

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
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August 18, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report / Ordinance No. 2022-547/Application No. L-5707-22C

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairman Carrico 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 2022-547 on August 18, 2022.

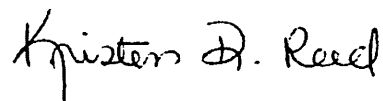
P&DD Recommendation	APPROVE
PC Issues:	None
PC Vote:	7-0 APPROVE

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

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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, AICP
Chief of Community Planning Division
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Report of the Jacksonville Planning and Development Department

Small-Scale Future Land Use Map Amendment – August 12, 2022

Ordinance/Application No.: 2022-547 / L-5707-22C

Property Location: 13587 Beaver Street W (US-90), on the north side of Beaver Street West between Otis Road and Zephyr Dairy Drive

Real Estate Number(s): 001676 0000

Property Acreage: 9.36 acres

Planning District: District 4, Southwest

City Council District: District 12

Applicant: Curtis L. Hart

Current Land Use: Agriculture-IV (AGR-IV)

Proposed Land Use: Recreation and Open Space (ROS)

Development Area: Rural Development Area

Current Zoning: Agriculture (AGR)

Proposed Zoning: Recreation and Open Space (ROS)

RECOMMENDATION: **APPROVE**

APPLICANT'S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

The subject property is surrounded by ROS. This land use change to ROS will be compatible with the surrounding properties.

BACKGROUND

The 9.36-acre subject property is located along the north side of Beaver Street West (US-90), a major arterial road, between Otis Road, a collector road, and Zephyr Dairy Drive, a local road. The property is located within the Rural Development Area, as identified in the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan, Council District 12, and the Southwest Planning District.

The subject site is located near three parks. Pope Duval Park and Cecil Field Conservation Corridor is located to the south of the subject site across Beaver Street West (US-90). The Brandy Branch Trailhead Preserve is located approximately half of a mile to the west of the subject site.

In 2020, the land use of the abutting property to the north of the subject site was changed from LI to ROS with Ordinance 2020-280-E.

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

North: Land Use: Recreation and Open Space (ROS), Agriculture-IV (AGR-IV), Agriculture-II (AGR-II)
 Zoning: Recreation and Open Space (ROS) and Agriculture (AGR)
 Property Use: Vacant Governmental Land

South: Land Use: Public Buildings and Facilities (PBF) and Recreation and Open Space (ROS)
 Zoning: Public Buildings and Facilities-1 (PBF-1) and Planned Unit Development (PUD)
 Property Use: Pope Duval Park, and Cecil Field Conservation Corridor Park.

East: Community/General Commercial (CGC)
 Zoning: Planned Unit Development (PUD) and Commercial Community/General-1 (CCG-1)
 Property Use: Retail store, Undeveloped land

West: Land Use: Agriculture (AGR-III) and Recreation and Open Space (ROS)
 Zoning: Agriculture (AGR) and Recreation and Open Space (ROS)
 Property Use: Vacant/Undeveloped land

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.

Land Use Amendment Impact Assessment - Application Number L-5707-22C

Development Analysis	9.36 acres	
Development Boundary	Rural Development Area	
Roadway Frontage Classification / State Road	Beaver Street West, Major arterial road (US-90)	
Plans and/or Studies	Southwest Vision Plan	
Site Utilization	Current: Vacant	Proposed: Recreation
Land Use / Zoning	Current:	Proposed:

