



Land Use Amendments L-5989-24A Ordinance 2025-307

*Waterways Commission
June 12, 2025*

L-5989-24A Land Use Amendment

**Transmittal Ordinance
Ordinance Number 2025-307**

Public Hearing Dates

Planning Commission – Thursday, June 5, 2025

City Council's First Hearing – Tuesday, June 10, 2025

City Council LUZ Committee – Tuesday, June 17, 2025

Final City Council Hearing – Tuesday, June 24, 2025

L-5989-24A (2025-307)

Location



0, 4150, 4282, 4300, 4518,
4534, 4536, 4560, and 4600
Yellow Water Road

Size



Subject Site:

190.29 Acres

Wetlands: (FLCCS)

50.60 Acres

Current Land Use



Agriculture (AGR)

Rural Residential (RR)

Sub-Drainage Basins



Moores Creek

Yellow Water Creek

Drainage Basins



Black Creek

Proposed Land Use



*Low Density Residential
(LDR)*

L-5989-24A Development Standards (2025-307)

Current Development Standard: AGR & RR

- *AGR – 1 Single family dwelling unit / 2.5 Acres*
- *RR – 1 Single family dwelling unit / 1 Acre with no sanitary sewer*

Proposed Development Standard: LDR

- *LDR – 5 Single family dwelling units / Acre with sanitary sewer*

L-5989-24A Development Potentials (2025-307)

Current Development Potential: AGR & RR

- *94 Single family dwelling units (with no sanitary sewer and water lines)*

Proposed Development Potential: LDR

- *950 Single Family dwelling units (with sanitary sewer and water lines)*

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Current Land Use Map

Site Land Use

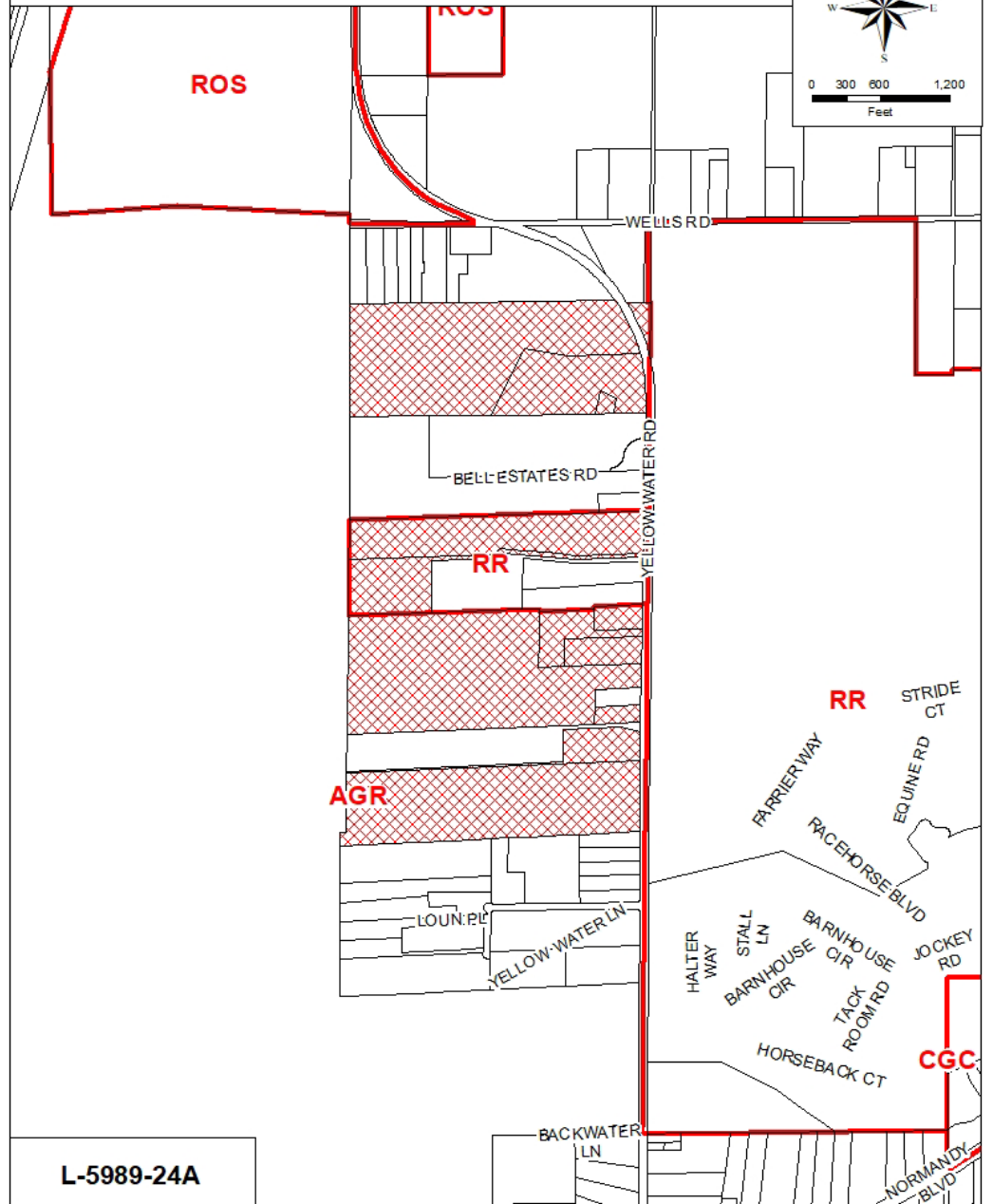
Agriculture (AGR) and Rural Residential (RR)

