

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report / Ordinance No. 2021-067/Application No. L-5515-21A

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairman Boylan 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 **APPROVED** Ordinance 2021-067 on March 4, 2021.

P&DD Recommendation	APPROVE
PC Issues:	None
PC Vote:	5-0 APPROVE

Joshua Garrison, Chair	Aye
Dawn Motes, Vice-Chair	Absent
David Hacker, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Absent
Alexander Moldovan	Aye
Jason Porter	Aye

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

Sincerely,

Kristen D. Reed

Kristen D. Reed, AICP
Chief of Community Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7837
KReed@coj.net

Report of the Jacksonville Planning and Development Department

Large-Scale Future Land Use Map Amendment – February 26, 2021

Ordinance/Application No.: 2021-067 / L-5515-21A

Property Location: 0 Broward Road, on the west side of Broward Road between Island Point Drive and Clark Road

Real Estate Number(s): 022159-0000 (portion of)

Property Acreage: 15.59 Acres

Planning District: District 6, North

City Council District: District 8

Applicant: City of Jacksonville

Current Land Use: Low Density Residential (LDR, 0.86 of an acre), Medium Density Residential (MDR, 14.6 acres), and Community / General Commercial (CGC, 0.13 of an acre)

Proposed Land Use: Conservation (CSV)

Development Area: Suburban

Current Zoning: Residential Low Density-60 (RLD-60), Planned Unit Development (PUD), and Commercial Neighborhood (CN)

Proposed Zoning: Conservation (CSV)

RECOMMENDATION: APPROVE

APPLICANT'S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

The site is within the CHHA and contains Category I and II wetlands.

BACKGROUND

The 15.59 acre subject property is located on the west side of Broward Road, east of the Trout River and about a 1,000 feet northwest of the intersection of I-95 and Zoo Parkway.

The property fronts Broward Road, which is classified as a collector roadway, and Island Point Drive, which is unclassified. The applicant is proposing an amendment to the Future Land Use Map series (FLUMs) from LDR, MDR, and CGC to CSV. A companion rezoning will be filed after the transmittal round of legislation. The rezoning application will be filed with a request from PUD, RLD-60, and CN to CSV. The subject property is owned by Trout River Land Holdings, LLC. Having received authorization from the property owner, the applicant is the City of Jacksonville. The City seeks to conserve this environmentally sensitive land primarily due to the type of wetlands on site.

The subject property is a portion of a larger parcel, and approximately 5.04 acres of this larger parcel is subject to a small scale land use amendment (Application L-5490-20C, Ordinance 2021-068) which seeks to amend the FLUM from CGC to MDR in order to develop multi-family residential.

The subject properties are environmentally sensitive lands as they contain salt water marsh and riverine wetlands and are almost entirely in the Coastal High Hazard Area (CHHA) and the 100-year flood zone (AE). More information about site conditions is provided below.

The adjacent land use categories, zoning districts and property uses are as follows:

North: Land Use: LDR, CGC
Zoning: Residential Low Density-60 (RLD-60), Commercial Office (CO), PUD
Property Use: Undeveloped, single-family, and gas station

South: Land Use: MDR, CGC
Zoning: Residential Medium Density-C (RMD-C), Residential Medium Density-D (RMD-D), CO
Property Use: Undeveloped, apartments

East: Land Use: CGC and LDR
Zoning: Commercial Community General-1 (CCG-1), RLD-60, and PUD
Property Use: Undeveloped, gas station, retail, service garage

West: Land Use: LDR, MDR
Zoning: Commercial Office (CO), Residential Medium Density-B (RMD-B), Residential Medium Density-A (RMD-A), RLD-60
Property Use: Marsh, wetlands, Trout River

IMPACT ASSESSMENT

Potential impacts of a proposed land use map amendment are typically 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*. However, because development potential in the proposed CSV land use category is limited to open space and resource and recreational uses, impacts to the subject site will be significantly less than the current land use categories (LDR, MDR, and CGC) allow.

