

PROPOSED CHANGES TO FUTURE LAND USE MAP

Note: Impact on Density figures indicate the potential increase or decrease in the maximum number of dwelling units in each land use change. Numbers assume the ability for total maximum development of all affected parcels.

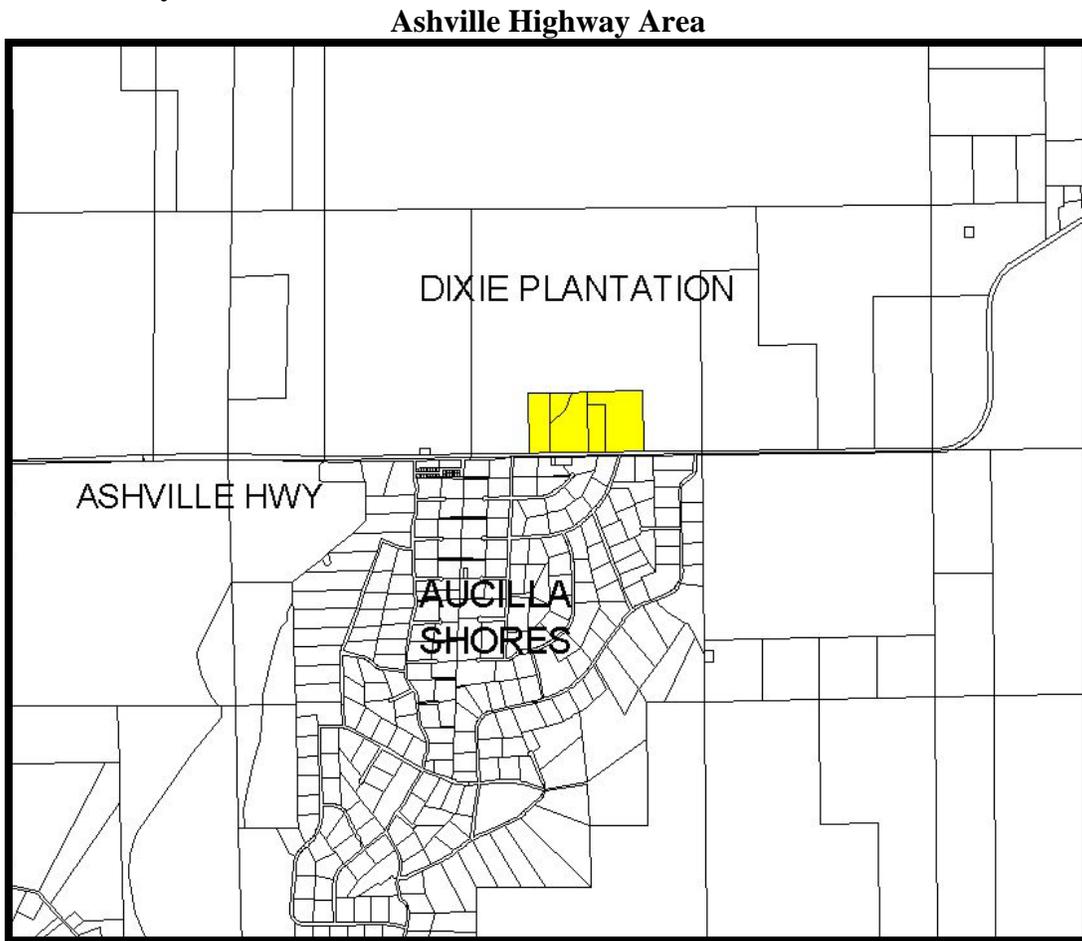
ASHVILLE AREA

Proposed Change: AG20 to AG5

Description: 79.1 acres on Ashville Highway. The area is surrounded by Dixie Plantation to the north and facing Aucilla Shores subdivision, which is AG5, to the south.

Reason: These parcels are mostly non-conforming and were possibly incorrectly included with the plantations as a part of the original Agriculture 1 land use category (1 unit per 20 acres) on the initial 1990 Future Land Use Map.. Their size and surroundings are more compatible with the AG5 category.