Surrounding Land Uses

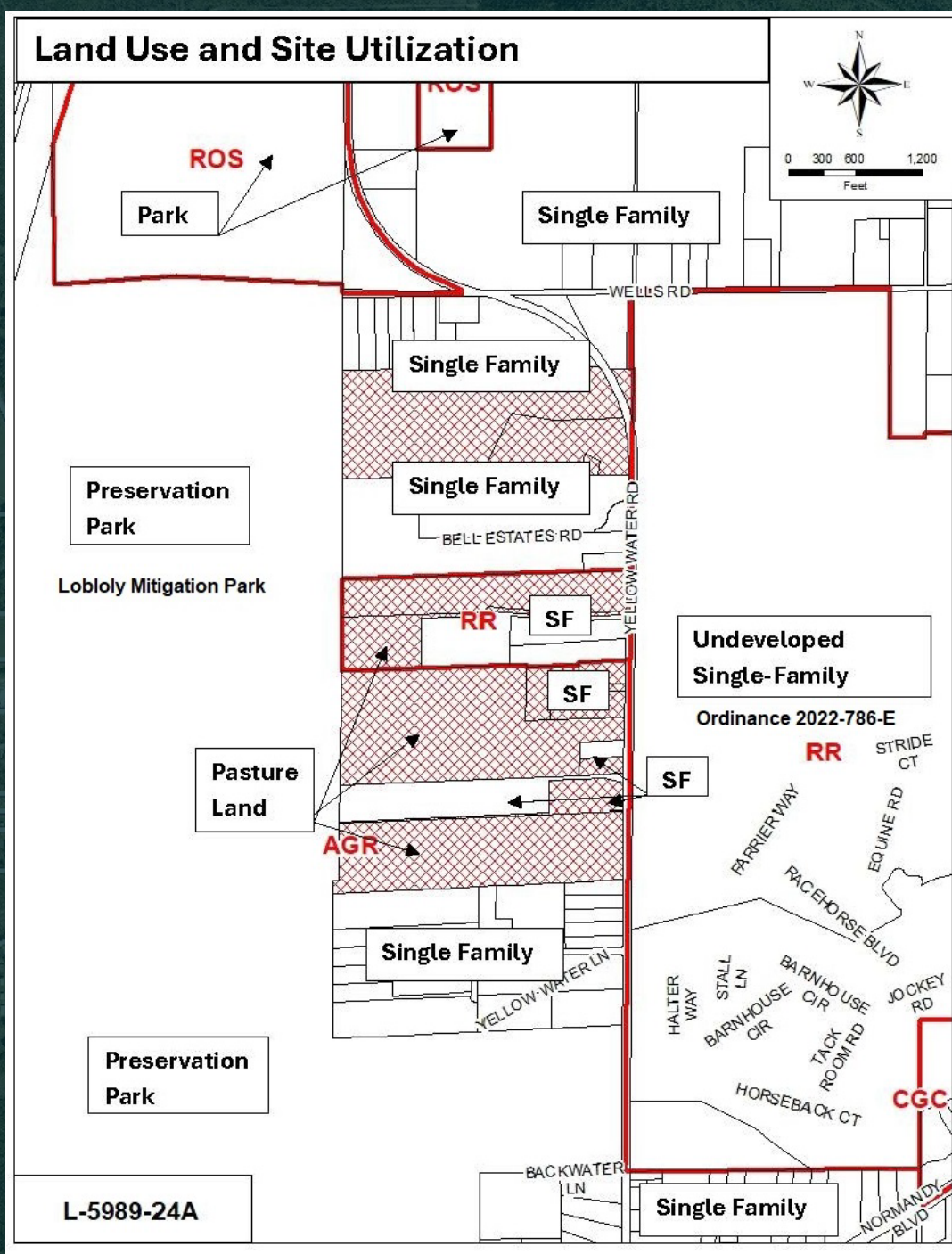
Agriculture (AGR), Recreation Open Space (ROS), and Rural Residential (RR)

Land Use Amendment L-5989-24A is proposing
a Land Use Change from AGR and RR to LDR