Where there is not an associated site specific policy or note on the Annotated FLUM, the impact assessment incorporates supplemental information for non-residential land use categories that permit residential uses in order to assess the potential impacts. Supplemental information related to these impacts are depicted as scenario 2 in the Impact Assessment Baseline Review Table and, as relevant, in the analysis following the table.

Impact Assessment Baseline Review

Development Analysis		
Development Boundary	Suburban Development Area	
Roadway Frontage Classification / State Road	Broward Road (collector)	
Plans and/or Studies	North Vision Plan	
Site Utilization	Current: Undeveloped	Proposed: Undeveloped - conservation
Land Use / Zoning	Current: LDR (0.86 of an acre), CGC (0.13 of an acre), and MDR (14.6 acres) / RLD-60, CN, and PUD	Proposed: CSV / CSV
Development Standards for Impact Assessment	Current: LDR – 5 DU/Acre CGC - 0.35 FAR (non-residential) and 15 DU/Acre (residential) MDR – 15 DU/Acre	Proposed: None
Development Potential	Current: Scenario 1 – 4 single-family units; 1,982 square feet; and 219 multi-family units Scenario 2 – 4 single-family units; 396 square feet; and 220 multi-family units	Proposed: None
Net Increase or Decrease in Maximum Density	Scenario 1: Decrease of 225 units Scenario 2: Decrease of 226 units	
Net Increase or Decrease in Potential Floor Area	Scenario 1: Decrease of 1,982 square feet Scenario 2: Decrease of 396 square feet	
Population Potential	Current: Scenario 1 – 529 people Scenario 2 – 532 people	Proposed: Not applicable

Development Analysis	
Special Designation Areas	
Aquatic Preserve	No
Septic Tank Failure Area	No
Airport Environment Zone	No
Industrial Preservation Area	No
Cultural Resources	No
Archaeological Sensitivity	Medium and High
Historic District	No
Coastal High Hazard/Adaptation Action Area	Yes
Groundwater Aquifer Recharge Area	No – discharge
Wellhead Protection Zone	No
Boat Facility Siting Zone	Yes – unacceptable, 1 dock per 100'
Brownfield	No
Public Facilities	
Potential Roadway Impact	No net increase in trips.
Potential Public School Impact	Scenario 1: Not applicable Scenario 2: Not applicable
Water Provider	JEA
Potential Water Impact	Scenario 1: Decrease of 52,628 gpd Scenario 2: Decrease of 52,784 gpd
Sewer Provider	JEA
Potential Sewer Impact	Scenario 1: Decrease of 39,471 gpd Scenario 2: Decrease of 39,588 gpd
Potential Solid Waste Impact	Scenario 1: Decrease of 582.97 tons per year Scenario 2: Decrease of 583.03 tons per year
Drainage Basin/Sub-basin	Trout River / Trout River
Recreation and Parks	Concord Park, Marion Park and Bert Maxwell Boat Ramp
Mass Transit Access	Route 1
Natural Features	
Elevations	2-4 feet
Land Cover	6300 (wetland forested mixed) and 6420 (saltwater marshes)
Soils	68 (Tisonia mucky peat, 0-1% slopes, very frequently flooded), 35 (Lynn Haven fine sand, 0-2% slopes), and 32 (Leon fine sand, 0-2% slopes)
Flood Zones	AE flood zone
Wetlands	6300 (wetland forested mixed) and 6420 (saltwater marshes) and 6460 (mixed scrub-shrub wetland)
Wildlife (applicable to sites greater than 50 acres)	Not applicable

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).

Uses within the proposed CSV land use category are not required to have public connections, and due to the valuable environmental resources on site, the provision of utilities on site is discouraged.

Transportation

Because development potential in the proposed CSV land use category is limited to open space and resource and recreational uses, impacts to the subject site will be significantly less than the current land use categories (LDR, MDR, and CGC) allow. No negative transportation impacts will occur.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of 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.

Flood Zones

The entire subject site is located within the AE flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The AE flood zone is an area within the 100-year flood plain or SFHA where flood insurance is mandatory. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

Conservation /Coastal Management Element (CCME)

Policy 1.4.4 The City shall require all development within the 100-year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.