Impact on Density: +12 DU



US 19 CORRIDOR

Proposed Change: AG5 to MUBR

Description:

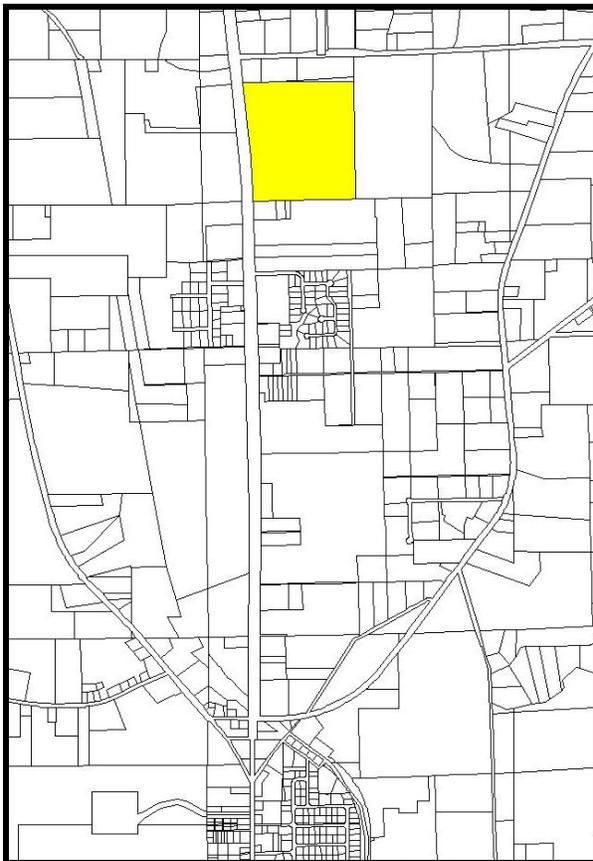
North Parcel: 561.2 acres along the east side of US19 between a MUBR area just north of the city limits and the Kennel Club. Area on west side of highway is MUSR and MUBR. The small area on the east side of US 19 surrounded by this parcel is MUBR.

South Parcel: 570.5 acres along US19 north of I10 interchange and south of railroad lying south of JCMHS and north of the area zoned for business at the interchange

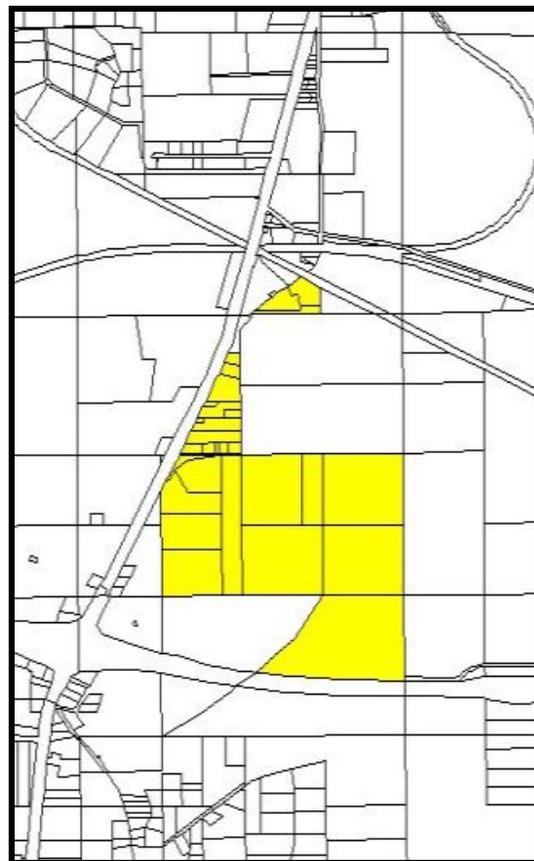
Reason: These parcels represent areas where future growth should be directed due to the existence of public sewer system and proximity to existing population density. In addition, the south parcel is adjacent to the public middle/high school. An owner of a major large property in the north parcel has requested change.