CURRENT LAND USE

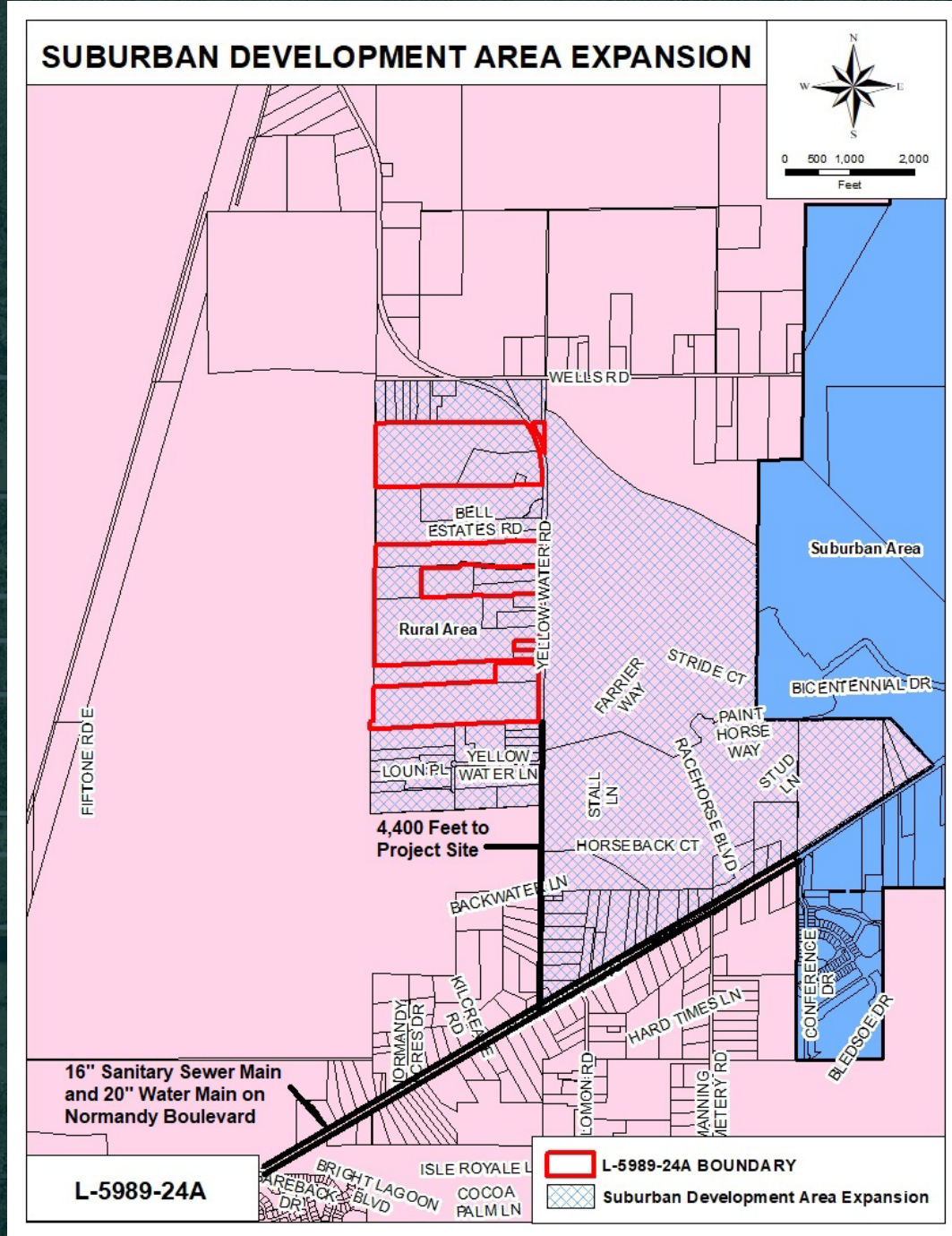


Land Utilization Map



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Suburban Development Area
Expansion and Sanitary Sewer
and Water Lines Extension



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Aerial Map

AERIAL MAP



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Photo Locations Map





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Westerly view of 4150 Yellow Water Road



Land Use Amendment L-5989-24A Ordinance 2025-307
Westerly view of 4282 Yellow Water Road



Land Use Amendment L-5989-24A Ordinance 2025-307
Westerly view of 4300 Yellow Water Road



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Westerly view of 4518 Yellow Water Road



Land Use Amendment L-5989-24A Ordinance 2025-307
Westerly view of 4536 Yellow Water Road



Land Use Amendment L-5989-24A Ordinance 2025-307
Westerly view of 4560 Yellow Water Road



Land Use Amendment L-5989-24A Ordinance 2025-307
Westerly view of 0 Yellow Water Road