Policy 2.7.1 The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

- Policy 2.7.3 The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:
- A. Land acquisition or conservation easement acquisition;
 - B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
 - C. Incentives, including tax benefits and transfer of development rights.

Wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, 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 City’s geographic information data. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies. A wetlands map is provided at the end of this report.

Wetlands Characteristics:

Approximate Size: 15.59 Acres

General Location(s): Entire site

Quality/Functional Value:

The Category I wetland is a salt marsh which has an extremely high functional value due to its water filtration attenuation of coastal waters and reduction of storm surge in coastal high hazard areas during cataclysmic coastal storms.

The Category II wetland has an extremely high functional value for water filtration attenuation and flood water capacity, is located within the 100 year flood zone, and has a direct impact on the City’s waterways.

Soil Types/ Characteristics:

(32) Leon fine sand – consists of nearly level, poorly drained and very poorly drained, sandy soils. These soils formed in thick beds of marine sand. They are in flatwoods and tidal marshes. The soils are slowly permeable to moderately rapidly permeable. In areas in flatwoods, the high water table generally is at a depth of 6 to 18 inches. In tidal areas, the high water table generally is at or near the surface and the areas are flooded twice daily by fluctuating tides for very brief periods.

(35) Lynn Haven fine sand – consists of nearly level and gently sloping, very poorly drained, sandy soils. These soils formed in thick beds of sandy marine sediments. They are on flats and in seep areas on side slopes. The soils are moderately permeable and moderately rapidly permeable. Generally, the high water table is at or near the surface.

(68) Tisonia mucky peat – consists of nearly level, very poorly drained, organic soils. These soils formed from nonwoody, halophytic plant remains underlain by fine textured sediments. They are in tidal marshes. The soils are very slowly permeable. The high water table generally is at or near the surface, and areas are flooded twice daily by fluctuating tides for very brief periods.

Wetland Category: Category I and II

Consistency of Permitted Uses: Uses permitted subject to the limitations of CCME Policy 4.1.5 shown below – conservation uses permitted

Environmental Resource Permit (ERP): Not provided by the applicant

Wetlands Impact: None anticipated

Associated Impacts: The wetland area coincides with the AE flood zone and the CHHA/AAA.

Relevant Policies:

Conservation /Coastal Management Element (CCME)
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
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;
- (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**
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 4.1.5

The permitted uses within Category I and II 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) Conservation uses, provided the following standards are met:
 - (a) Dredge and fill
Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(2) Residential uses, provided the following standards are met:

(a) Density/Dredge and fill

Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:

- i density shall not exceed one (1) dwelling unit per five (5) acres; and
- ii buildings shall be clustered together to the maximum extent practicable; and
- iii dredging or filling shall not exceed 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(3) Water-dependent and water-related uses, provided the following standards are met:

(a) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation

Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and

10.6 and their related policies of this element.

- (4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.
- (5) Any use which 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.
- (6) For Category II wetlands only, silvicultural uses are allowed, 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.

Manatee Protection Plan Boat Facility Siting Zone

The subject property is located within an area that falls within the jurisdiction of the Manatee Protection Plan Boat Facility Siting Zone. According to the Boat Facility Siting Zones of the Manatee Protection Plan, the subject parcel located on the west side of Broward Road are within the "unacceptable" area, which allows for one (1) slip for every 100 feet of shoreline owned or controlled by the applicant. Other local, state, or federal restrictions may limit slip numbers for other reasons.

Conservation Coastal Management Element

Policy 10.1.1 The location of future boat facilities shall be consistent with the recommendations within the Future Land Use Element and the Recreation and Open Space Element of the 2030 Comprehensive Plan, as well as any Vision Plan, and any other special study or plan adopted by the City, such as the Boat Facilities Siting Plan located in the MPP.

Coastal High Hazard Area (CHHA) / Adaptation Action Area (AAA)

The majority of the subject site is located within the Coastal High Hazard Area (CHHA) and Adaptation Action Area (AAA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The amendment request for the subject site is to change the land use designation from CGC, LDR, and MDR to CSV. No development is proposed on the subject site.

Conservation/Coastal Management Element

Objective 7.4 Limit development density and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA, and mitigate the impact of natural hazards in the area.