Impact on Density: North Parcel: +2132 DU South Parcel: +2168 DU

US19 Corridor - North Parcel



US19 Corridor - South Parcel



LAKE MICCOSUKEE AREA

Proposed Change: AG20 to AG5

Description:

Area 1: Lake Road Parcels – 240.9 acres

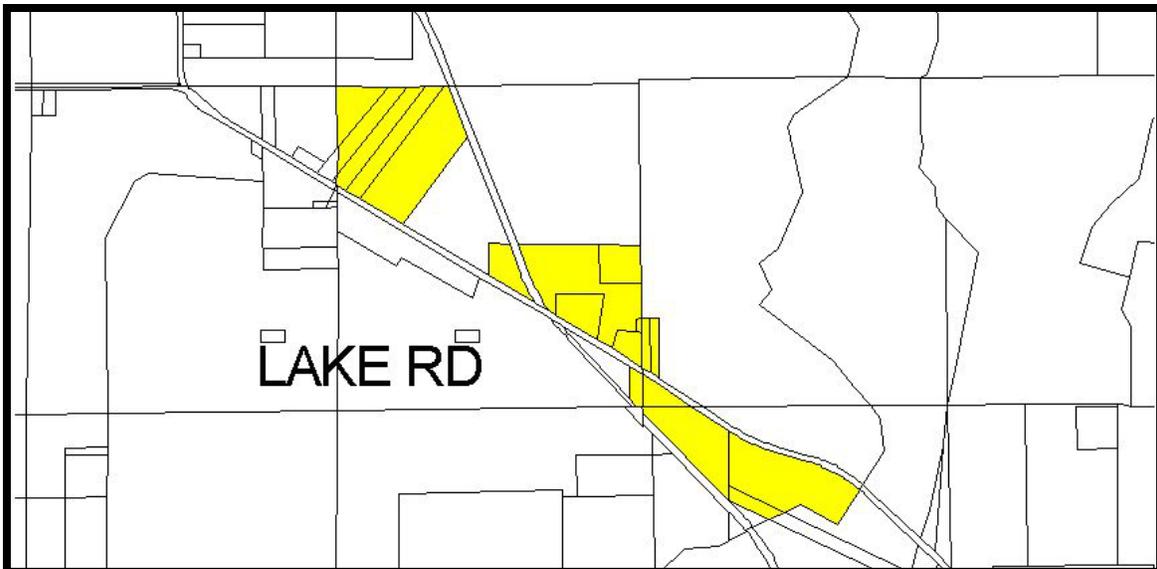
Area 2: Mays Pond Out Parcels (West) – 71.4 acres

Area 3: Mays Pond Out Parcels (East) – 114.1 acres

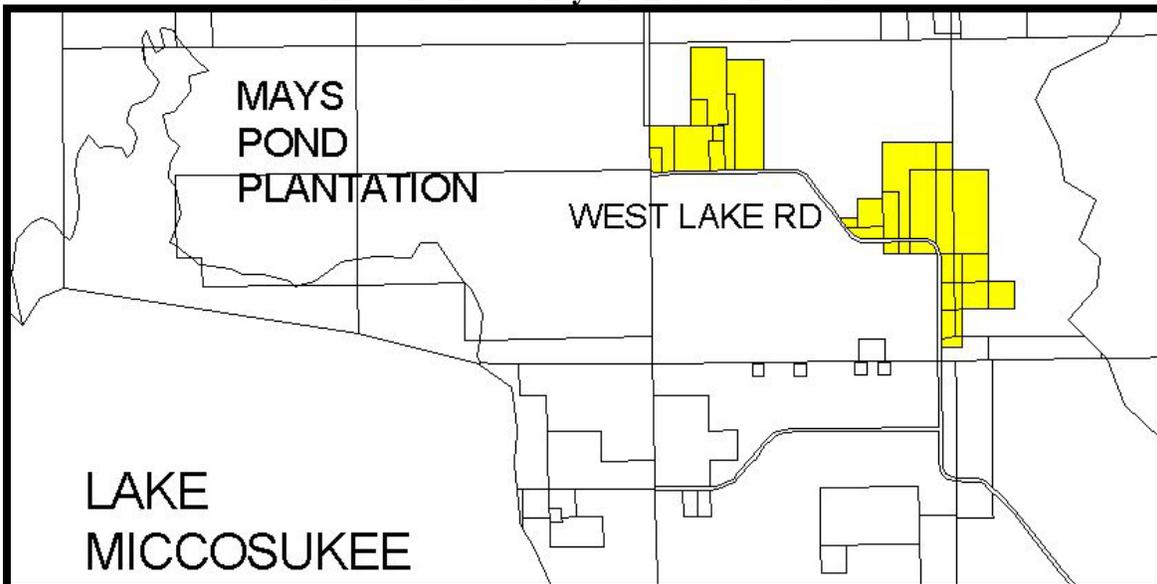
Reason: These are mostly non-conforming parcels surrounded by plantation type land use. Their size and surroundings are more compatible with the AG5 category.

