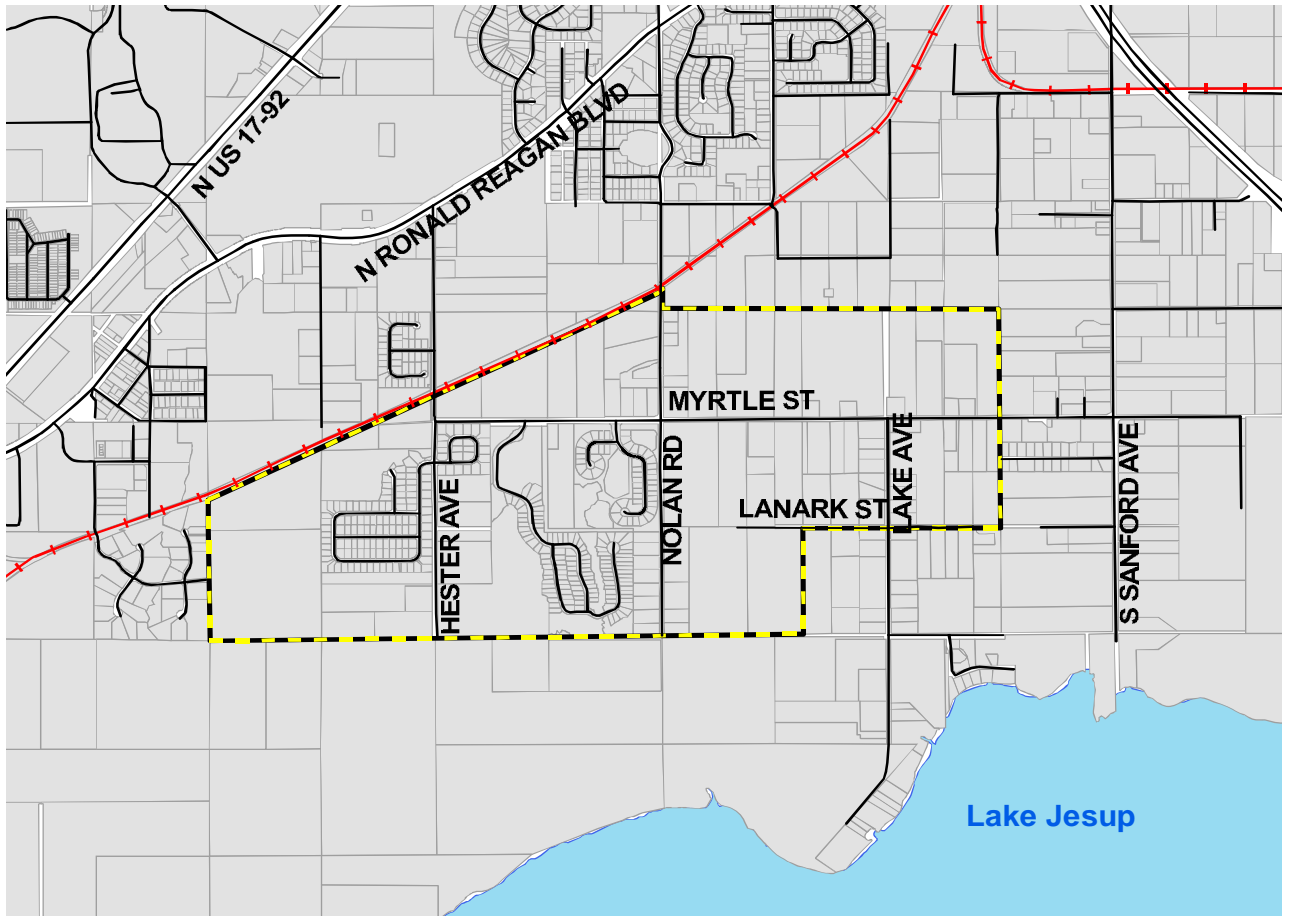




Myrtle Street Urban Conservation Village Area



2,400 Feet

LEGEND



- Myrtle Street Urban Conservation Village Area
- Railroad
- Parcels

(FLU - Effective date of information: 02/2008)

**Policy FLU 9.3 Myrtle Street Study Area Urban Conservation Village Development Concept**

The County shall provide for creative design concepts focused on preservation of natural open spaces, sensitive lands and area character in the Myrtle Street Special Study area to:

- A Maximize preservation of conservation areas and unique features of the site;
- B Encourage creative design by clustering homes into “villages” surrounded by natural open spaces;
- C Incorporate trail and pedestrian opportunities;
- D Promote enhanced street systems resulting in reduced infrastructure and impervious surfaces;
- E Provide for stormwater conveyance and retention that exceeds on-site requirements;
- F Allow for the ability to add density in Sub Area - 1 as depicted in *Exhibit FLU: Myrtle Street Urban Conservation Village Area*, up to an additional 1.0 dwelling unit per buildable acre, not to exceed a total of 2.0 dwelling units per buildable acre. To qualify for the additional density, at least 50% of the site must be preserved as common open space exclusive of wetlands, floodplains, and other elements protected from development. Further the applicant must connect to central water and sewer, provide an enhanced stormwater volume reduction and water quality treatment system by limiting post development stormwater discharge volumes to be no greater than pre development stormwater discharge volumes and provide water quality treatment at a level 50% greater than the current County and St. Johns River Water Management District requirement, and shall develop and implement a restoration and management plan for the preserved open space; and
- G Applied to tracts of land with the Suburban Estates land use designation.