



# **Land Use Amendments**

## **L-6082-25A Ordinance 2025-859**

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***Waterways Commission***  
***December 10, 2025***



# **L-6082-25A Land Use Amendment**

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**Transmittal Ordinance  
Ordinance Number 2025-859**

## **Public Hearing Dates**

**Planning Commission – Thursday, January 8, 2026**

**City Councils First Hearing – Tuesday, January 13, 2026**

**City Council LUZ Committee – Wednesday, January 21, 2026**

**Final City Council Hearing – Tuesday, January 27, 2026**



# L-6082-25A (2025-859)

## Location



*0 Yellow Water Road, on the south side of Wells Road, east side of Yellow Water Road and north of Normandy Boulevard*

## Size



*Subject Site:*

*337.29 Acres*

*Wetlands: (GIS)*

*61.39 Acres*

## Current Land Use



*Rural Residential (RR)*

## Sub-Drainage Basins



*Yellow Water Creek  
Unnamed Stream*

## Drainage Basins



*Black Creek*

## Proposed Land Use



*Low Density Residential (LDR)*



# L-6082-25A Development Standards (2025-859)

## Current Development Standard: RR

- *RR – 2 Single family dwelling units / 1 Acre with sanitary sewer*
- *Or – 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-6082-25A Development Potentials (2025-859)**

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## **Current Development Potential: RR**

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- *337 Single family dwellings units (with no sanitary sewer lines and water lines)*
- *674 Single family dwellings units (with sanitary sewer and water lines)*

## **Proposed Development Potential: LDR**

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- *1,686 Single Family dwelling units (with sanitary sewer and water lines)*