Impact on Density: Area 1: +36 DU Area 2: +11 DU Area 3: +17 DU

Area 1: Lake Road Parcels



Areas 2 and 3: Mays Pond Out Parcels



LLOYD AREA

Proposed Changes:

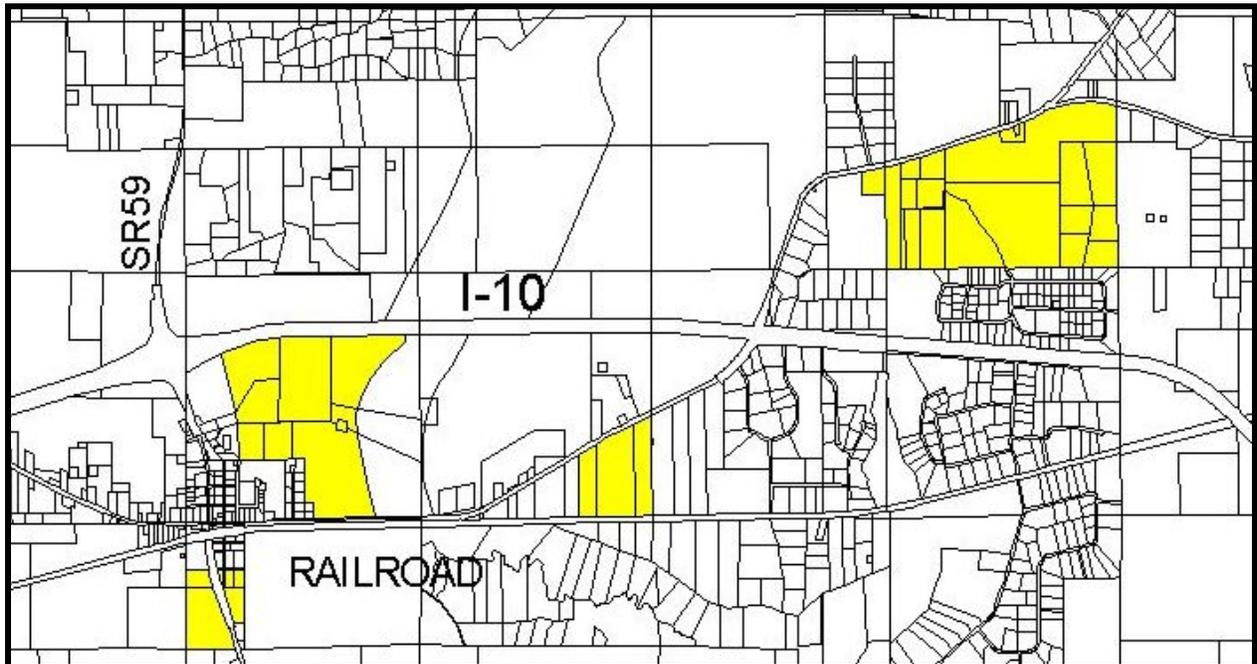
- Area N of I10: 59.7 acres - R1 to AG5 (Most have deed restrictions 1/5 acres)
Area S of I10: 225.9 acres - R1 to AG5 (Developed & sold as large agricultural lots and horse farms, etc.)
Area N of RR: 67.1 acres - AG5 to R1 (MUBR to west, R1 to east; 1 owner requested possibility of decreasing minimum lot size for family members)
Area S of RR: 40.6 acres - AG20 to AG5 (Parcels less than 20 acres, parcel on west side of 59 in two different land use districts)

Description: Multiple parcels in the Lloyd.

Reason: To reflect existing and proposed development patterns as noted above.

