



Land Use Amendments
L-5860-23C Ordinance 2024-273
L-5840-23C Ordinance 2024-275

*Waterways
Commission
May 16, 2024*

Adoption Ordinances

Ordinance Number 2024-273 (L-5860-23C)

Ordinance Number 2024-275 (L-5840-23C)

Public Hearing Dates

Planning Commission – Thursday, May 9, 2024

City Councils First Hearing – Tuesday, May 14, 2024

City Council LUZ Committee – Tuesday, May 21, 2024

Final City Council Hearing – Tuesday, May 28, 2024

L-5860-23C (2024-273)



Location

851 Market Street
North
PD-1 and CD-7



Size

Subject Site: 4.48 Acres
Wetlands: None



Current Land Use

Recreation Open Space
(ROS)



Sub-Drainage Basin

Hogan Creek



Drainage Basin

St. Johns River



Proposed Land Use

Community/General
Commercial (CGC)

L-5860-23C Development Potentials (2024-273)

Current Development Potential: ROS

- *0.15 FAR (ROS)*
- *29,272.3 square feet*

Proposed Development Potential: CGC

- *Scenario 1*
68,302.1 square feet
- *Scenario 2*
201 Multi-family dwelling units

Land Use Amendment L-5860-23C
Ordinance 2024-273

Current Land Use Map

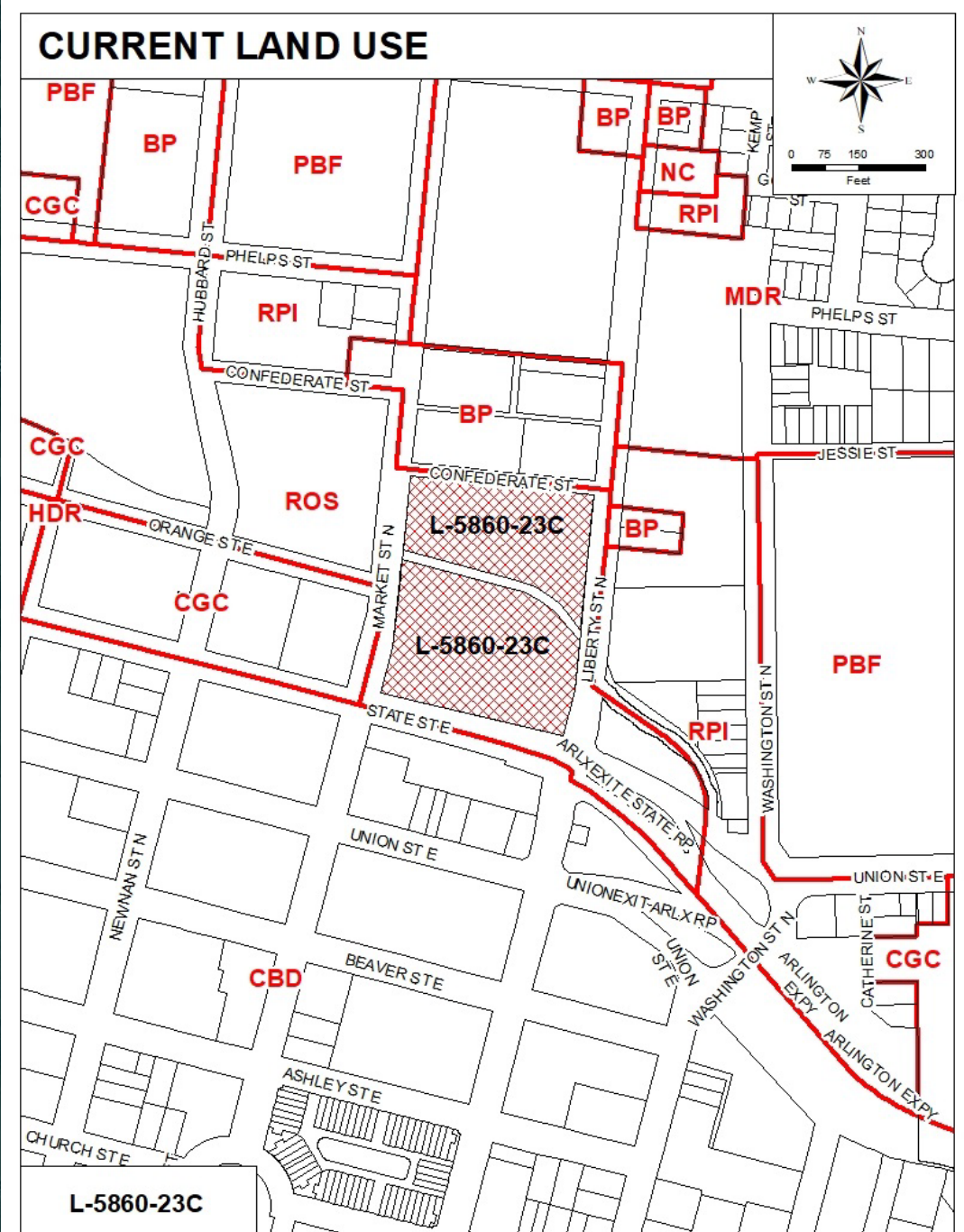
Site Land Use

Recreation Open Space (ROS)

Surrounding Land Use

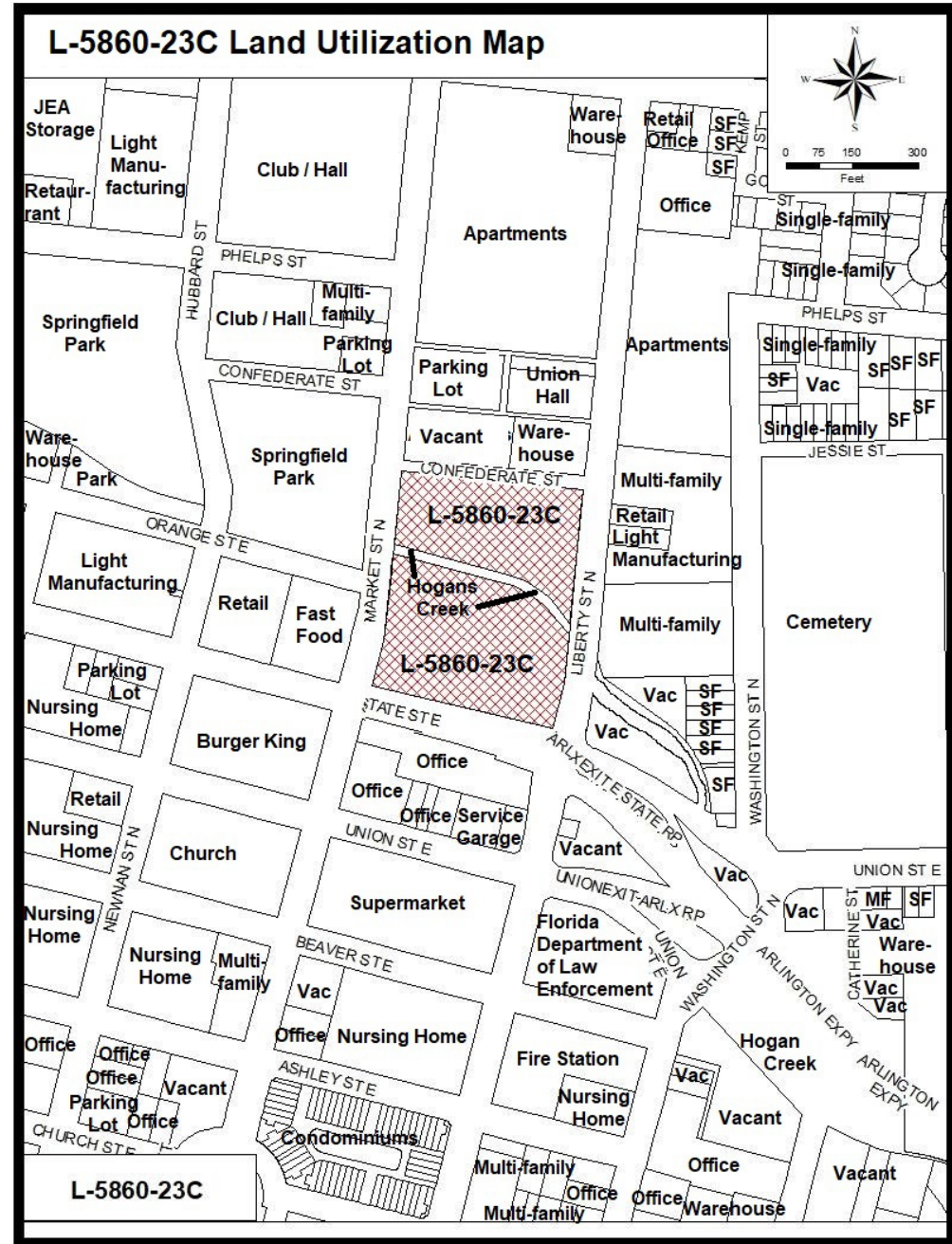
Recreation Open Space (ROS), Business Park (BP), Residential-Professional-Institutional (RPI), Community/General Commercial (CGC), Central Business District (CBD), Public Buildings and Facilities (PBF) and Medium Density Residential (MDR) and Neighborhood Commercial (NC)

