

Report of the Jacksonville Planning and Development Department

Large-Scale Future Land Use Map Amendment – July 17, 2020

Ordinance/Application No.: 2020-279 / L-5441-20A

Property Location: 0 Normandy Boulevard; South of Normandy Boulevard between Maxville Middleburg Road and Solomon Road and North of Normandy Boulevard, east of US 301

Real Estate Number(s): 001010-0000, 001126-5000, 001126-8200, 001127-0000, 001128-0000, 001129-0000, 001131-3105, 001131-3145, 001132-0300, 001138-8000, 001247-1000, a portion of 001256-0005, 001258-0100, 001270-5010, a portion of 001271-0000, 001271-3000, 001271-3215, 001271-3400, 001291-0020, 001291-1500, 001291-3110, 001291-5000, a portion of 002398-0000, a portion of 002401-2460, a portion of 002401-2505, 002410-0020, 002412-4100

Property Acreage: 2,167.51 Acres

Planning District: District 4, Southwest

City Council District: District 12

Applicant: Steve Diebenow, Esquire

Current Land Use: Rural Residential (RR) (35.81 acres)
Agriculture-II (AGR-2) (110 acres)
Agriculture-III (AGR-3) (1,776.55 acres)
Agriculture-IV (AGR-4) (228.27 acres)
Light Industrial (LI) (16.78 acres)

Development Area: Rural

Proposed Land Use: Rural Residential (RR) (1,284.08 acres)
Agriculture-IV (AGR-IV) (41.07 acres)
Community/General Commercial (CGC) (22.9 acres)
Conservation (CSV) (819.46 acres)

Current Zoning: Residential-Rural Acre (RR-Acre)
Agriculture (AGR)
Planned Unit Development (PUD)

Planned Unit Development-Satellite Community
(PUD-SC)
Industrial Light (IL)

Proposed Zoning: Agriculture (AGR)
Planned Unit Development (PUD)

RECOMMENDATION: APPROVE

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

To correct discrepancies in existing land use and required acreage for agricultural land use categories, to move land into Conservation, and to permit redevelopment of property with Rural Residential and Community/General Commercial land use.

BACKGROUND

The amendment site has frontage on Normandy Boulevard (SR 228), a state roadway. This portion of Normandy Boulevard is a two-lane principal arterial roadway and is a non-SIS (Strategic Intermodal System) facility. Cecil Airport and the Jacksonville Equestrian Center are approximately three miles east of the subject site with New World Avenue and Cecil Commerce Center just beyond Cecil Airport. Approximately 3 miles east of the site along Normandy Boulevard, Ordinance 2018-437-E approved a land use amendment to LDR in the Suburban Development Area for 53 acres. Additionally, the southern boundary of the site is along the Duval/Clay County line. Jennings State Forest is mostly to the south of the site in Clay County but also wraps to the west of the site. In addition to Jennings State Forest, abutting Clay County uses include agricultural and timber land with a few single family homes associated with the agricultural land. The site and surrounding area are rural in character with equestrian trails and agricultural parcels that house horses and other farm animals.

A large portion of the 2,167.51 acre subject site was rezoned in 2004 (Ordinance 2004-318-E) from Agriculture (AGR) to Planned Unit Development-Satellite Community (PUD-SC) so that the property, approximately 1,748 acres, could be developed into a Rural Village pursuant to the AGR functional land use categories of the Future Land Use Element of the then 2010 Comprehensive Plan. A Rural Village may be approved within various Agricultural land uses with a PUD-SC rezoning and is intended to maximize the preservation of natural areas, not contribute to urban sprawl, reduce the need for residents of the surrounding lands to travel to the City’s Urban area for work, recreation and shopping and encourage the interconnection of roadways and bikeways, greenways and trails in the area. Location restrictions, size and density provisions are included for Rural Villages within the AGR category description. Ordinance 2004-318-E for the PUD-SC, totaling over 1,748 acres, allowed for a single-family Rural Village with a mixture of uses including residential at a density of 0.56 units to the acre (a maximum of 900 units), a village center off of Normandy Boulevard and a neighborhood center off of McClelland Road, an industrial park off of Normandy Boulevard (approximately 95 acres and the

current site of the LNG Gas Facility), and an adjoining 400 acre City Park. Portions of the PUD-SC have been developed with residential neighborhoods.

The adoption round companion PUD rezoning will include the majority of the land use amendment site and additional property within the existing boundaries of the PUD-SC. Due to application of the Rural Village concept, many of the developed properties currently in the PUD-SC would not be consistent with the density limitations of the underlying land use as a result of changes to the overall PUD-SC. The parcels that do not meet the density limitations of the underlying land use are part of the subject land use amendment and are proposed for RR or AGR-IV, as appropriate, to meet density limitations allowing a single family residential structure on each lot.

The applicant plans residential development on the majority of the site; the Rural Residential (RR) land use category allows two dwelling units per acre for those sites that have access to centralized water and sewer and one dwelling unit per acre for sites without access to water and sewer. Some commercial uses are proposed on parcels that front the south side of Normandy Boulevard while on the northern side of Normandy Boulevard, approximately 819 acres are proposed for Conservation (CSV) land use. Additionally, thirteen parcels with existing residential dwellings on site are each less than 10 acres in size and are currently designated as AGR-3 which requires a minimum of 10 acres for one dwelling unit. In order to allow consistency with the density limitations of the land use category with the existing single family homes on each parcel, these parcels are proposed for the AGR-IV land use category which allows one dwelling unit on 2.5 acres.