Impact on Density:

Area N of I10:	-288	Area S of I10:	-181
Area N of RR:	+54	Area S of RR:	+6



WACISSA AREAS:

Area 1 – Area East of SR59

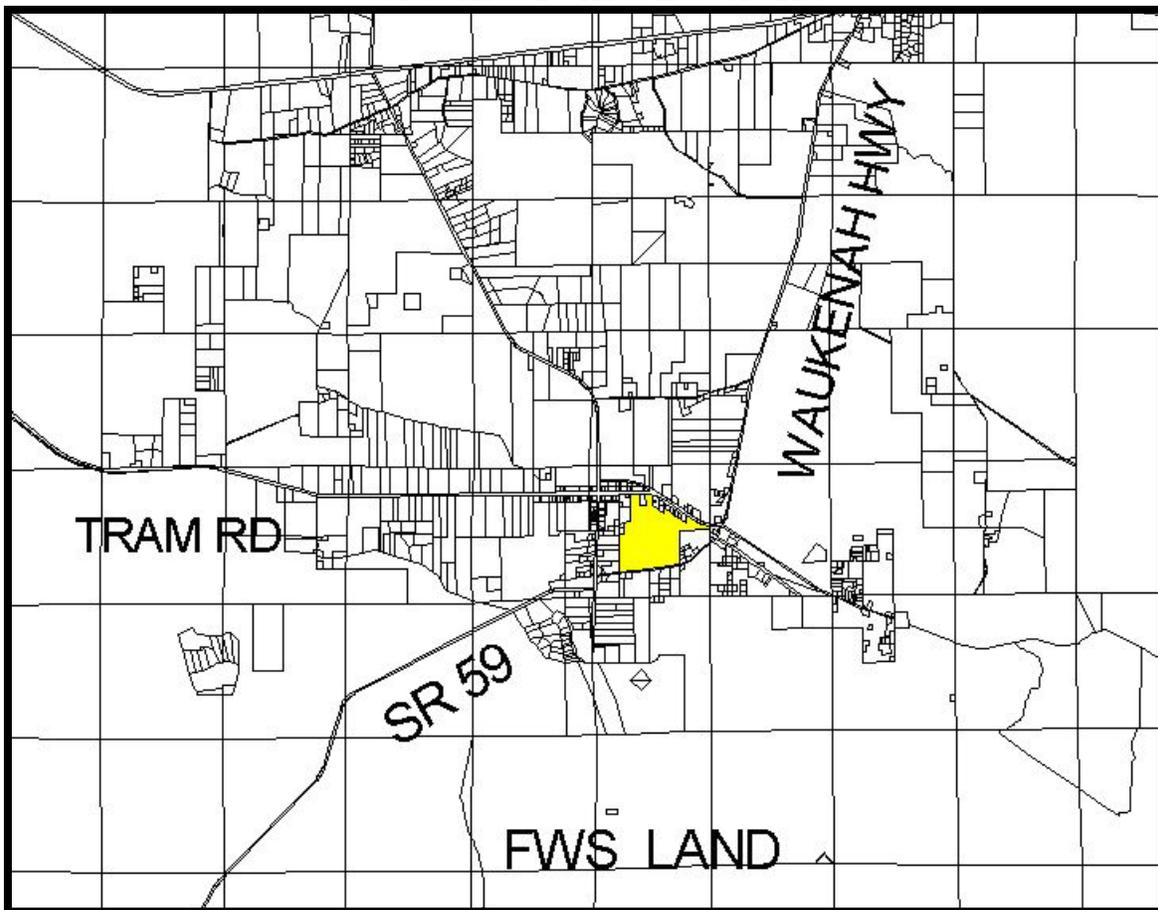
Proposed Change: AG20 to R1

Description: 153.9 acres of land in Wacissa south of Waukeenah Highway (CR259) and north of Pinhook Road

Reason The owner of the majority of this parcel has requested a change. Upon review of the area, these parcels are bounded on the north and east by MUSR properties on both sides of Waukeenah highway, on the west by R2 properties fronting on SR59, and on the south and east by multiple R1 properties both north and south of Pinhook Road. These properties should be changed to allow more density than the current AG20 permits. R1 would actually be too low a density if sewer were to be constructed. It may be more appropriate to change these properties to R2.