Land Use Amendment L-5860-23C is proposing a Land Use Change from ROS to CGC



Land Use Amendment L-5860-23C
Ordinance 2024-273

Land Utilization Map



**Land Use Amendment
L-5860-23C
Ordinance 2024-273**

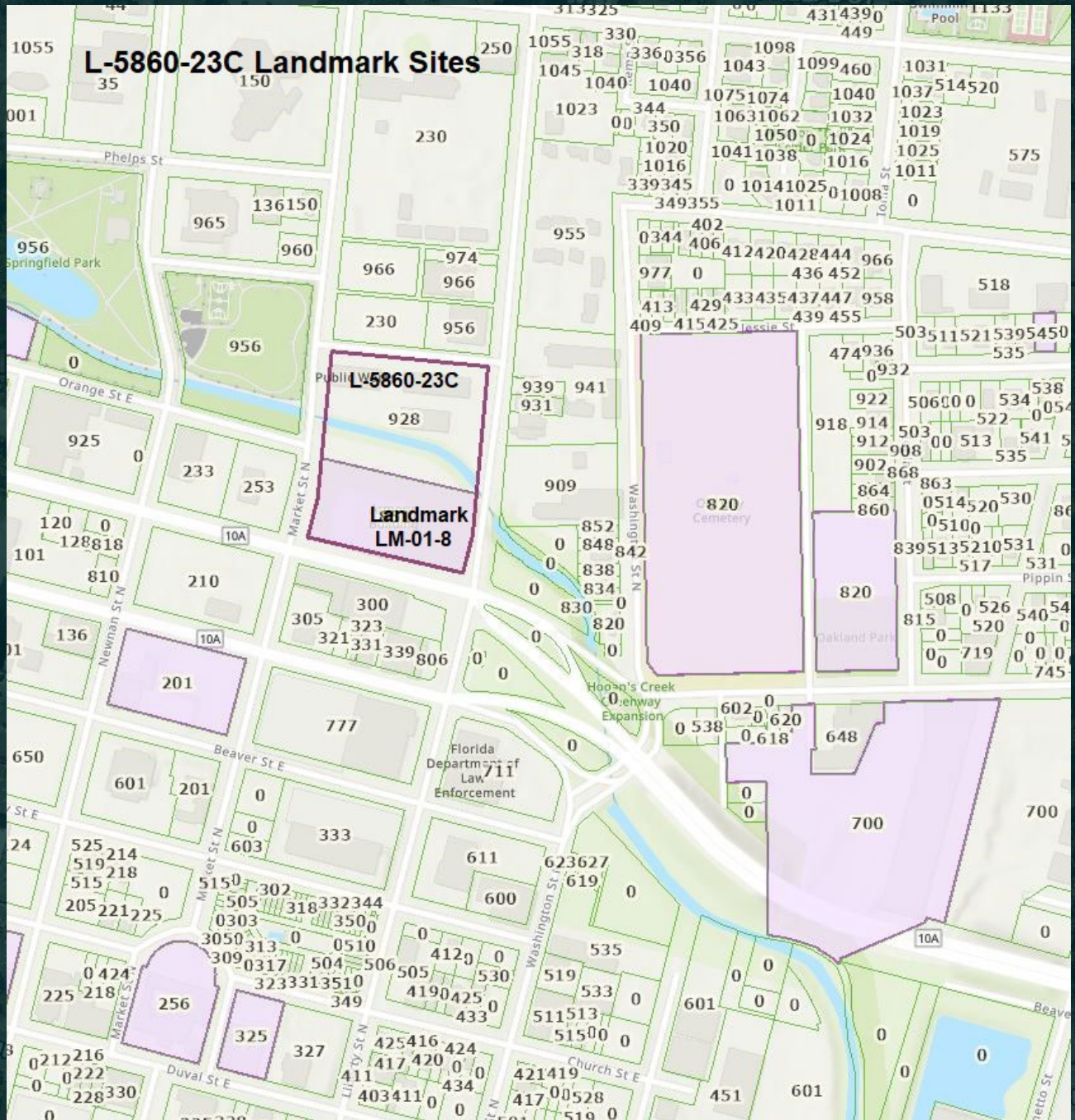
Aerial Map

AERIAL MAP



Land Use Amendment
L-5860-23C
Ordinance 2024-273

Landmark Site Map



Land Use
Amendment
L-5860-23C
Ordinance 2024-
273
Aerial Map
(Photo Locations)