Development Analysis		9.36 acres
	AGR-IV/AGR	ROS/ROS
Development Standards for Impact Assessment	Current: 1 DU/2.5 Acres	Proposed: .15 FAR
Development Potential	Current: 3 Dwelling Units	Proposed: 61,158 Sq. Ft.
Net Increase or Decrease in Maximum Density	Decrease of 3 Dwelling Units	
Net Increase or Decrease in Potential Floor Area	Increase of 61,158 Sq. Ft.	
Population Potential	Current: 7 People	Proposed: N/A
Special Designation Areas		
Aquatic Preserve	No	
Septic Tank Failure Area	No	
Evacuation Zone	No	
Airport Environment Zone	300' Height Restriction Zone for Cecil Field Airport and OLF-Whitehouse.	
Industrial Preservation Area	No	
Cultural Resources	No	
Archaeological Sensitivity	Low, Medium, and High Sensitivity	
Historic District	No	
Coastal High Hazard	No	
Adaptation Action Area	No	
Groundwater Aquifer Recharge Area	0 to 4 inch recharge area	
Wellhead Protection Zone	No	
Boat Facility Siting Zone	No	
Brownfield	No	
Public Facilities		
Potential Roadway Impact	74 net new daily trips	
Potential Public School Impact	N/A	
Water Provider	JEA	
Potential Water Impact	N/A	
Sewer Provider	JEA	
Potential Sewer Impact	N/A	
Potential Solid Waste Impact	Increase of 90 tons per year	
Drainage Basin/Sub-basin	Brady/Yellow Branch / Brandy Branch	
Recreation and Parks	Pope Duval Park, Cecil Field Conservation Corridor, Brandy Branch Trailhead Preserve	
Mass Transit Access	No	
Natural Features		
Elevations	81-102 mean feet above sea level	
Land Cover	3200: Shrub and brushland, 6300: Wetland forested mixed	

Development Analysis	9.36 acres
Soils	32: Leon Fine Sand, 51: Pelham Fine Sand, 66: Surrency Loamy Fine Sand
Flood Zones	No
Wetlands	6300: Wetland Forest Mixed - Cat. 3
Wildlife (applicable to sites greater than 50 acres)	N/A

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 preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition).

The applicant intends to use JEA water and sewer for the site development. The JEA Availability Letter, dated February 12, 2019, identifies an existing 8 inch water main within the Beaver Street right-of-way and an existing 8 inch force main within the Beaver Street right-of-way.

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Transportation

The subject site is 9.36 acres and is accessible from Beaver Street West (US 90), a major arterial facility. The proposed land use amendment is located within the Rural Development Area and Mobility Zone 5. The applicant proposes to change the existing land use from Agriculture-IV (AGR-IV) to Recreation Open Space (ROS).

Comprehensive Plan Consistency:

The Trip Generation Analysis is consistent with most recent version of the Transportation Element (TE) of the City of Jacksonville Comprehensive Plan (TE Objective 2.4 and Policies 1.2.1 and 2.4.2).

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 1.2.1 of the TE of the 2030 Comprehensive Plan requires the City to 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.

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 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.

Trip Generation Estimation:

Table A provides the daily trip generation comparison between the current and proposed comprehensive plan land uses and the potential transportation impacts on the roadway network. The current land use would result in 28 daily trips. If the land use is amended to allow for this proposed ROS development, this will result in 102 daily trips.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment will result in 74 net new daily trips when compared to the existing land use. US 90 is subject to FDOT review and access management requirements. The Transportation Planning Division recommends ongoing coordinating efforts with FDOT and the City of Jacksonville Traffic Engineer.

Table A
Trip Generation Estimation Scenarios

Current Land Use Scenario	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
AGR-IV	210	3 SF DUs	T = 9.43 (X)	28	0	28
<i>Existing Scenario Total</i>						28
Proposed Land Use Scenario	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
ROS	416	9.36 Acres	T = 10.89 (X)	102	0	102
<i>Proposed Scenario Total</i>						102
Proposed Net New Daily Total						74

Source: Trip Generation Manual, 11th Edition, Institute of Engineers

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within areas 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 Area

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.

IE-AR Policy 1.2.8

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.

Airport Environment Zone

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

Wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, 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: 3.17 Acres

General Location(s): Along the eastern and western property boundary

Quality/Functional Value: The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation, size and/or the lowering of the hydro-period due to nearby site grading or drainage/retention improvements. In addition the wetland has no clear or significant impact on the City’s waterways.

Soil Types/ Characteristics: 51: Pelham Fine Sand – Poorly drained sediment
66: Surrency Loamy Fine Sand - The Surrency series consists of nearly level, very poorly drained soils. In areas in depressions, the high water table generally is at or above the soil surface for very long periods.

Wetland Category: Category III

Consistency of Permitted Uses: Any use meeting the requirements of Policy 4.1.3 and 4.1.6 of the CCME

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

Wetlands Impact: Unable to determine

Associated Impacts: None

Relevant Policies:

Conservation/Coastal Management Element

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.