Land Use Amendment

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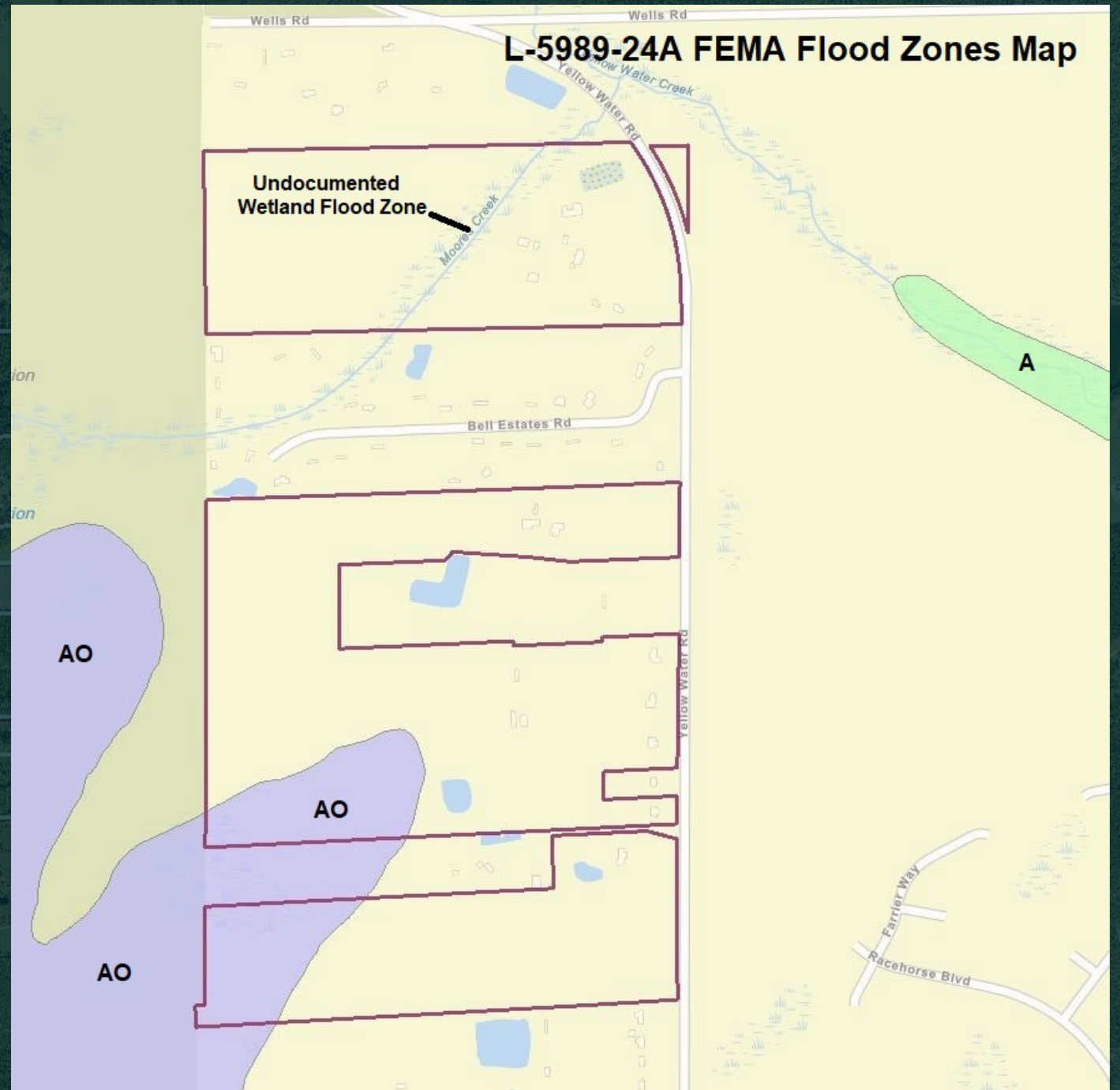
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**Flood Zones
Map**