Abutting the southern side of Normandy Boulevard and just east of McClelland Road in the AGR-2 and AGR-4 land use categories is the Winchester Ridge subdivision. This area of the amendment site includes developed residential subdivisions and future phases for planned residential development that were approved with the associated PUD-SC Zoning (2004-318-E) and are to be rezoned to PUD during the adoption round of public hearings. The PUD-SC zoning was identified as a Rural Village and was approved with the underlying agriculture land use. Since that approval, much of the land has been divided into individual residential lots that are less than 10 acres making each lot inconsistent with the density limitations of the land use category. Due to the planned change in zoning to PUD at the adoption round of this land use amendment, these parcels are proposed for the RR land use category to provide consistency with the density limitations of the existing and planned future residential parcels. The companion Planned Unit Development (PUD) rezoning, with a site plan, will be submitted during the adoption round of public hearings.

2010-384-E is a land use amendment that was approved for approximately 674 acres from AGR-3 to Rural Residential (RR) in the area south of Normandy Boulevard all the way to the Clay/Duval County line between McClelland and Solomon Roads. A very small part abutting Normandy Boulevard was part of the Trails Rural Village PUD-SC (Ord. 2004-138-E). A rezoning companion from AGR and PUD-SC to RR-Acre was also approved with Ordinance 2010-385-E.

Directly north of the subject area across Normandy Boulevard, 939.50 acres was rezoned to PUD-SC, the Trails Annex Rural Village PUD, with Ordinance 2006-774-E. The PUD allows for up to 989 residential units to be developed into a Rural Village pursuant to the AGR land use category of the FLUE. The Rural Village was approved with an allowed mix of uses, including, residential, village centers, neighborhood center and public facilities (schools, fire stations and public safety facilities). This PUD has not been developed and the land is currently vacant. The majority of this PUD is proposed to be designated as CSV in this amendment.

West of the site across U.S. 301, Ordinance 2010-874-E rezoned approximately 5,520 acres to PUD-SC for development of a Rural Village in order to permit residential, commercial business and office uses. According to the written description, the ICI Rural Villages will include a maximum of 11,250 single family residential and 3,750 multi-family residential dwelling units. The existing land use for the area is AGR-I and the site is currently undeveloped.

The adjacent land use categories, zoning districts and property uses of the land use amendment site are as follows:

North: Land Use: AGR-1, AGR-2, AGR-3
Zoning: AGR, PUD
Property Use: Undeveloped land-Government, timberland, loblolly mitigation land

South: Land Use: Clay County
Zoning: Clay County
Property Use: Timberland, agricultural uses with associated residential, Jennings State Forest

East: Land Use: AGR-3, AGR-4, RR
Zoning: AGR and RR-Acre
Property Use: Maxville Park, Maxville-Middleburg Road, US 301, undeveloped residential land, large-lot single family residential

West: Land Use: RR, AGR-2, AGR-3, AGR-4
Zoning: AGR, PUD
Property Use: Diamond D Ranch, undeveloped land-Government, agricultural uses with associated residential, large lot single-family residential

The Field Map provides a detailed picture of the existing development pattern for the immediate area. The amendment is scheduled to be considered by the Waterways Commission on August 12, 2020, which is after publication of this report.

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.

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 below.

Impact Assessment Baseline Review

| Development Analysis | | |
|--|---|---|
| Development Boundary | Rural Area | |
| Roadway Frontage Classification / State Road | Normandy Boulevard (SR 228)- Major Arterial Road | |
| Plans and/or Studies | Southwest Vision Plan | |
| Site Utilization | Current: Undeveloped and Residential | Proposed: Residential/Commercial and Conservation |
| Land Use / Zoning | Current: RR; AGR-II; AGR-III; AGR-IV; and LI / PUD; PUD-SC; AGR; RR-Acre; IL | Proposed: RR; AGR-IV; CGC; and CSV / AGR and PUD |
| Development Standards for Impact Assessment | Current: RR- 2 DUs/Acre AGR-II – 1 DU/ 40 Acres AGR-III – 1 DU/ 10 Acres AGR-IV – 1 DU/2.5 Acres LI – 0.40 FAR | Proposed: RR -2 DUs/Acre AGR-IV – 1 DU/2.5 Acres CGC – 0.35 FAR CSV- No Impact |
| Development Potential | Current: RR – 71 DUs AGR-II – 2 DUs AGR-III – 177 DUs AGR-IV – 91 DUs LI – 292,374.72 Sq. Ft | <u>Proposed Scenario 1:</u> RR- 2,568 DUs AGR-IV – 16 DUs CGC- 349,133.4 Sq. Ft CSV- no impact Total Residential Units: 2,584 DUs |