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.

Future Land Use Element

Policy 4.1.10

The City hereby incorporates Map L-5 that depicts Salt Water Marshes, Riverine/Estuarine Wetlands and All Other Wetlands. Notwithstanding the permitted land uses according to the Future Land Use Map series (FLUMs), the permitted land uses within such areas shall be limited to the permitted land uses and associated standards of

Objectives 4.1, 4.2, 4.3 and 5.1 and related policies of the Conservation/Coastal Management Element.

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on July 21, 2022, the required notices of public hearing signs were posted. Eight (8) 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 August 1, 2022. No members of the public were present to speak on the proposed amendment.

CONSISTENCY EVALUATION

Consistency with 2030 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

Development Area

Rural Area (RA): The RA consists of all lands outside of the SA 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.

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 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 1.1.10 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 1.1.20 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.

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 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Property Rights Element

- Goal 1** The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes.
- Objective 1.1** Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.
- Policy 1.1.1** The City will ensure that private property rights are considered in local decision making.
- Policy 1.1.2** The following rights shall be considered in local decision making:
1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
 2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
 3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
 4. The right of a property owner to dispose of his or her property through sale or gift.

Agriculture (AGR) is intended to provide for agricultural uses and to preserve the existing rural character of outlying areas of the City where full urban services and facilities will not be provided by the City during the planning time frame. Accordingly, the principal activities allowed in these categories are agriculture and related uses. AGR-IV allows 1 unit for every 2.5 acres.

Recreation and Open Space (ROS) is intended to provide lands for activities associated with outdoor recreation. Principal uses permitted within the ROS land use category include parks, playgrounds, golf courses, and marinas. Secondary uses could include uses such as, travel trailer parks, country clubs, campgrounds, and archery ranges.

The subject site is located within the boundaries of the Rural Area. The proposed amendment to ROS is consistent with the description of the Rural Development Area, as identified by the Locational Criteria within the Operative Provisions of the FLUE, and therefore is also consistent with FLUE Policy 1.1.2 and 1.1.20. Additionally, across Beaver Street (US-90) from the subject site is Pope Duval Park and approximately, half of a mile to the west of the subject site is the Brandy Branch Trailhead Preserve. The proposed amendment to ROS would allow for a more logical transition of densities and intensities between the neighboring agricultural and ROS uses and the commercially designated land to the east, while still providing for a well-balanced and organized combination of uses that preserves the character of the area and will accommodate growth in Jacksonville, consistent with FLUE Goal 3, Objective 6.3 and Policy 1.1.10.

The subject site will have a supportive, positive impact on the ROS and AGR land uses located to the north and west of the property. In addition, the proposed amendment from AGR-IV to ROS maintains a balance of uses in the area. For these reasons the proposed amendment is consistent with FLUE Policies 1.1.5 and 1.1.21.

The proposed amendment does not hinder the private property rights of the owner of record; has no impact on the right of the property owner to possess or control his or her interest in the property; maintains the owner's ability to use, maintain, develop and improve the property; protects the owner's right to privacy and security; and maintains the ability of the property owner to dispose of the property at their discretion. Therefore, the amendment is consistent with PRE Goal 1, Objective 1.1 and Policies 1.1.1 and 1.1.2.

Vision Plan

The subject property is located within the boundaries of the Southwest Jacksonville Vision Plan, within what the plan refers to as the Rural Area and within the Rural/Conservation Character Area. Theme 2 of the Vision Plan recommends organizing growth and economic activity, while maintaining the rural character of the area. The proposed amendment to ROS would allow for growth while maintaining the existing rural character of the area. Therefore, the proposed amendment is consistent with Theme 2 of the Southwest Vision Plan.