Zone AO – 20.04 Acres

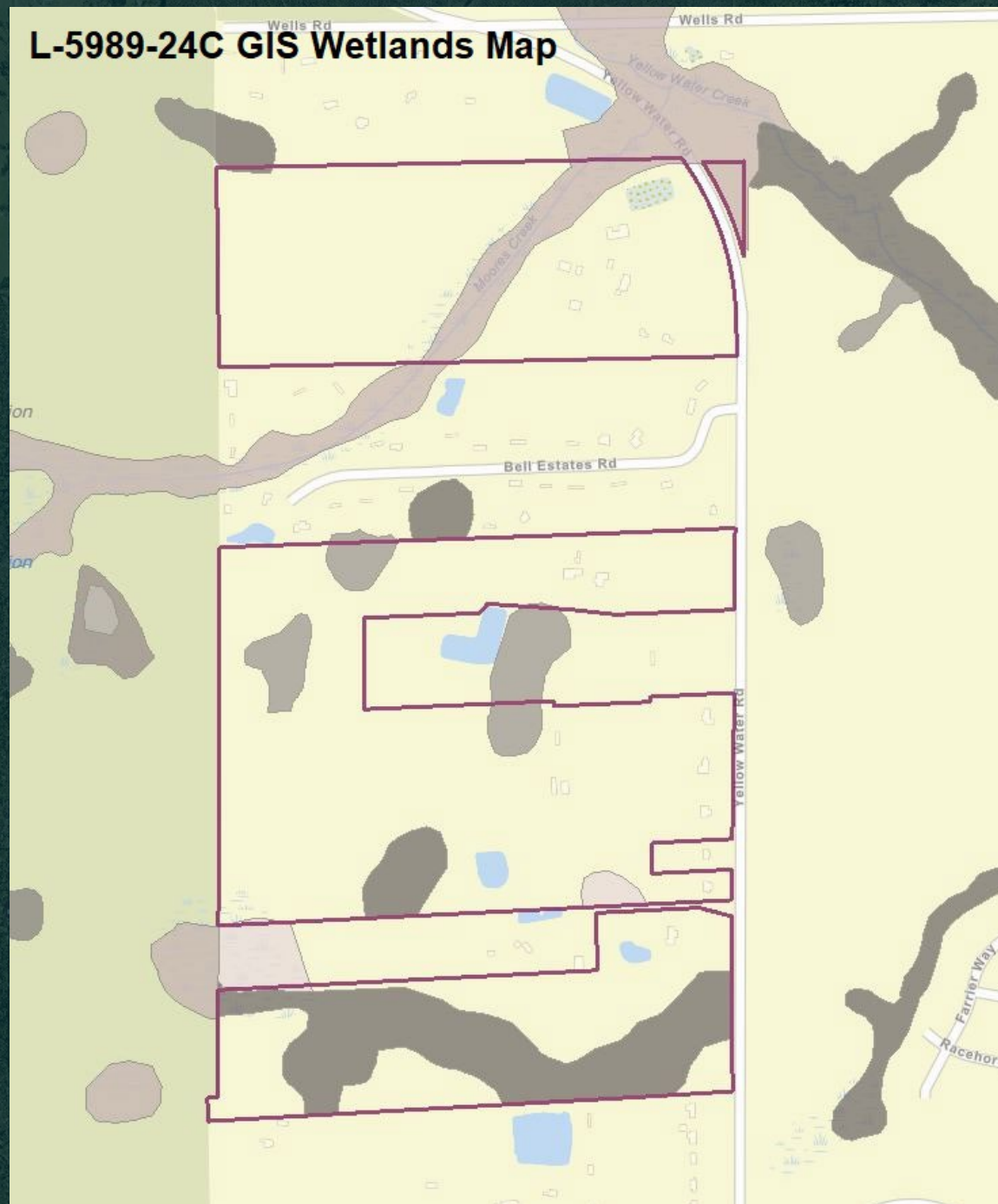
**Undocumented
Wetland Flood**

Zone -- 6.34 Acres



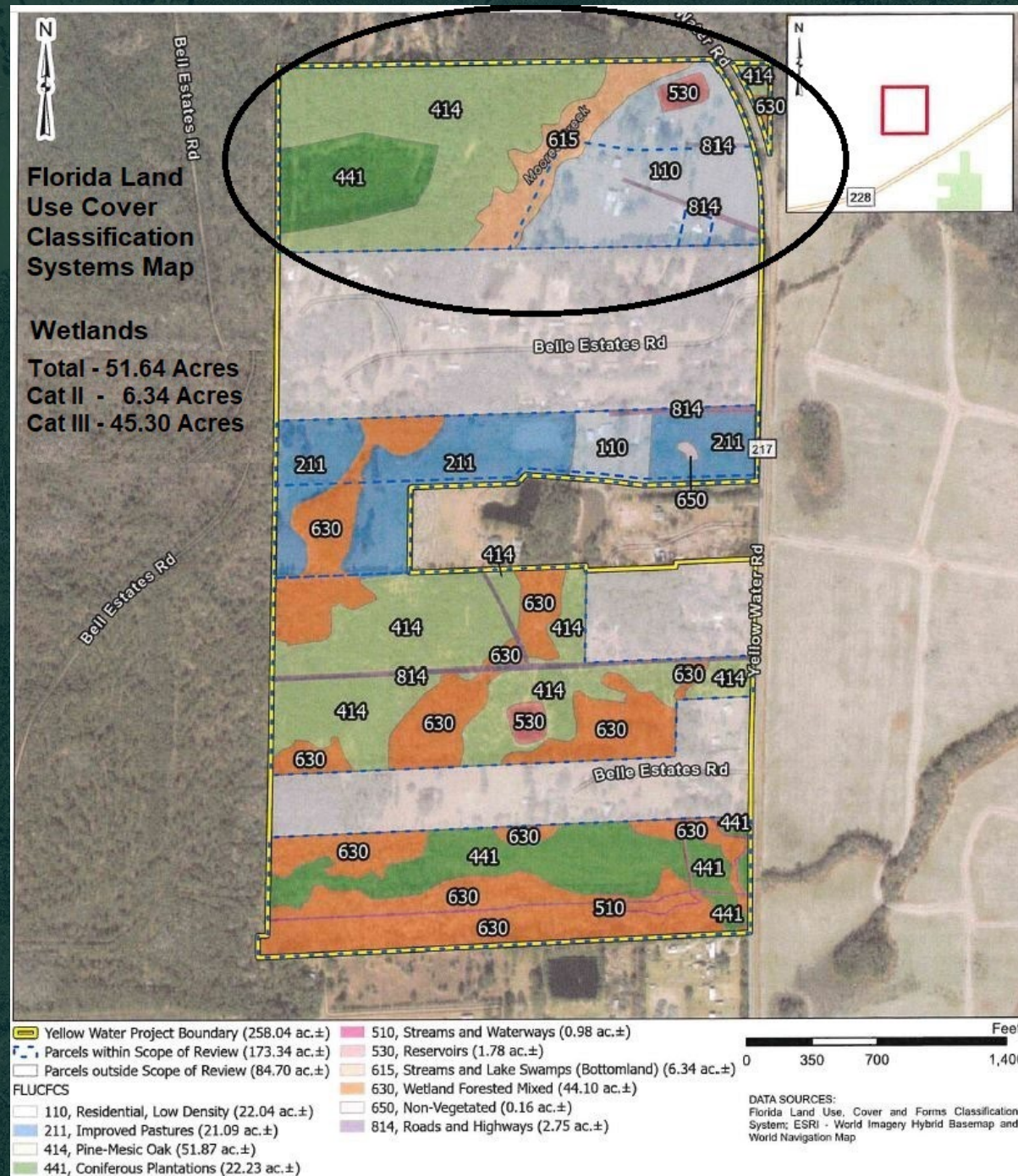