| Development Analysis | | |
|--|---|--|
| | Total Residential Units: 341 DUs Total Light Industrial uses: 292,374.72 | Total CGC uses: 349,133.4 sq. ft. <u>Proposed Scenario 2:</u> RR-2,568 DUs AGR-IV – 16 DUs CGC- 69,826.68 sq. ft. Non-residential uses CGC- 274 DUs CSV – No Impact Total Residential Units: 2,858 DUs Total CGC Non-Residential Uses: 69,826.68 sq. ft. |
| Net Increase or Decrease in Maximum Density | Scenario 1: Increase of 2,243 DUs; Scenario 2: Increase of 2,517 DUs | |
| Net Increase or Decrease in Potential Floor Area | Scenario 1: Decrease of 292,374.72 sq. ft of LI uses and Increase of 349,133.4 sq. ft of CGC uses; Scenario 2: Decrease of 292,374.72 sq. ft of LI uses and Increase of 69,826.68 sq. ft of CGC uses | |
| Population Potential | Current: 907 people | Proposed: Scenario 1: 6,873 people; Scenario 2: 7,602 people |
| Special Designation Areas | | |
| Aquatic Preserve | NO | |
| Septic Tank Failure Area | NO | |
| Airport Environment Zone | 300' and 500' Height Restriction Zone over whole site for Cecil Field; 60 db Noise Contour and Notice Zone in a small area on the eastern portion of the site off of Solomon Road. | |
| Industrial Preservation Area | No | |
| Cultural Resources | No | |
| Archaeological Sensitivity | Mostly Low, Some Medium and High Sensitivity | |
| Historic District | NO | |
| Coastal High Hazard/Adaptation Action Area | NO | |
| Groundwater Aquifer Recharge Area | 0-4 inches | |
| Wellhead Protection Zone | NO | |

| | |
|--|--|
| Development Analysis | |
| Boat Facility Siting Zone | NO |
| Brownfield | NO |
| Public Facilities | |
| Potential Roadway Impact | Scenario 1: 27,375 net new daily trips / Scenario 2: 21,628 net new daily trips |
| Potential Public School Impact | Scenario 2: 952 new students; no deficiency for school capacity within the CSA. |
| Water Provider | JEA/Well |
| Potential Water Impact | Scenario 1: Increase of 604,095 gallons per day / Scenario 2: Increase of 663,014 gallons per day |
| Sewer Provider | JEA/Septic |
| Potential Sewer Impact | Scenario 1: Increase of 453,072 gallons per day / Scenario 2: Increase of 497,261 gallons per day |
| Potential Solid Waste Impact | Scenario 1: 5,484.1 tons per year / Scenario 2: Increase of 5,748 tons per year |
| Drainage Basin/Sub-basin | Basin: Black Creek; SubBasins: More Branch, Unnamed Branch, Camp Branch, Unnamed Run, and Long Branch |
| Recreation and Parks | Maxville Park (just west of site); Loblolly Mitigation Preserve (just north of site); Cecil Field Conservation Corridor (just east of site) |
| Mass Transit Access | None |
| Natural Features | |
| Elevations | 55-95 ft |
| Land Cover | Artificial / Farm Pond; Barren Land; Improved Pasture; Shrub and Brushland; Pine Mesic Oak; Coniferous Plantations; (see Wildlife and Habitat Assessment Report) |
| Soils | 44-Mascotte-Pelham Complex; 51-Pelham Fine Sand; 66-Surrency Loamy Fine Sand, depressional; 67-Surrency Loamy Fine Sand; 82-Pelham Fine Sand, ponded (see Wildlife and Habitat Assessment Report on file with PDD) |
| Flood Zones | A and AO FloodZones |
| Wetlands | Wetland Forested Mixed (see Wetland Assessment Map and Wildlife and Habitat Assessment Report on file with PDD) |
| Wildlife (applicable to sites greater than 50 acres) | (see Wildlife and Habitat Assessment Report on file with PDD) |

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).

Maximum gross density for RR in the Rural Area is 2 units/acre when connected with both centralized (JEA) water and sewer. Maximum gross density for RR in the Rural Area shall be 1 unit/acre when served with onsite potable water and wastewater.

JEA has provided a Water and Sewer Demand Analysis for the development potential of the subject land use amendment noting that "this project is in the Rural Area but the existing water and sewer plants have capacity to serve. The Developer will be responsible for the grid improvements for connections." A JEA Review and Availability letter will be required at the adoption round of this land use amendment with the companion rezoning application. Demand operated by the development will be reviewed by the Concurrency and Mobility Management Systems Office.

Infrastructure Element

Sanitary Sewer Sub-Element

Policy 1.3.2 No development order authorizing new development or a significant expansion of an existing user shall be issued for any area of the City served by a water facility which does not meet regulatory standards. Specifically, the necessary facilities, including adequate water supplies, will be in place and available to serve the new development when the development impacts occur, or the necessary facilities are guaranteed by an enforceable development agreement, issued pursuant to Chapter 163.3220, F.S.; or Chapter 380, F.S. Prior to approval of a building permit or its functional equivalent, the City shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.

Consistent with the Rural Development Area description, the amendment would allow for development at very low densities which will create little demand for infrastructure.

Transportation

The Planning and Development Department completed a transportation analysis and determined that the proposed amendment for Rural Residential (RR), Community/General Commercial (CGC), Agriculture-4 (AGR-4) and Conservation (CSV) has the development potential under scenario 1 with the CGC parcels as 100% non-residential and under scenario 2 with the CGC parcels as 80% residential with 20% non-

residential uses. If the land use is amended to RR, CGC, AGR-4 and CSV as proposed, development could result in an increase in net new daily vehicular trips of 27,375 under scenario 1 or 21,628 under scenario 2.