Policy 7.4.8 The City shall promote, in instances where a proposed project is located within the CHHA, the clustering of uses. Such clustering will be used to limit the acreage within the CHHA that will be affected by the proposed development, and will serve to limit the amount of infrastructure provided within the CHHA. To demonstrate compliance with the clustering concept identified in this policy, proposed site plans may be required to include conditions that restrict future development on any other portion of the site within the CHHA and /or place a conservation easement on any remaining wetlands within the CHHA not already proposed for impacts.

Policy 11.5.1 The City of Jacksonville shall recognize the Coastal High Hazard Area (CHHA) identified in Map C-18 as also encompassing the Adaptation Action Area (AAA) for those low-lying coastal zones that may experience coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level. (§163.3177(6)(g)(10), F.S.) Land within the AAA is subject to potential high tide inundation under a horizon 2060 two foot sea level rise scenario.

Policy 11.5.2 The City shall consider the implications of the AAA when reviewing changes to the use, intensity and density of land lying within the AAA.

Future Land Use Element

Policy 1.5.14 In accordance with the Conservation and Coastal Management Element, the City shall encourage environmentally sensitive areas to be placed in a Conservation land use category, Conservation zoning district, and/or conservation easement.

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on February 5, 2021, the required notices of public hearing signs were posted. Seventeen (17) 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 February 16, 2021. No members of the public were present.

CONSISTENCY EVALUATION

Consistency with 2030 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

Development Area

Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been

developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as further described in each land use plan category.

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 1.1.5 The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides for sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

Policy 1.1.21 Future amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population of the area and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business consistent with FLUE Policy 1.1.5. The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

Objective 1.5 Maintain, enhance and conserve natural and environmental resources, especially coastal resources, and ensure that all development and redevelopment within the coastal area is consistent with the Conservation/Coastal Management Element, including the Hurricane Evacuation Plan, and Aquifer Recharge Sub-element.

Policy 1.5.14 In accordance with the Conservation and Coastal Management Element, the City shall encourage environmentally sensitive areas to

be placed in a Conservation land use category, Conservation zoning district, and/or conservation easement.

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.

Conservation/Coastal Management Element (CCME)

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 wetlands 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. In order to achieve this objective and its associated policies, the City shall continue to work with the applicable regional, state and federal agencies charged with these regulatory responsibilities.

Policy 4.1.19 The City shall sponsor placing "Environmentally Sensitive Lands" into Conservation land use category and zoning district and/or conservation easement, where there is a willing property owner.

Policy 4.4.3 The City shall act as applicant for property owners who voluntarily place their high functional valued wetland into the Conservation land use category and/or Conservation zoning district.

According to the Category Description within the Future Land Use Element (FLUE), the LDR land use category is intended to provide for low density residential development. The MDR land use category is intended to provide compact low to medium density mixed use development. CGC in the Suburban Area is intended to provide development in a nodal development pattern.

The CSV land use identifies 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 CSV category 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 presently 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 subject site is an environmentally sensitive property, identified as a salt marsh within the CHHA and a flood zone. The applicant for the proposed land use amendment to CSV is the City of Jacksonville, having received authorization from the property owners. The proposed amendment is being sought in order to protect and conserve this environmentally sensitive property. For these reasons, the proposed amendment is consistent with FLUE Objective 1.5 and Policies 1.5.2 and 1.5.14, as well as CCME Goal 4, Objective 4.1, and Policies 4.1.19 and 4.4.3.

Additionally, the proposed CSV designation offers a land use that preserves the fabric and character along the Trout River and optimizes the existing natural resources of the area, consistent with FLUE Goals 1 and 3.

The proposed land use amendment to CSV enhances the balance of a mix of uses in the area, consistent with FLUE Policies 1.1.5 and 1.1.21.

Vision Plan

The application site lies within the North Jacksonville Shared Vision and Master Plan area (2003). While no recommendations are proposed for the specific location of this site, the Plan includes a strategy to “preserve conservation areas in a systems approach.” The proposed land use amendment to CSV is consistent with the intent of the Vision Plan.