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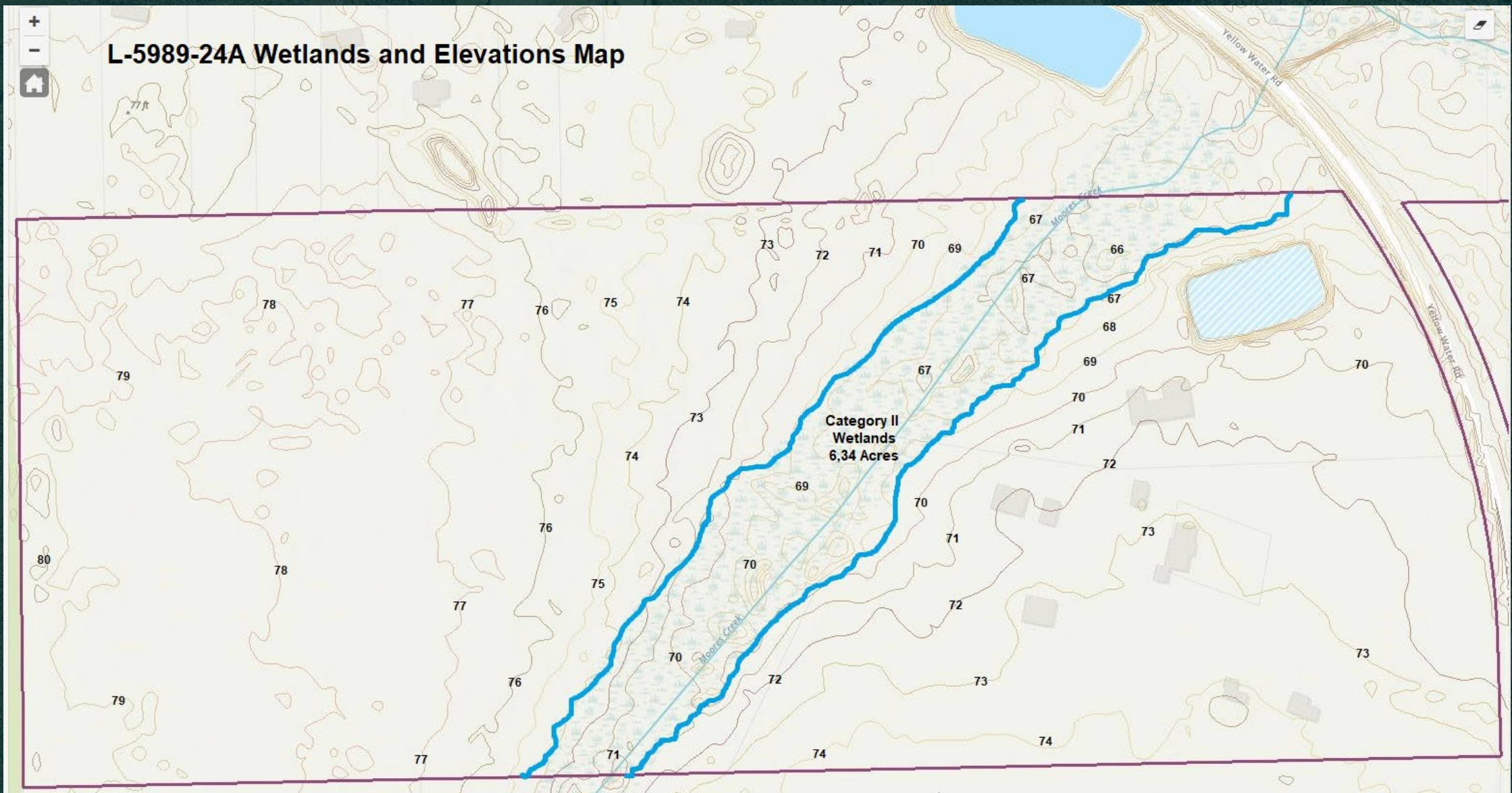
City's GIS
Wetlands Map