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

Objective 2.4 of the Transportation Element (TE) of the 2030 Comprehensive Plan requires that the City shall coordinate the mobility circulation system with the future land uses shown on the Future Land Use Map series in order to ensure that roads, road improvements and other mobility alternative improvements are provided as necessary to support development in an economically efficient and environmentally sound manner.

Policy 2.4.2 of the TE of the 2030 Comprehensive Plan requires that the City shall amend the adopted Comprehensive Plan to incorporate the data and analysis generated by a periodic regional transportation model and study and facilitate the implementation of the study recommendations.

These two Comprehensive Plan policies ensure that the transportation impact related to land use amendments are captured in the Long Range Transportation Plan (LRTP) that is conducted every 5 years. This analysis includes the cumulative effect of all land use amendments that were approved within this time period. This plan identifies the future transportation needs and is used to create cost feasible roadway needs that can be funded by the City's Mobility Strategy Plan.

Mobility needs vary throughout the city and in order to quantify these needs, the city was divided into 10 Mobility Zones. The Mobility Strategy 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.

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**.

Subject site is accessible via Normandy Boulevard (SR 228), a 2-lane undivided urbanized highway and is subject to FDOT review and access management requirements. The proposed developments will have significant impacts on the roadway network and the Transportation Planning Division recommends ongoing coordinating efforts with the FDOT and COJ Traffic Engineering Division to ensure that a traffic operational analysis is provided to address the specific external impacts as a result of this land use amendment.

School Capacity

The Planning and Development Department determined that the proposed amendment for Rural Residential (RR), Community/General Commercial (CGC), Agriculture-4 (AGR-4) and Conservation (CSV) has the greatest residential development potential under scenario 2 with the CGC parcels as 80% residential with 20% non-residential uses. Under scenario 2 the proposed amendment could result in the development of 2,858 dwelling units.

The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

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

- Elementary School
 - Concurrency Service Area (CSA) 8
 - 2019/2020 enrollment: 5,529
 - Current utilization: 83%

- New student development from amendment: 478
- 5-year utilization: 87%
- Available seats in CSA 8: 1,452
- Available seats in adjacent CSA(s): 1 & 2 is 7,999

- Middle School
 - CSA 7
 - 2019/2020 enrollment: 1,118
 - Current utilization: 72%
 - New student development from amendment: 209
 - 5-year utilization: 92%
 - Available seats in CSA 7: 220
 - Available seats in adjacent CSA(s): 1 & 2 is 432

- High School
 - CSA 8
 - 2019/2020 enrollment: 2,708
 - Current utilization: 90%
 - New student development from amendment: 266
 - 5-year utilization: 75%
 - Available seats in CSA 8: 505
 - Available seats in adjacent CSA(s): 1 & 2 is 3,620

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

Public School Facilities Element

Policy 2.3.2 The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3 The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance. Note that the percentage occupied may not appear correct due to ESE space requirements.

- Mamie Agnes Jones #236 Elementary
 - CSA 8

- Amendment student generation: 478
 - School Capacity including permanent spaces and portables: 455
 - Current enrollment 20 day county for 2019/2020: 362
 - Percent Occupied: 80%
 - 4-year projection: 68%
- Baldwin Middle-High #38
 - CSA 7/8
 - Amendment student generation: 475
 - School Capacity including permanent spaces and portables: 1,003
 - Current enrollment 20 day county for 2019/2020: 1,303
 - Percent Occupied: 130%
 - 4-year projection: 124%

Airport Environment Zone

The site is located within the 300-foot and 500-foot Height and Hazard Zone for Cecil Field Airport. Zoning will limit development to a maximum height of less than 300' or 500', 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).

A small portion of the amendment site on the eastern portion of the site off of Solomon Road is within the 60-64.99 Day-Night Sound Level (DNL) noise contour range. As such this area is within the Civilian Influence Zone for Cecil Field Airport. In accordance with Section 656.1010, the plat for a subdivision shall indicate which lots are located within a Civilian Influence Zone. No person shall sell, transfer, or lease land within a Civilian Influence Zone, unless the prospective owner, transferee or lessee has been given a disclosure of airport proximity in writing, at the time of contract of sale, transfer, or lease.

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.

Policy 2.5.5C Within the 60DNL or higher area as depicted on Map L-22, entertainment assembly uses are only permitted in PUD developments or pursuant to preliminary site development reviews in accordance with Section 656.1003 that were approved prior to March 27, 2007 or those uses meeting the nonconforming uses definition in Section 656.1008 of the City of Jacksonville Zoning Code. All other uses are allowed subject to disclosure requirements.

Policy 2.5.6 To ensure safety and education of citizens occupying properties that are located near military and civilian airports, the City requires disclosure of airport proximity to prospective owners or lessees in the Military and Civilian Influence Zones depicted on Map L-22.

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.

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 – Natural Groundwater 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.