Land Use
Amendment
L-5860-23C
Ordinance
2024-273

**Easterly
view of
the
Armory
from
Market
Street
North**



Land Use
Amendment
L-5860-23C
Ordinance
2024-273

Easterly
view of
Hogans
Creek
from
Market
Street
North



Land Use
Amendment
L-5860-23C
Ordinance
2024-273

**Easterly
view of
Public
Works
Buildings
from
Market
Street
North**



Land Use
Amendment
L-5860-23C
Ordinance 2024-
273

**Southerly
view of
Public Works
Buildings
from
Confederate
Street**



Land Use
Amendment
L-5860-23C
Ordinance
2024-273

Westerly
view of
Public
Works
Buildings
from
Liberty
Street
North



Land Use
Amendment
L-5860-23C
Ordinance
2024-273

**Westerly
view of
Hogans
Creek
from
Liberty
Street
North**



Land Use
Amendment
L-5860-23C
Ordinance
2024-273

**Westerly
view of
the
Armory
from
Liberty
Street
North**



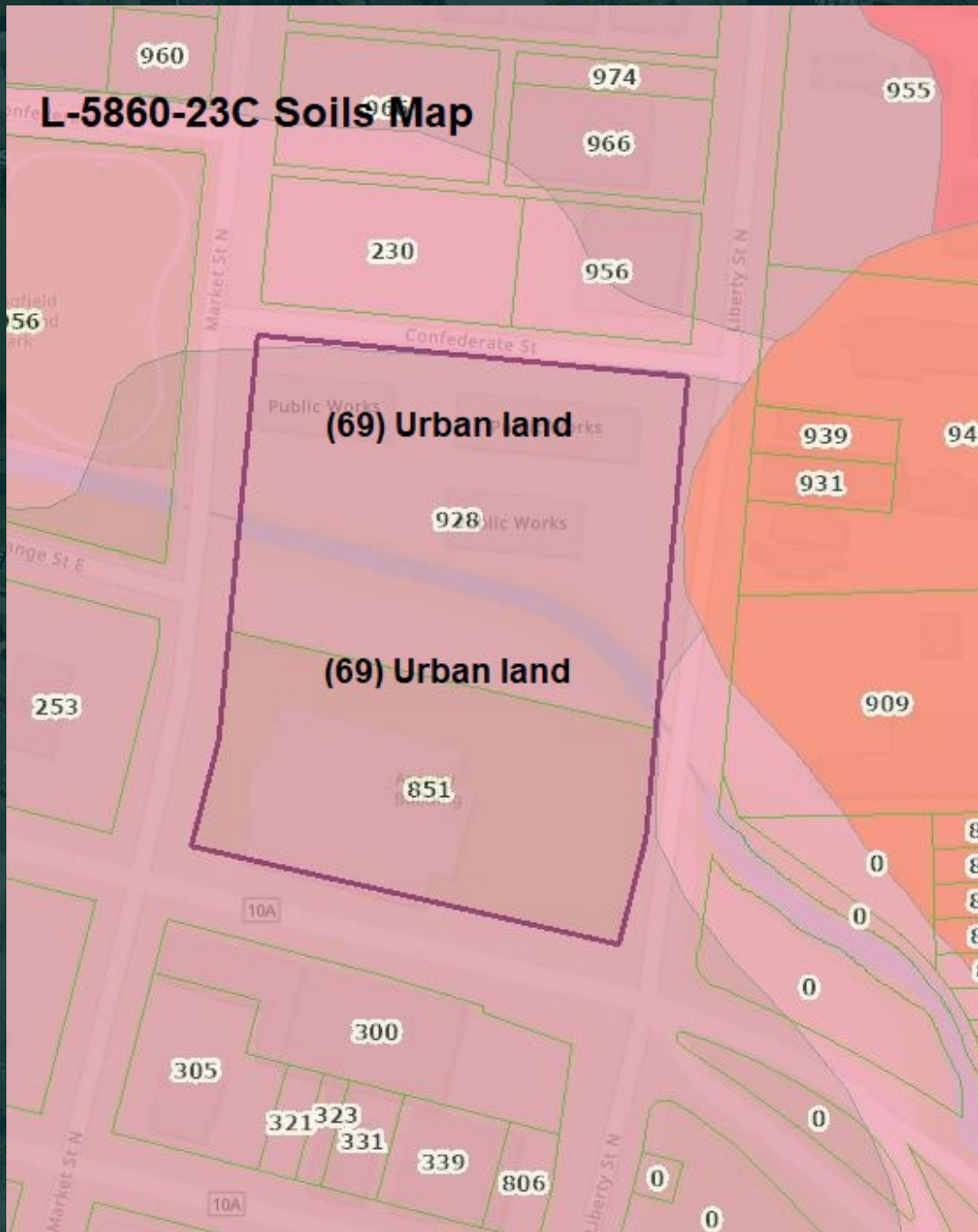
**Land Use
Amendment
L-5860-23C
Ordinance 2024-273**

**Northeasterly
view of
Hogans Creek
from Liberty
Street North**



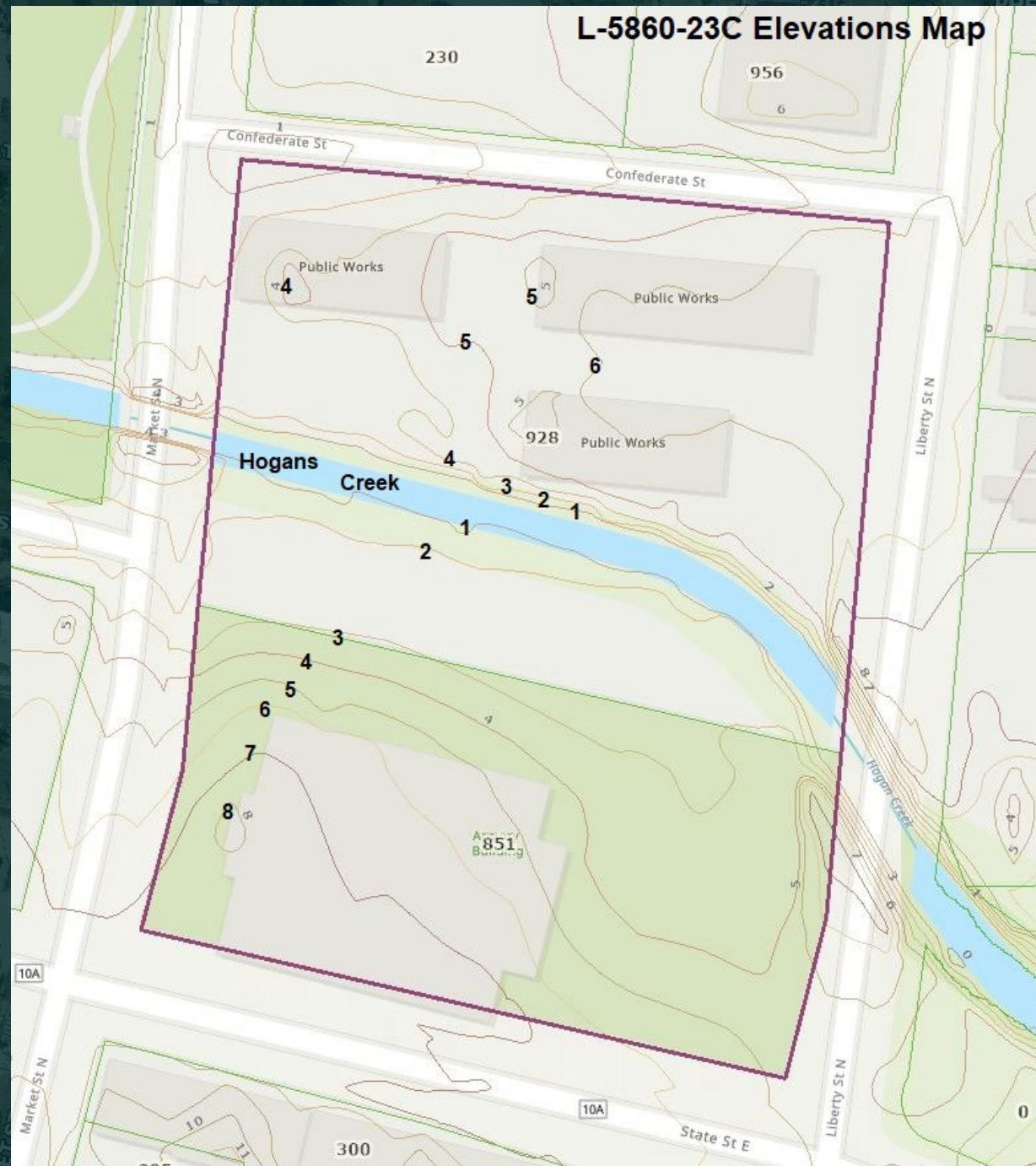
Land Use
Amendment
L-5860-23C
Ordinance 2024-
273

Soils Map



Land Use
Amendment
L-5860-23C
Ordinance 2024-
273

Elevations
Map



**Land Use
Amendment
L-5860-23C
Ordinance 2024-
273**

**Drainage
Basins Map**



**Land Use
Amendment
L-5860-23C
Ordinance 2024-
273**

**Drainage
Path Map
Application Site**
↓
Hogans Creek
↓
St. Johns River



L-5840-23C (2024-275)