Strategic Regional Policy Plan

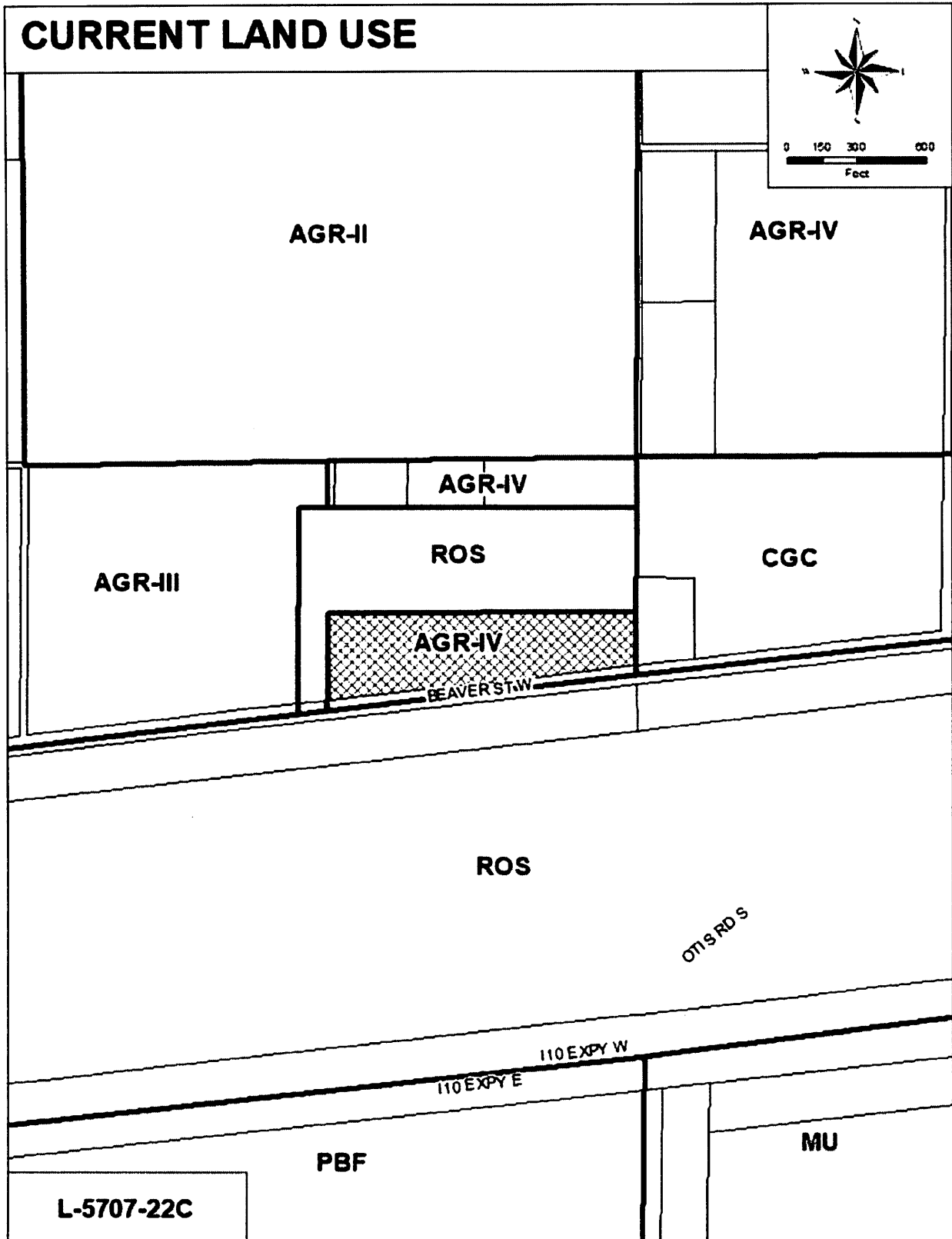
The proposed amendment is consistent with the following Policy of the Strategic Regional Policy Plan:

Objective: The Region Supports Building and Retrofitting Communities for Safety and Energy Efficiency.

Policy 37: Support efforts to make Northeast Florida a safe Region from neighborhoods to downtown. This perception of safety translates into vibrant communities with residents who interact with each other and spend time outdoors engaged in a variety of recreational pursuits.

The proposed land use amendment seeks to change the category of the subject site to ROS and is therefore consistent with Policy 37 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it will provide a new location for residents to engage in recreational pursuits.

LAND USE AMENDMENT CURRENT LAND USE MAP



LAND USE AMENDMENT SITE LAND UTILIZATION MAP