Flood Zones

Approximately 820.5 acres of the subject site is located within the A and AO flood zone. The majority of the flood zones are located in the property proposed for CSV land use. 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 A flood zone is defined as areas within the 100-year floodplain or SFHA where flood insurance is mandatory. The AO flood zone is defined as areas of relatively shallow flooding within the 100-year floodplain or SFHA. Flood insurance is mandatory within the AO flood zone. 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. The applicant submitted a generalized wetlands map completed by photogrammetric analysis by an environmental firm showing the size and location of wetlands. The Department reviewed aeriels, soils and elevations to determine quality and functional value of the wetlands. Based on the information noted below, the development can be achieved consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Pursuant to the applicant's wetlands map, approximately 735.40 acres of the site is identified as upland area and approximately 284 acres is identified as wetlands. 819 acres of the land use amendment site that is being amended to the CSV land use category will not include site development and therefore, is not included in the wetland assessment. Additionally, the land use changes proposed to correct discrepancies in existing land use categories are not included in the wetland assessment.

Wetlands Characteristics:

Approximate Size: 284.53 Acres (Category II Wetlands = 6.2 acres; Category III Wetlands = 278.33)

General Location(s): Wetlands are located in different areas throughout the amendment site.

Quality/Functional The Category II wetlands (6.2 acres) has a high functional value for water filtration attenuation and flood water capacity and has a direct impact on the City's waterways.

The Category III wetlands (278.33 acres) on site have a medium functional value for water filtration attenuation and flood water capacity due to isolation, size and indirect impacts on the City's waterways.

Soil Types/
Characteristics: Mascotte-Pelham complex (44) – The Mascotte soil series consists of nearly level, poorly drained soils formed in thick sandy and loamy marine sediments the soils are found in flatwoods and are moderately slowly permeable and moderately permeable. Generally, the water table is at a depth of 6 to 12 inches. Slopes range from 0 to 2 percent. The Pelham soil series consists of nearly level, poorly drained soils formed in thick deposits of sandy and loamy marine sediments. They are located on flats and are moderately permeable and moderately slowly permeable. The water table is at a depth of 12 inches on flats and at or above the surface in depressions. Slopes range from 0 to 2 percent. Wetland vegetation for this soil complex grows when the water table is close or at the soil surface; generally in depressions.

Pelham fine sand (51) – This soil series consists of nearly level, poorly drained soils formed in thick deposits of sandy and loamy marine sediments. They are located on flats and are moderately permeable and moderately slowly permeable. The water table is at a depth of 12 inches on flats and at or above the surface in depressions. Slopes range from 0 to 2 percent. Wetland vegetation for this soil grows when the water table is close or at the soil surface; generally in depressions.

Surrency loamy fine sand, depressional (66) – This soil series consists of nearly level, very poorly drained soils and are formed in thick sandy and loamy marine sediments. The soils occur in depressions and are subject to frequent flooding for brief periods. The soils are moderately permeable and moderately slowly permeable. The water table is usually at or above the soil surface for very long periods. Slopes are concave and range from 0 to 2 percent.

Surrency loamy fine sand (67) – This soil series consists of nearly level, very poorly drained soils and are formed in thick sandy and loamy marine sediments. The soils occur in flood plains and are moderately permeable and moderately slowly permeable. The water table is usually at or above the soil surface for very long periods. Slopes are concave and range from 0 to 2 percent.

Pelham fine sand, ponded (82) – This soil series consists of nearly level, poorly drained soils formed in thick deposits of sandy and loamy marine sediments. They are located in depressions and are moderately permeable and moderately slowly permeable. The water table is at or above the surface.

Wetland Category: Category II and III

Consistency of Permitted Uses: Category II Wetlands: CSV, Residential at 1 unit/5 acres, Permitted WD/WR Uses, Silviculture. Must meet CCME Policies 4.1.3 and 4.1.5. Category III Wetlands: All permitted uses. Must meet CCME Policies 4.1.3 and 4.1.6

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

Wetlands Impact: The companion PUD application to be filed with the adoption round of hearings will provide more detail. Any future development impacting wetlands will require permits and mitigation by the St. Johns River Water Management District.

Associated Impacts: A and AO flood zone are found in different pockets throughout the property. However, none of these flood zones are associated with the Category II wetlands within the application site.

Relevant Policies: CCME Policies 4.1.3, 4.1.5 and 4.1.6 – see below

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;
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**
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.

CCME 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.

CCME 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.

Wildlife

The applicant submitted a wildlife survey of the site identifying habitat types and wildlife survey work results for portions of the site going to RR that are owned by Diamond Timber, LLC and total approximately 1,019 acres. 819 acres of the site is being amended to the CSV land use and therefore, a wildlife survey is not required as site development is not anticipated. The remainder of the lands proposed for RR and those proposed for AGR-4 are intended to correct discrepancies in existing land use categories and required acreage for the AGR land use categories. Wildlife surveys are not needed for the existing development.

No state or federally listed wildlife species were documented during the assessment. The upland and wetland habitat communities found on site were considered common in the landscape of Duval County.

Conservation Coastal Management Element

Policy 3.5.5 The City shall maintain a land development review process for the assessment and protection of listed species and their habitat, which shall apply to issuance of development permits and land clearing, excluding bona fide silvicultural and agricultural activities. Projects which contain areas identified for protection shall be required to incorporate creative project designs through utilization of such measures as clustering, mixed land use designations and transfer of development rights programs. For purposes of Policy 3.5.5, the term listed species shall be limited to listed animal species as defined in the Definitions Section of this Element.