Location

*0 Pritchard Road and
6453 Robinson Road,
north of Robinson
Road and east of I-
295*



Size

*Subject Site: 17.81 Acres
Wetlands: 3.04 Acres
Drainage Ditch: 0.255 of
and acre*



Current Land Use

*Low Density Residential
(LDR)*



Sub-Drainage Basin

*Six Mile Creek
Ribault River*



Drainage Basin

*Trout River
St. Johns River*



Proposed Land Use

Light Industrial (LI)

Ordinance 2024-275 (L-5840-23C)

Current Development Potential

LDR: 89 Single-Family DUs (at 5 DUs per acre)

Proposed Development Potential

LI: 310,321 Sq. Ft. Industrial Space (at 0.40 FAR)

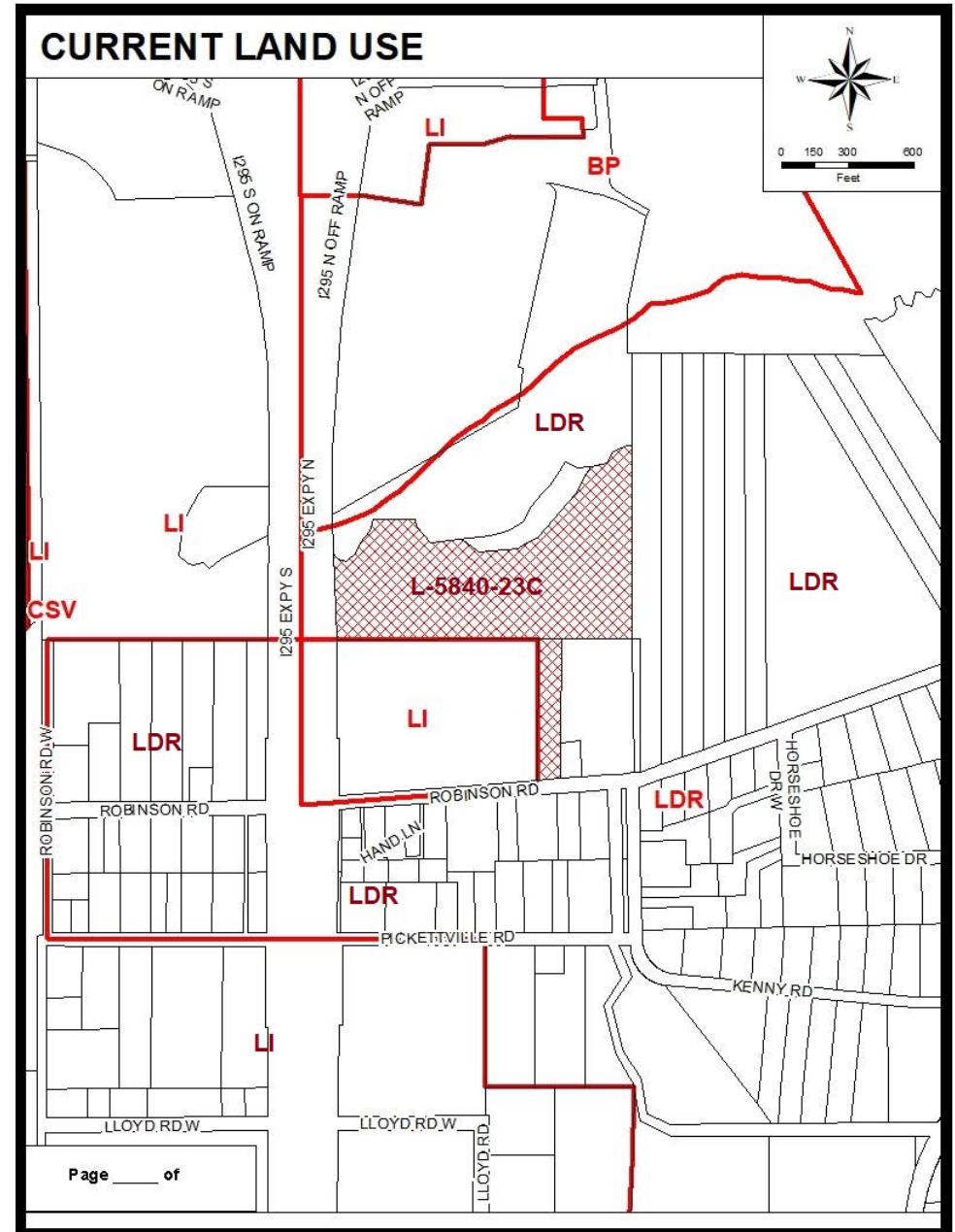
Land Use Amendment L-5840-23C
Ordinance 2024-275
Land Use Map