Impact on Density: +146 DU (+300 if R2)

Wacissa Area 1 – Area East of SR59



Wacissa Area 2 - Area East of Waukeelah Highway

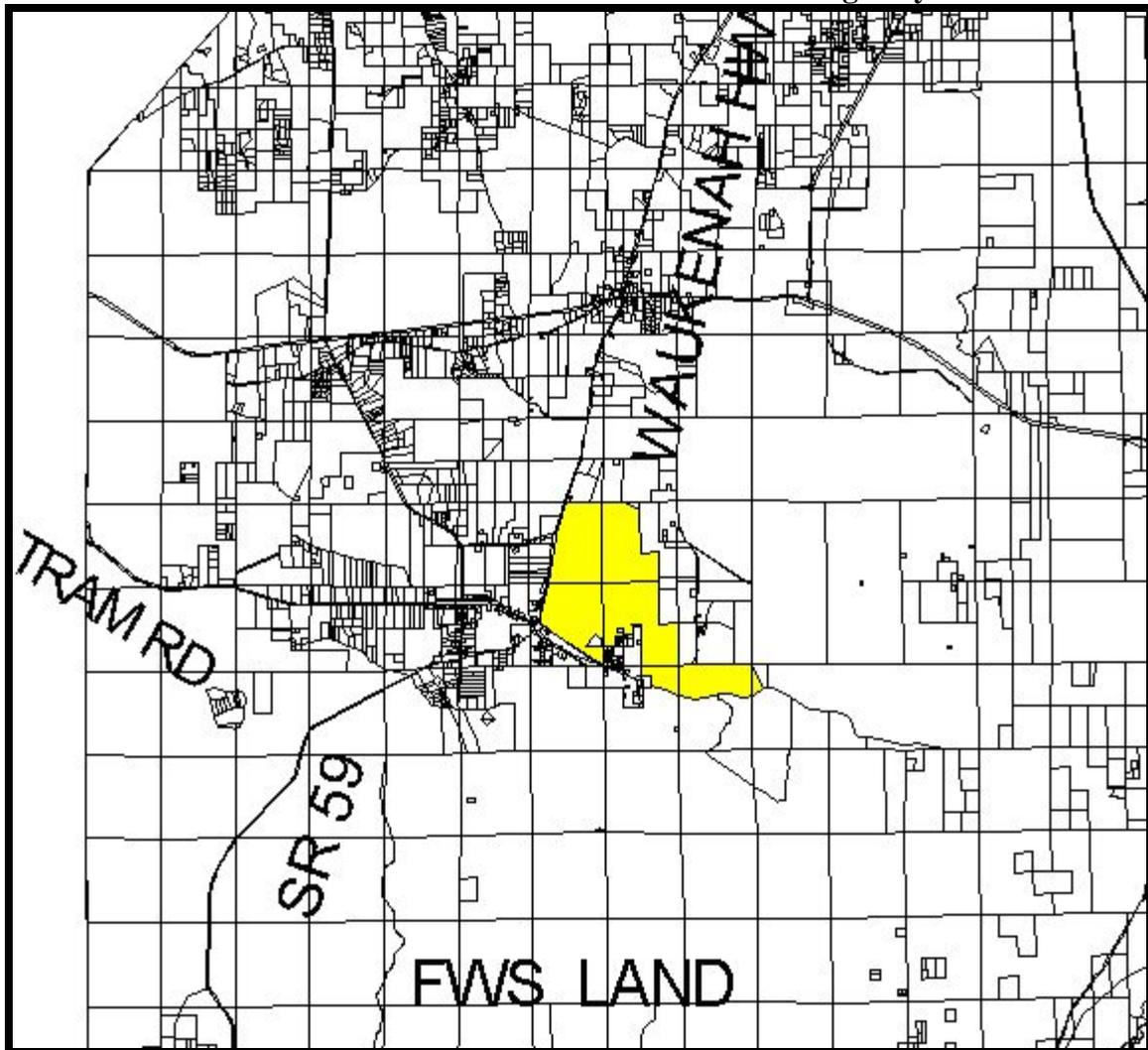
Proposed Change: AG20 to AG5

Description: 1959.6 acres lying east of Waukeelah Highway. Area lies SW of a corridor of AG5 lands and immediately north of an area of R1.

Reason: Owner has requested to change properties purchased from St. Joe Paper Company since 2000 to allow compatibility with the land use classification of his adjacent AG5 properties to the northeast.

Impact on Density: +294 DU

Wacissa Area 2 - Area East of Waukeelah Highway



Wacissa Area 3 - TITF/FWC Conservation Land

Proposed Change: AG20 to CONSERVATION

Description: 26,579.9 acres of land purchased by the State of Florida (Fish and Wildlife Commission) for conservation.

Reason: Compatibility with intended use.

Impact on Density: -1329 DU