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on July 14, 2020, the required notices of public hearing signs were posted. Four hundred and ninety-five (495) 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 June 30, 2020. Three members of the public were in attendance to find out more information. A neighboring property owner expressed particular concern on the development's impact to his property regarding stormwater runoff and drainage.

CONSISTENCY EVALUATION

Consistency with 2030 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

Development Areas

Rural Area (RA): The RA consists of all lands outside of the Suburban Area and corresponds with predominantly undeveloped portions of the City with land uses such as Agriculture, Recreation, Conservation, or Public Buildings Facilities. Development should occur at very low densities which create little demand for new infrastructure and community serving supporting uses, unless development occurs under the Multi-Use Category, as a Rural Village or as a Master Planned Community as defined in this element. Development may occur within the Rural Area provided that it is consistent with the Operational Provisions and the Land Use category descriptions. Otherwise, development beyond such boundaries is considered urban sprawl and is to be discouraged.

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.

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.2 As depicted on the FLUM series, Development Areas have been established to determine appropriate locations for land uses and densities and consist of five tiers of development intensities ranging from high density infill development in the historic core to very low density in the outlying rural areas. These include: the Central Business District (CBD); the Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA). These Development Areas determine differing development characteristics and a gradation of densities for each land use plan category as provided in the Operative Provisions of this element.

- 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 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 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
- Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
- Policy 1.1.20 Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.
- Policy 1.1.21 Future amendments to the Future Land Use Map series (FLUMs) 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 1.5.2 Permit no new development, expansion or replacement of existing development in areas designated on the Future Land Use Map series as Conservation, unless development is undertaken by federal, state or local government in the public interest, and the impacts are mitigated.

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.

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 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

According to the Category Description of the Future Land Use Element (FLUE), the Agriculture (AGR) land use categories are intended to provide for agricultural uses and to preserve the existing rural character of outlying areas of the city. The Agriculture land use categories, AGR-1, -2, -3, and -4, differ in the maximum allowed density for each category. A portion of this land use amendment was previously proposed to be developed into a Rural Village pursuant to the AGR functional land use categories of the Future Land Use Element of the then 2010 Comprehensive Plan. A Rural Village may be approved within various Agricultural land uses with a PUD-SC rezoning and is intended to maximize the preservation of natural areas, not contribute to urban sprawl, reduce the need for

residents of the surrounding lands to travel to the City's Urban area for work, recreation and shopping and encourage the interconnection of roadways and bikeways, greenways and trails in the area. Location restrictions, size and density provisions for a maximum of 7 units/acre for single family residential are included for Rural Villages within the AGR category description. However, at the adoption round of public hearings, it is the intent of the applicant to rezone the existing PUD-SC to PUD.

The Rural Residential (RR) land use category is intended to provide rural estate residential opportunities in the suburban and rural areas of the City. Generally, single-family detached housing will be the predominant land uses in this category. The maximum gross density in the Rural Area is 2 units/acre when both centralized potable water and wastewater are available to the site; the maximum gross density is 1 unit/acre when served with on-site potable water and wastewater. RR is intended to provide rural estate residential opportunities in the Suburban and Rural areas of the city.

The Light Industrial (LI) land use category provides for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes.

The Community/General Commercial (CGC) land use category is intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Principal CGC uses include uses such as commercial retail sale and service establishments, restaurant, hotels and motels, and offices. Limited residential uses are also permitted as part of mixed use development so long as they do not exceed 80% of development.

The Conservation (CSV) land use category are for areas with valuable environmental resources, such as sensitive vegetation, high value habitat, wetlands, high aquifer recharge potential, carbon sinks and unique coastal areas.

The amendment site is located within the boundaries of the Rural Development Area and will consist of single-family housing with small areas for supporting commercial uses abutting the south side of Normandy Boulevard. Consistent with the locational criteria of the operative provisions in the Future Land Use Element (FLUE) and Policies 1.1.12 and 1.1.20, the proposed AGR-4 and RR land use designations would not encourage urban sprawl due to the density limitations of the land use categories and would be in close proximity to supporting commercial land uses. RR is the lowest density residential land use category. The AGR-4 and RR land use categories allow the development of the land at very low densities, 1 dwelling unit/2.5 acres and a maximum of 2 units/acre with centralized water and sewer connections, respectively.

While the subject property is located in the Rural Development Area, Cecil Airport and the Jacksonville Equestrian Center are approximately three miles east of the subject site with New World Avenue and Cecil Commerce Center just beyond Cecil Airport. Cecil Commerce Center is a 17,000 acre industrial and commercial development that is master planned to become a significant economic driver in the City of Jacksonville, resulting in

the creation of thousands of jobs and an expanded tax base. The proposed CGC land uses are appropriately located in areas off of Normandy Boulevard, a principal arterial roadway, optimizing the potential of economic benefit. Development of such a scale will drive a need for a variety of housing types in the area increasing the amount of land necessary to accommodate anticipated growth for permanent residents and business in the area. FLUE Table L-20 identifies an excess of agricultural land on a city-wide basis and characteristics of the surrounding area demonstrate the amendment would result in compatible uses and development scale. Therefore, pursuant to FLUE Goal 3, Objectives 1.1 and 3.1 and Policies 1.1.5, 1.1.21 and 3.1.6, the proposed amendment increases housing opportunities to support growth and fosters a well-balanced and organized combination of residential and non-residential uses.