Proposed Land Use

Light Industrial

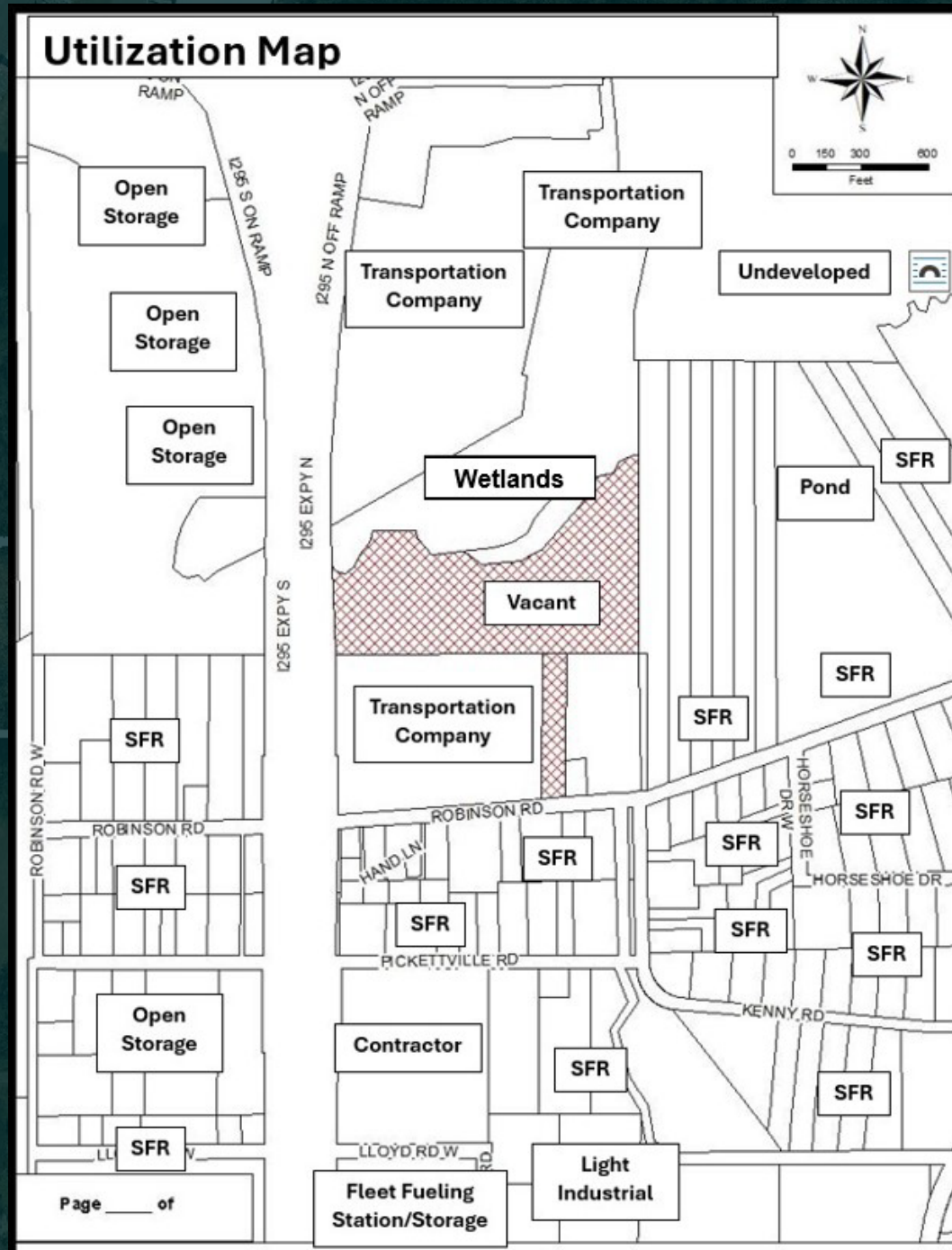
Surrounding Land Use

*Light Industrial, Low Density Residential, and
Business Park*



Land Use Amendment L-5840-23C
Ordinance 2024-275

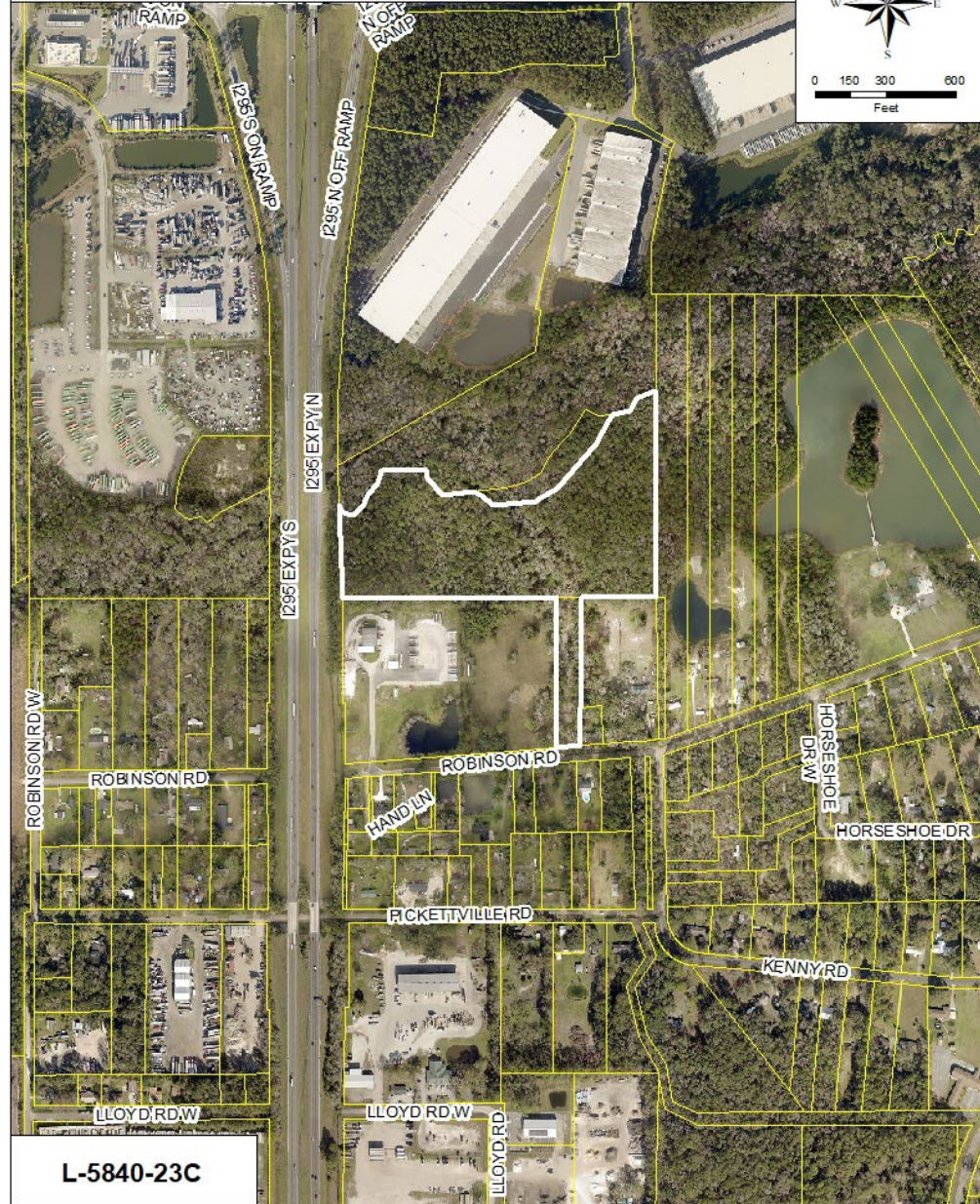
Land Utilization Map



**Land Use Amendment
L-5840-23C
Ordinance 2024-275**

Aerial Map

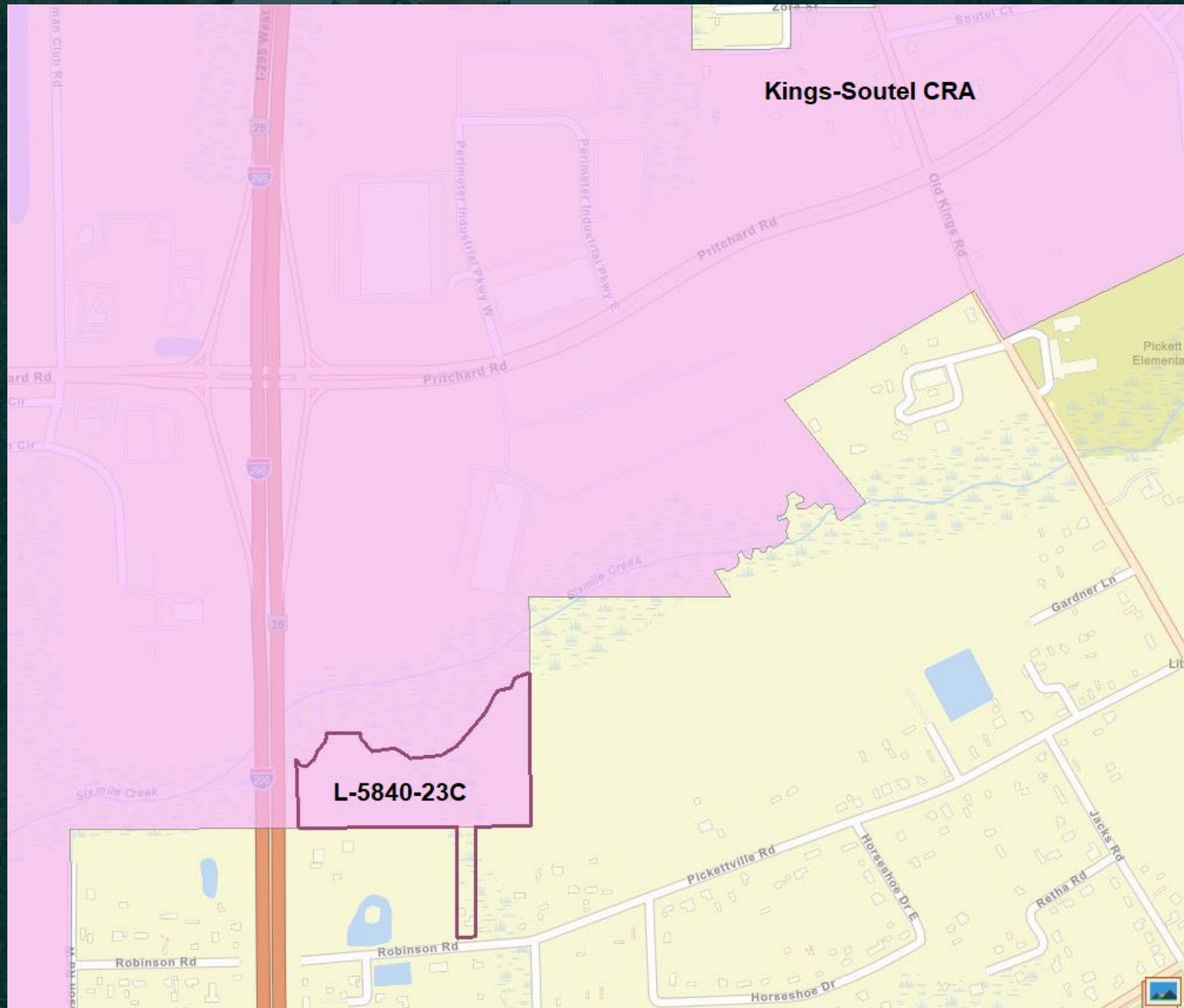
AERIAL MAP



L-5840-23C

**Land Use
Amendment
L-5840-23C
Ordinance 2024-
275**

**Kings-Soutel
Community
Redevelopment
Area Zone**





Land Use Amendment L-5840-23C Ordinance 2024-275
Northerly view of Application Site from Robinson Road



Land Use Amendment L-5840-23C Ordinance 2024-275
Easterly view of Application Site from I-295



Land Use Amendment L-5840-23C Ordinance 2024-275