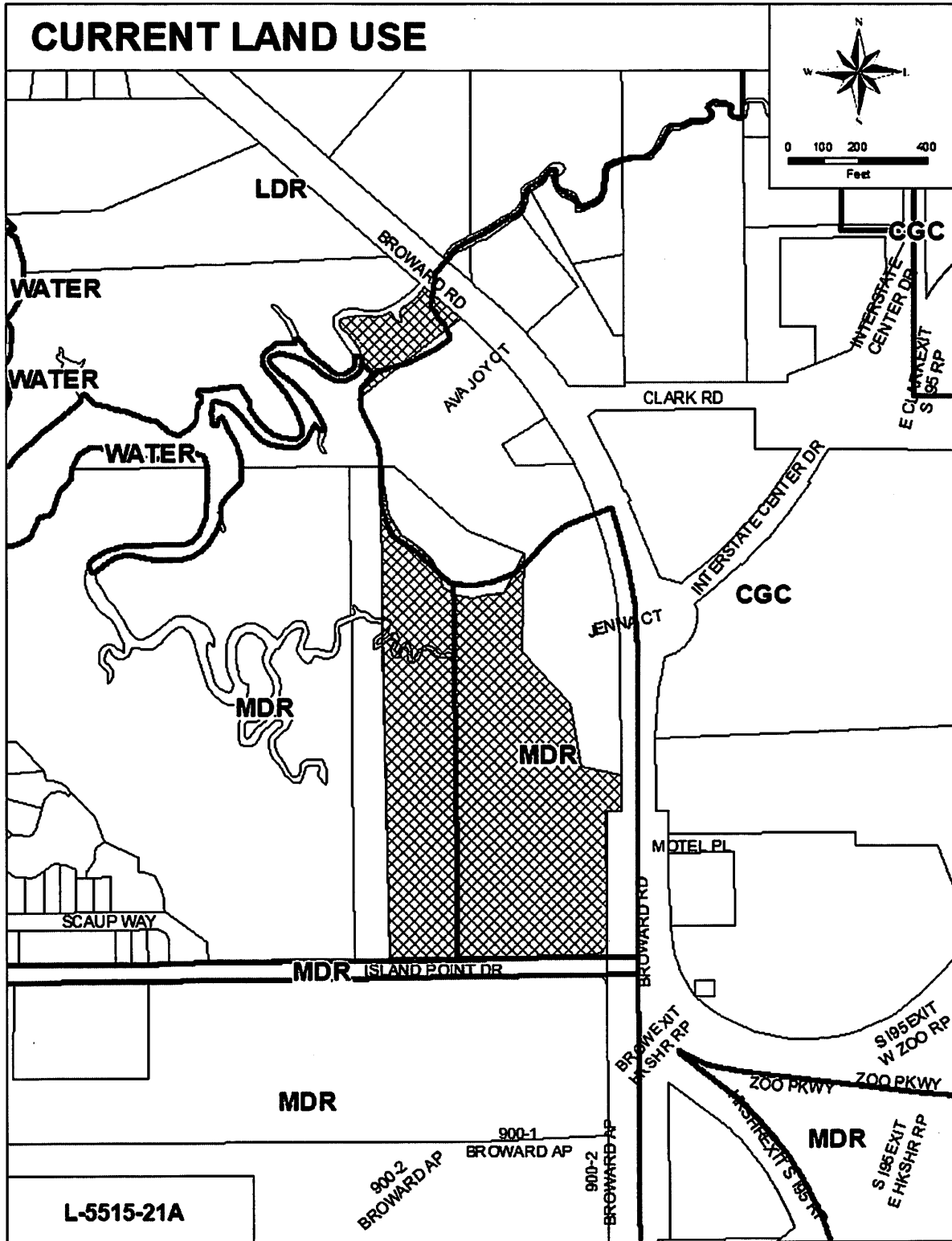
Strategic Regional Policy Plan

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

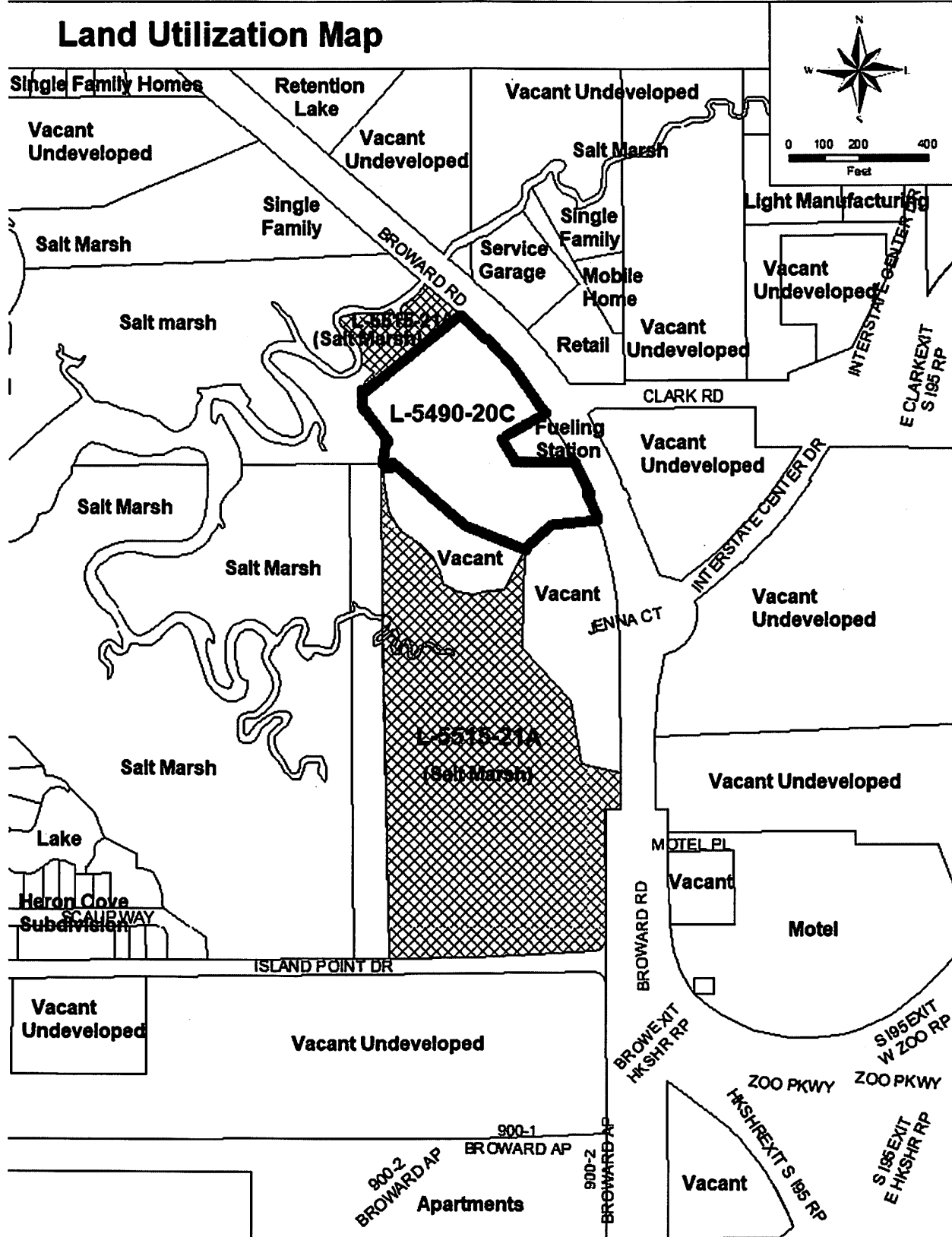
Policy 8: The Region supports preservation of ecosystem services for clean air, water, habitat for wildlife populations, and flood control.

The proposed land use amendment would preserve ecosystem services by placing the environmentally sensitive subject properties into Conservation. Therefore, the proposed amendment is consistent with Policy 8 of the Strategic Regional Policy Plan.

LAND USE AMENDMENT LOCATION AND CURRENT LAND USE MAP



LAND UTILIZATION MAP



WETLANDS MAP