Currently, the area is surrounded with mostly Agriculture and Rural Residential land uses allowing development at low densities or densities that are part of the originally planned Rural Village. Due to the surrounding land use categories and development, the proposed land use amendment would result in a compatible and appropriate transition of density for the area, meeting FLUE Goal 1 and Policy 1.1.10. While at a much larger scale than past land use amendments in the surrounding area, the proposed land use categories are consistent with the development trends in the area and are consistent with the intent of the Rural Development Area as called for in FLUE Objective 1.1 and 3.1.

Approximately 819 acres of the subject site, North of Normandy Boulevard, is currently in the Agriculture-3 and Agriculture-4 land use categories and is proposed for Conservation (CSV). This area is part of a mitigation bank that includes wetland preservation, wetland enhancement, upland preservation and upland enhancement. The proposed amendment to CSV 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.

The applicant intends to submit a companion rezoning application to Planned Unit Development (PUD) during the adoption round of public hearings for the land use amendment. The PUD rezoning should provide for buffers and site design techniques to promote compatibility with the surrounding agricultural areas of the amendment site and a gradation of uses and scale transition. The companion PUD must also address design elements, location of uses, internal roads and access points and protection of the wetland basins on the site. The proposed amendment will be further reviewed with the companion PUD rezoning for consistency with the goals and intent of Policies 1.1.10 and 1.1.12 during the adoption round of the land use amendment.

Vision Plan Consistency

The site is within the boundary of the *Southwest Jacksonville Vision Plan*. However, the plan does not identify specific recommendations for the subject site. The plan recommends the protection of rural character and open spaces in these western areas of the district. To protect existing natural and cultural resources, village based subdivision designs should be promoted. Development should protect the character of the existing corridor. Consistency with the Vision Plan will be further reviewed during the adoption

round of the land use amendment with the companion PUD rezoning and accompanying site plan.