Easterly view of Six Mile Creek from I-295



I-295

Sixmile Creek

L-5840-23C

HORSESHOE DR

Land Use Amendment L-5840-23C Ordinance 2024-275
Aerial view of Sixmile Creek and I-295

**Land Use Amendment
L-5840-23C
Ordinance 2024-275
Wetlands Map**

**Wetland Acreage - 3.04
Drainage Ditch – 0.255
of an acre**



Image Source: ESRI 2019
Date: 1-31-21

0 100 200 Feet

Wetland Map
Shaw Robinson Road Pritchard II Property
Duval County, Florida

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904.347.8133 | jody@alanthorco.com
201 Bayou Rd., St. Augustine, FL 32086

ROBINSON RD W
ROBINSON RD
HORSESHOE DR

**Land Use Amendment
L-5840-23C
Ordinance 2024-275
Wetlands Access
Road Impact**

**Wetlands Impact - 0.36
of an acre**

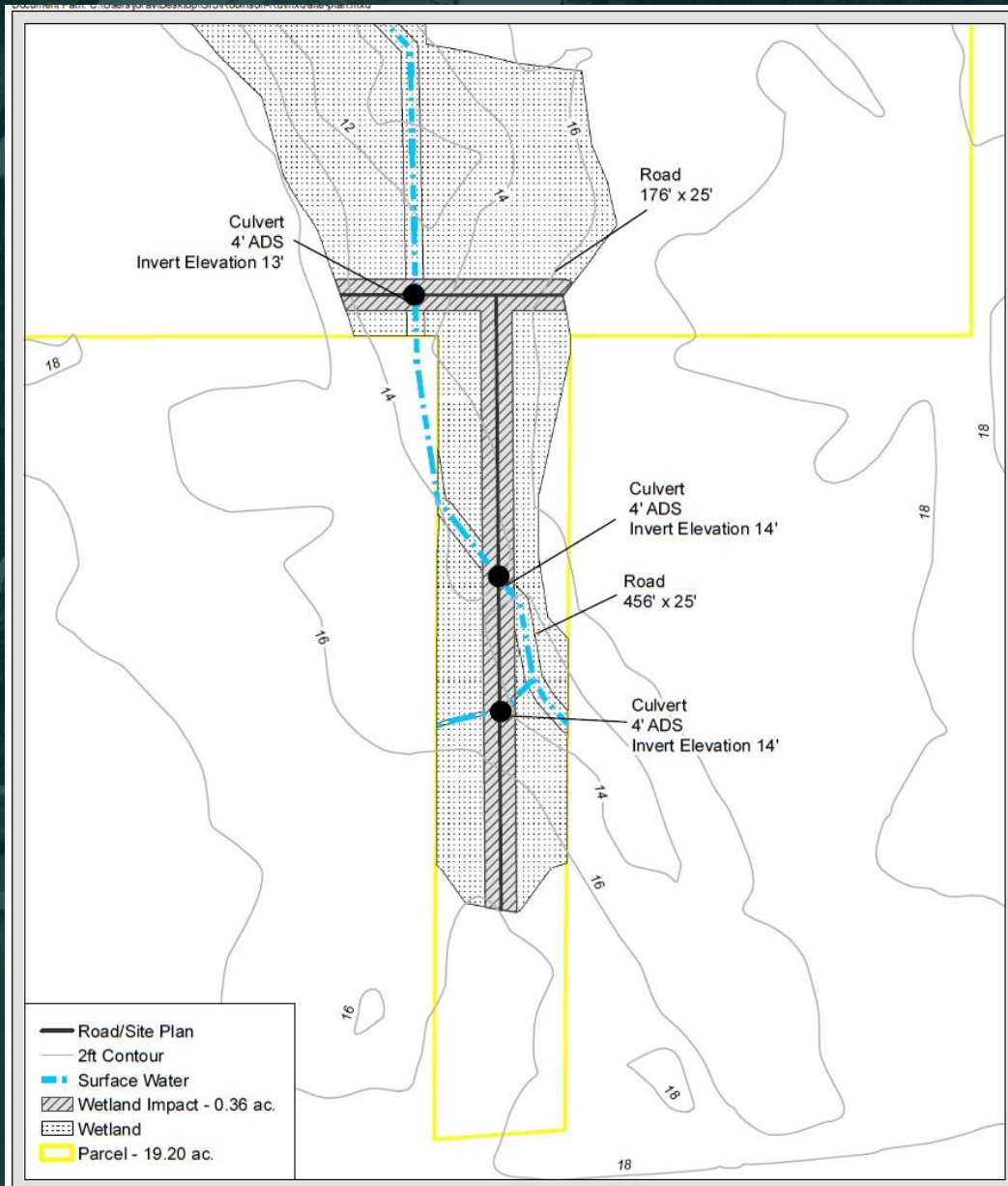
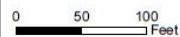