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Florida Land
Cover
Classification
System Map



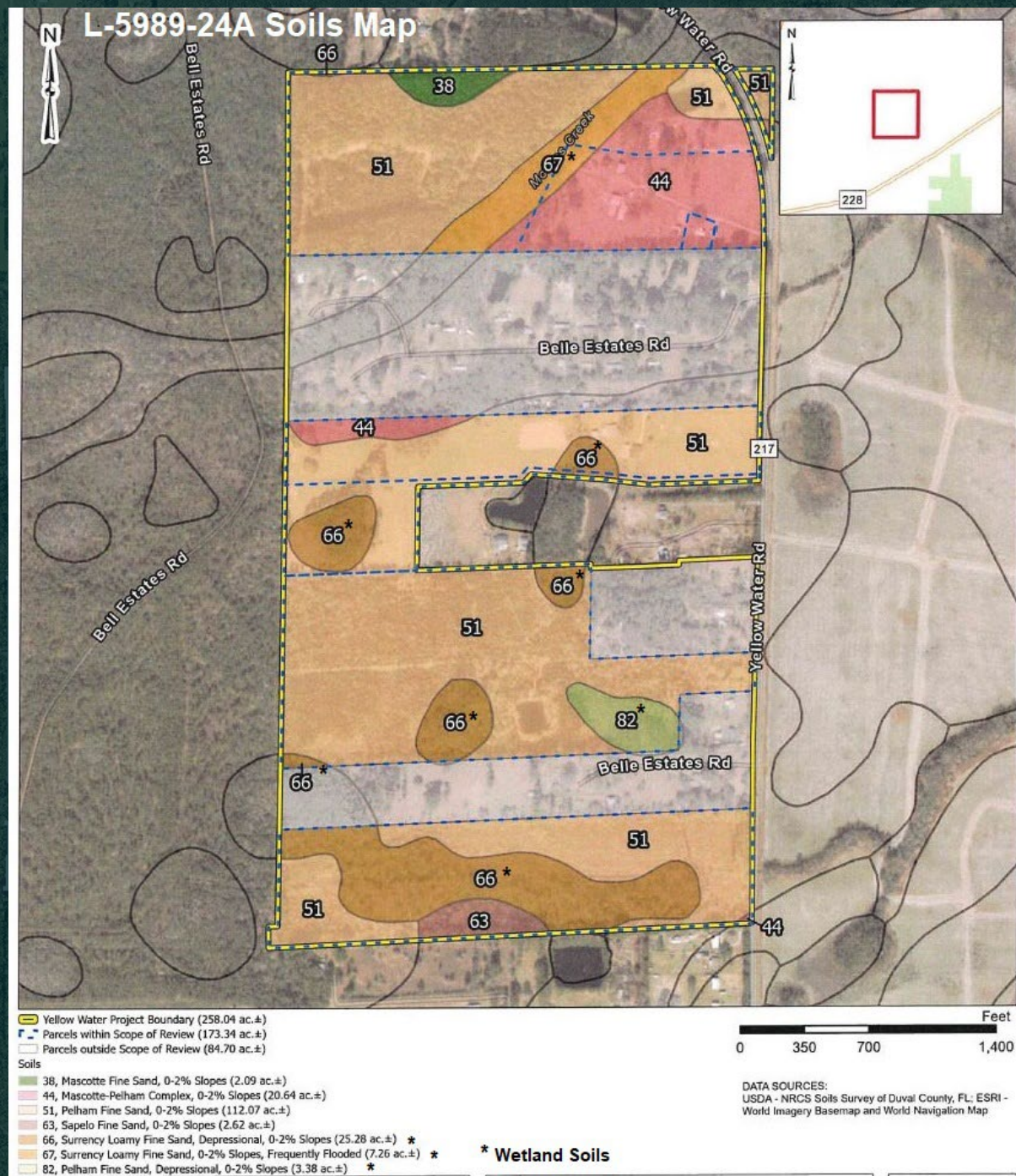


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Elevations and Category II Wetlands Map