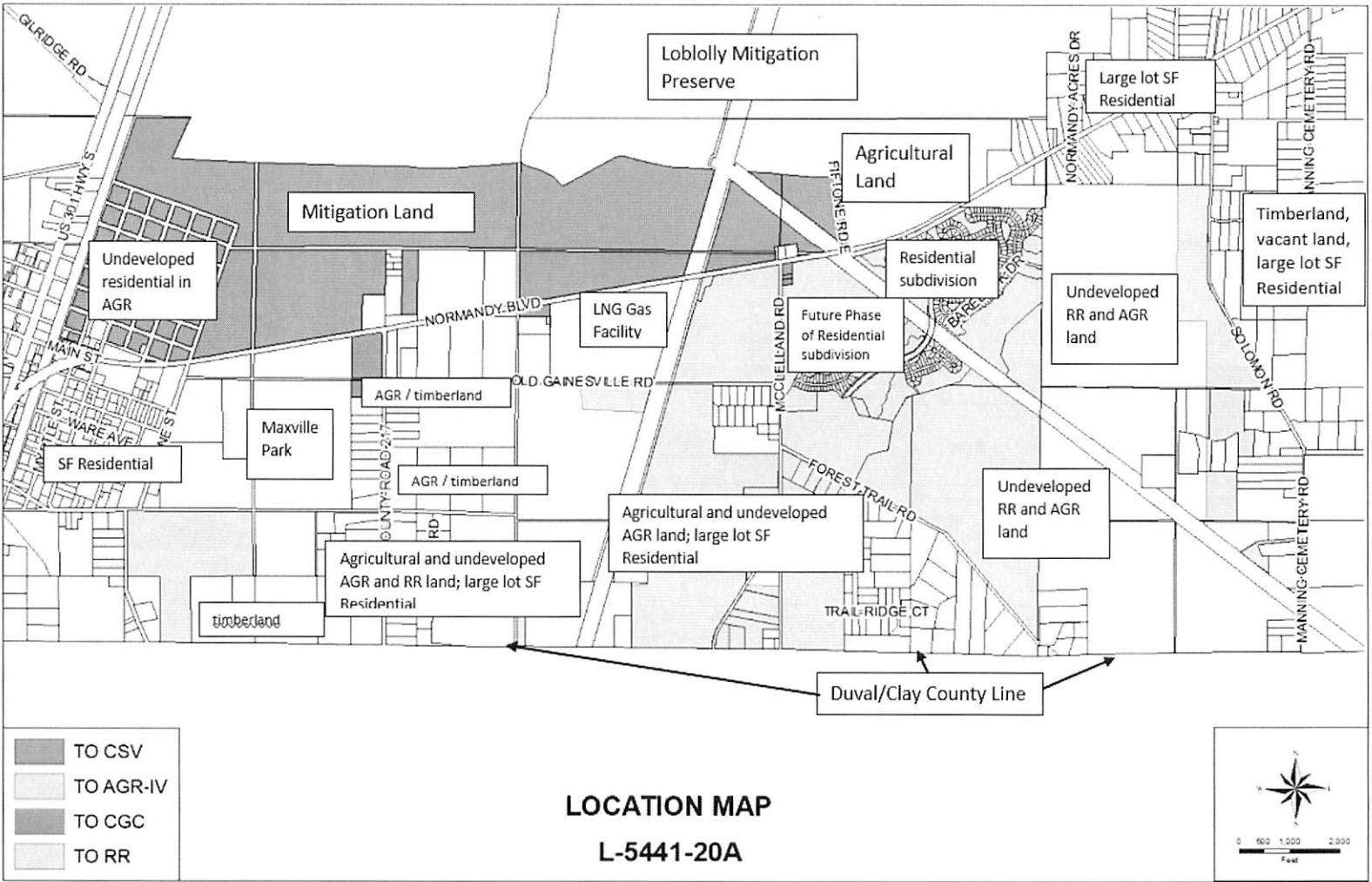
Strategic Regional Policy Plan

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

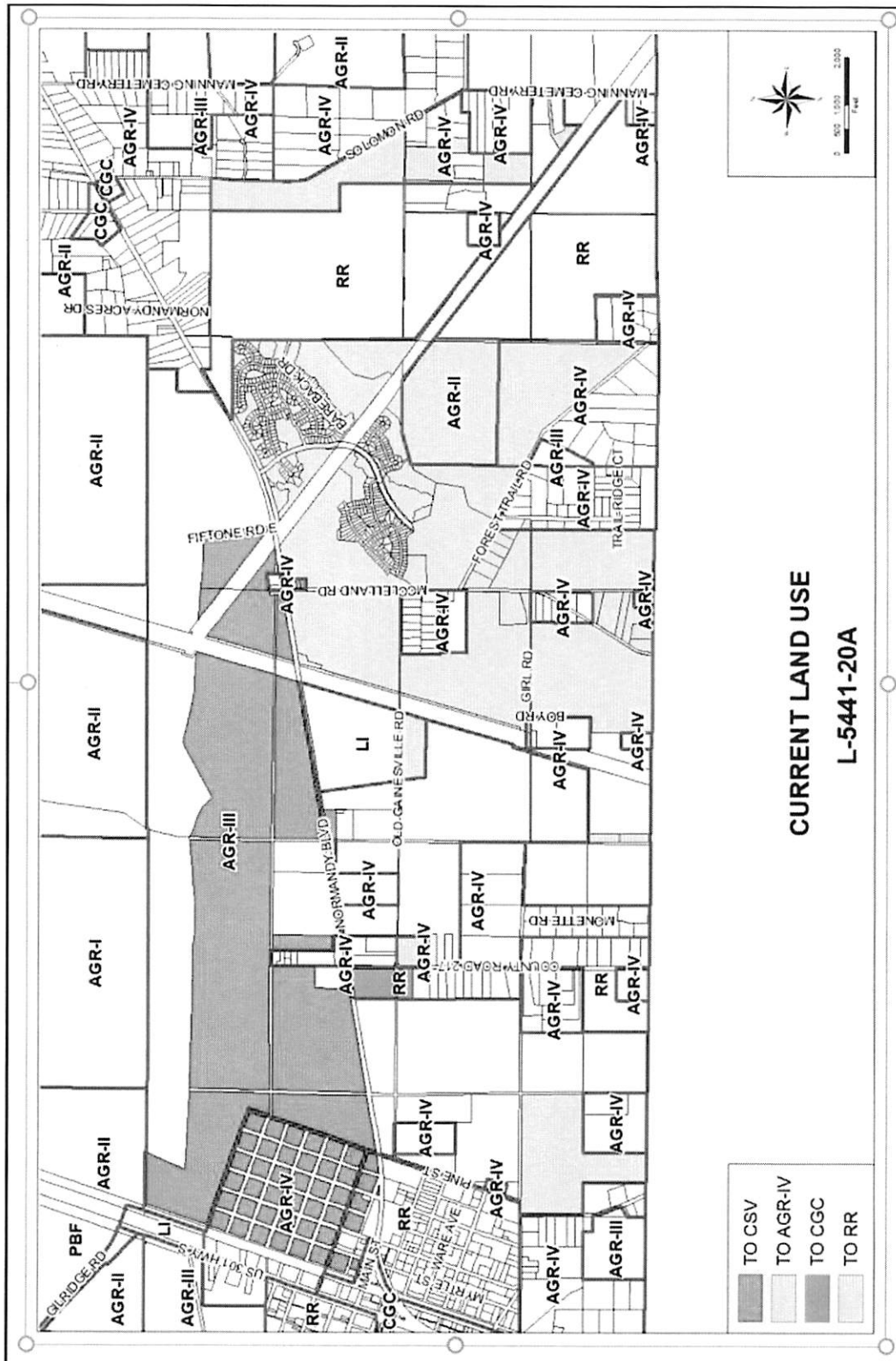
Policy 21: The Region supports diverse and sufficient housing stock to provide choices for all households, from single persons to extended families with children.

The proposed land use amendment would increase opportunities for residential development, providing a wider range of housing needs in the northeast Florida region and creating a location for the development of new housing stock for the area. Therefore, the proposed amendment is consistent with Policy 21 of the Strategic Regional Policy Plan.

**LAND USE AMENDMENT
FIELD MAP**



LAND USE AMENDMENT LAND USE MAP



LAND USE AMENDMENT WETLANDS ASSESSMENT MAP