Image Source: ESRI 2019
Date: 7-13-21



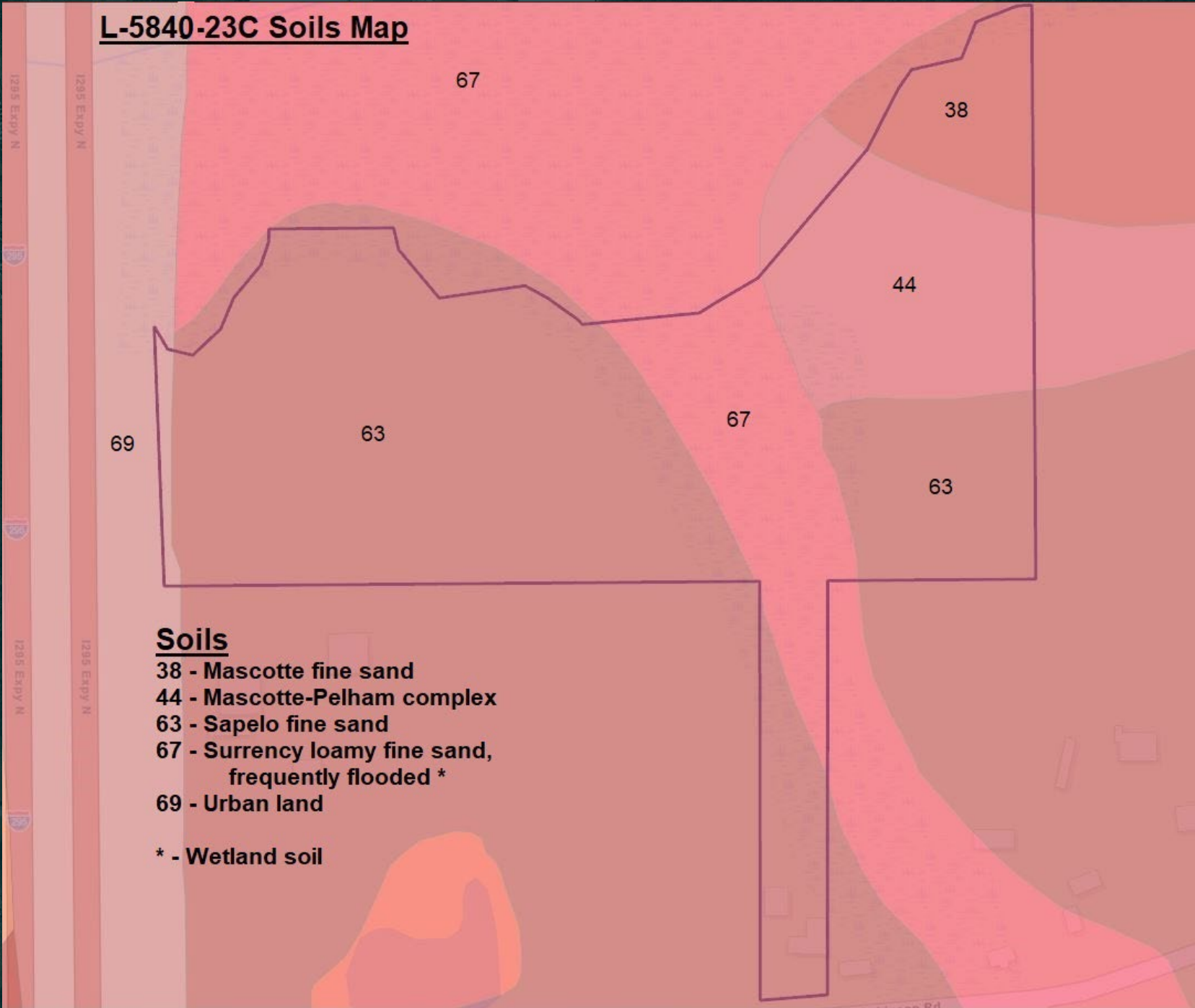
Site Plan
Shaw Robinson Road Pritchard II Property
Duval County, Florida



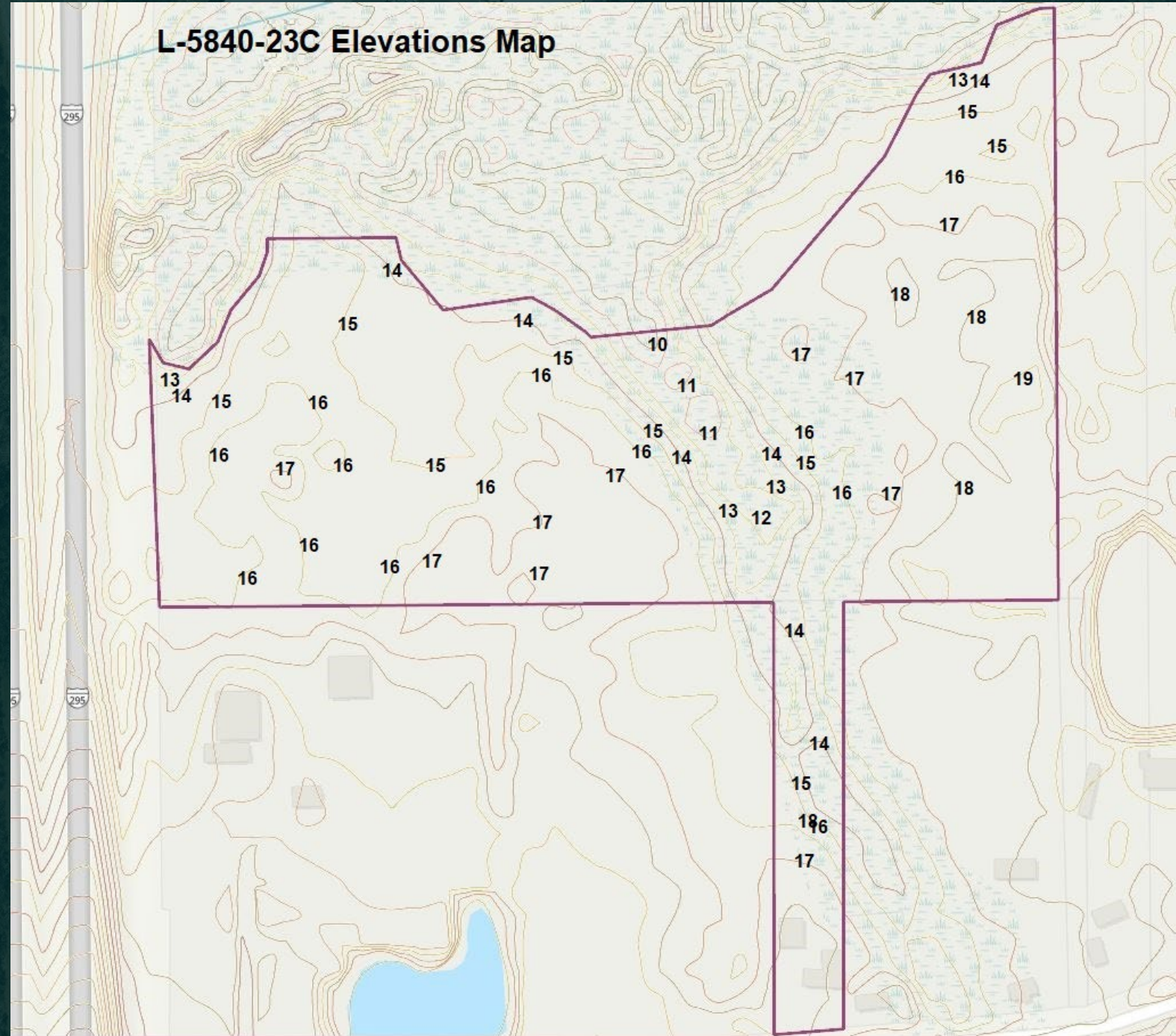
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904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080

HORSESHOE DR

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L-5840-23C
Ordinance 2024-
275
Soils Map**