**Category II
Wetlands
6.34 acres**

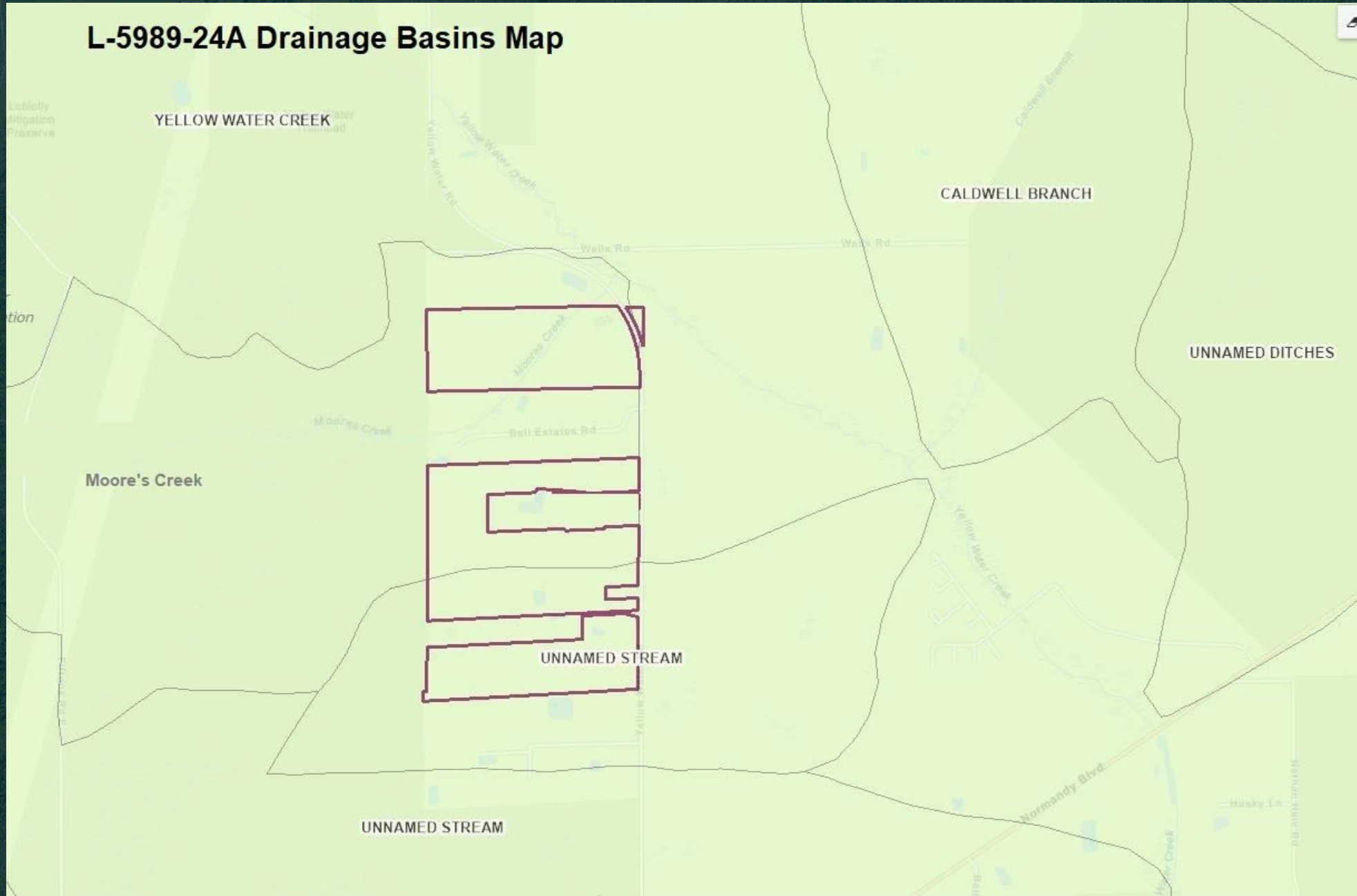
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Soils Map



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Sub-Drainage
Basins Map



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Drainage Path
Map

Application Site



Moores Creek



Yellow Water Creek



North Fork Black
Creek



Black Creek



St. Johns River