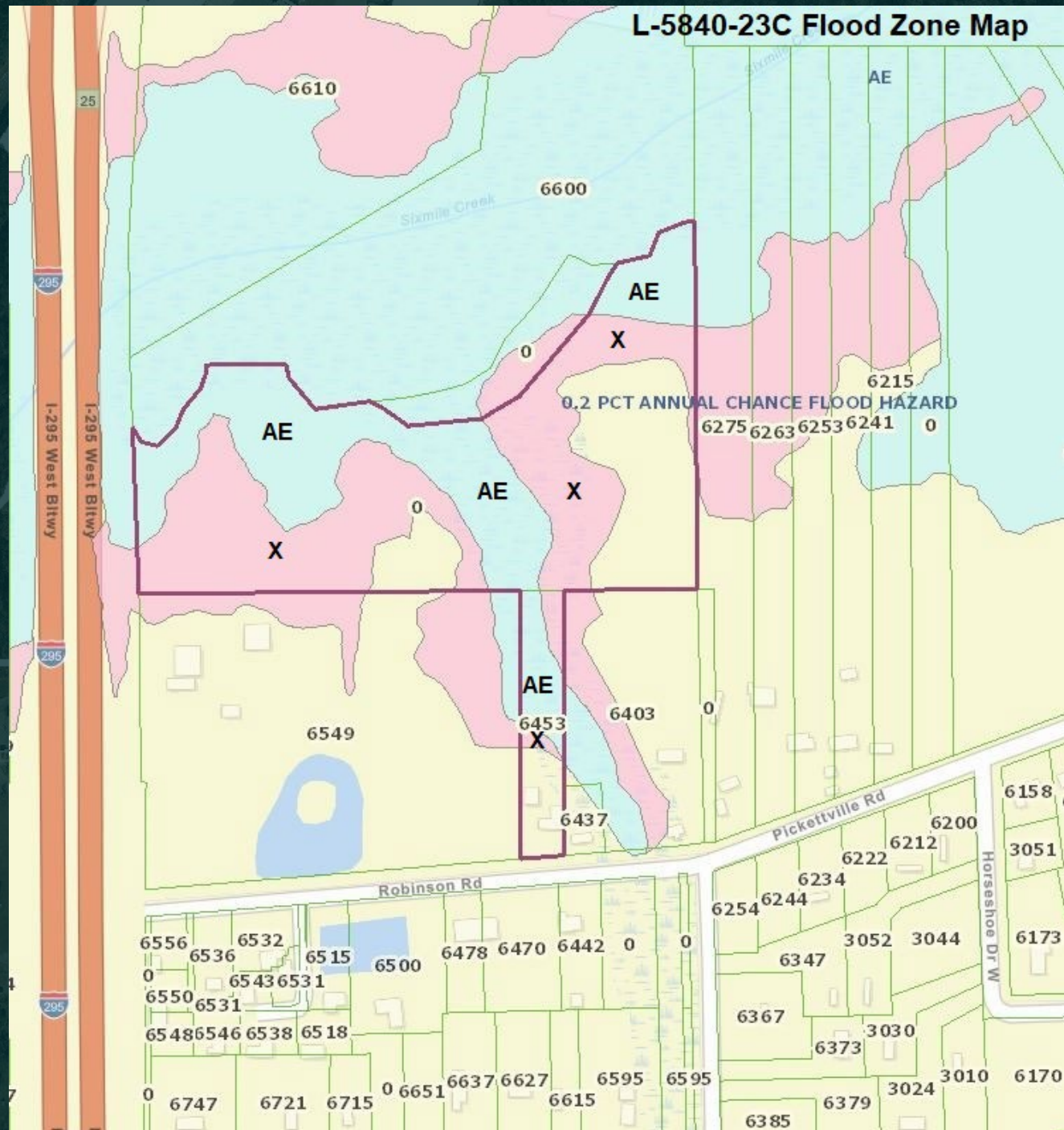


**Land Use
Amendment
L-5840-23C
Ordinance 2024-
275
Elevations
Map**

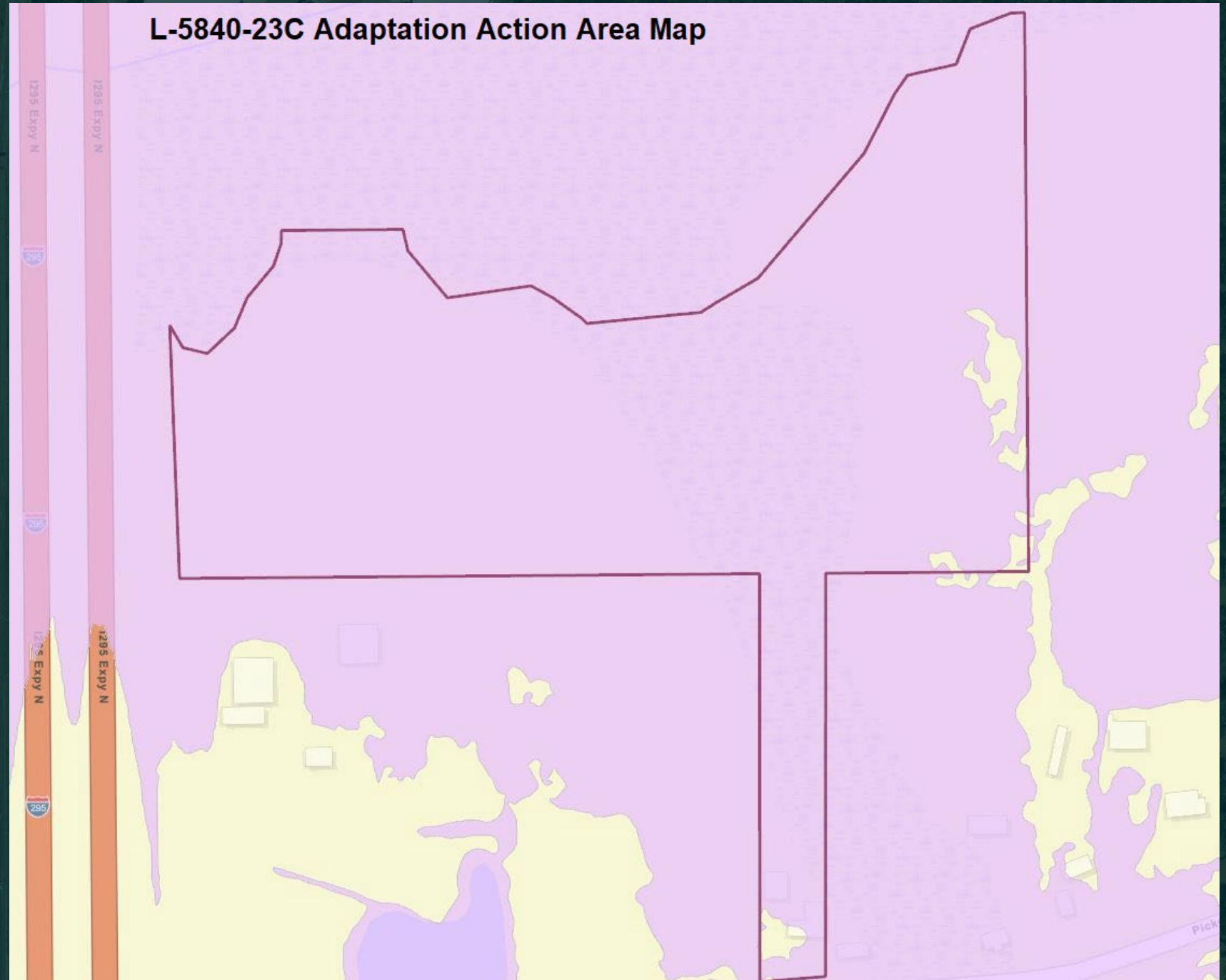


Land Use Amendment
L-5840-23C
Ordinance 2024-275
FEMA Flood
Zone Map

Flood Zone
Acreage
AE: 5.64 acres
X: 7.29 acres



Land Use
Amendment
L-5840-23C
Ordinance 2024-
275
Adaptation Action
Area Map
17.44 Acres



L-5840-23C Drainage Basins Map



Land Use Amendment L-5840-23C Ordinance 2024-275 Drainage Basins Map

Land Use
Amendment
L-5840-23C
Ordinance
2024-275

Drainage
Path Map

Application Site