# Land Use Amendment L-6082-25A

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## Current Land Use Map

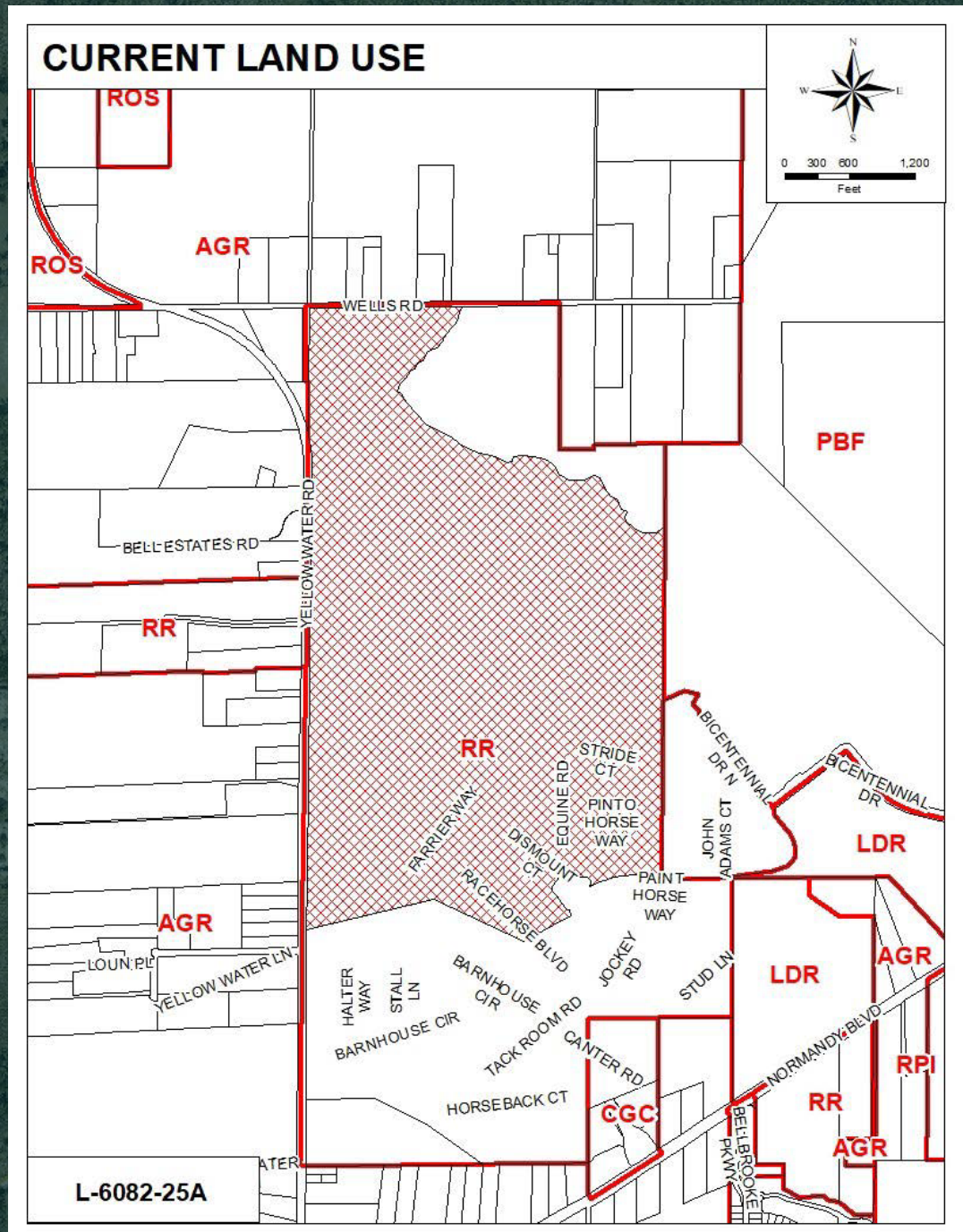
### Site Land Use

*Rural Residential (RR)*

### Surrounding Land Uses

*Agriculture (AGR), Rural Residential (RR), Public Buildings and Facilities (PBF), Low Density Residential (LDR), Community/General Commercial (CGC), Recreation Open Space (ROS) and Residential-Professional-Institutional (RPI)*

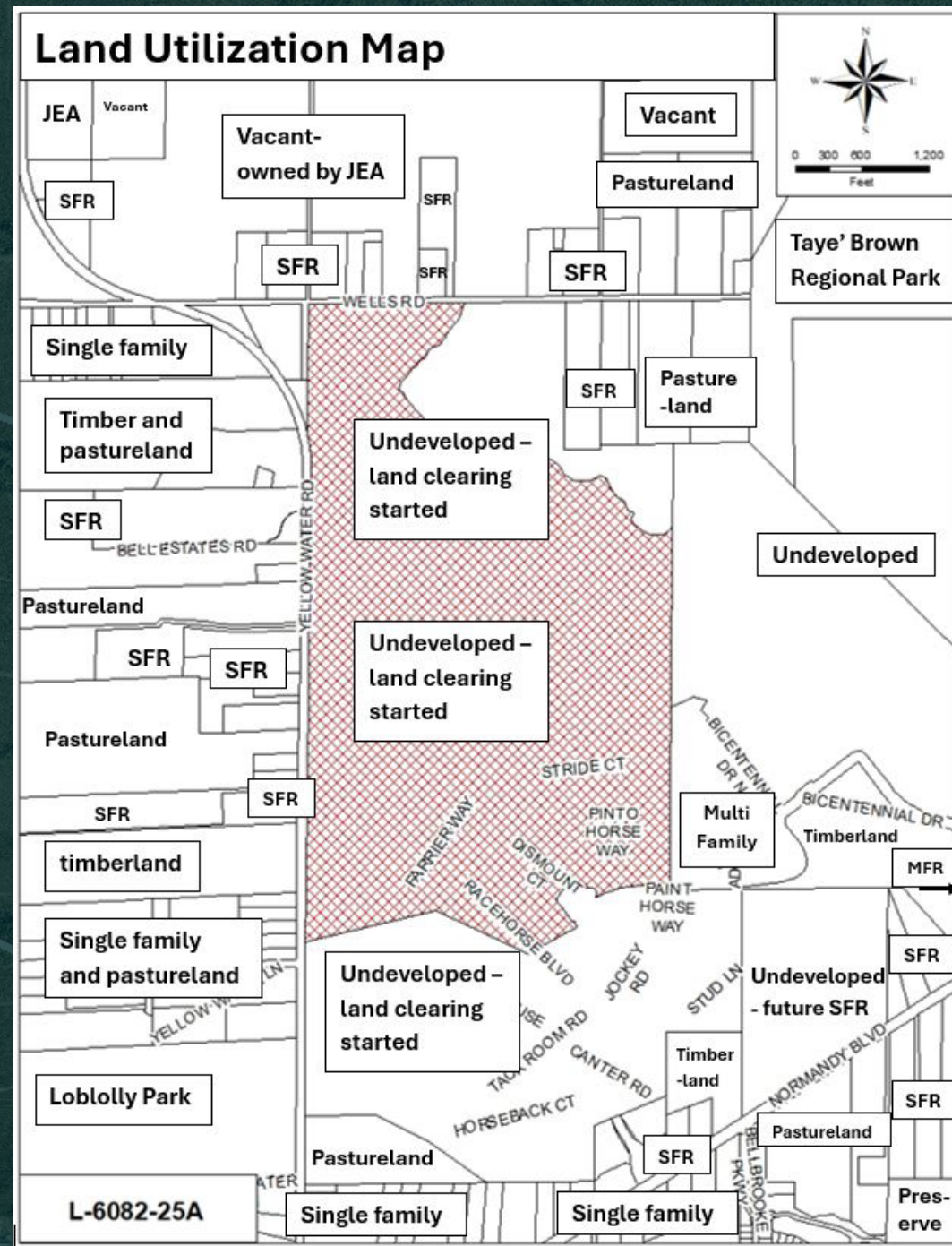
Land Use Amendment L-6082-25A is proposing a Land Use Change from RR to LDR





Land Use Amendment L-6082-25A  
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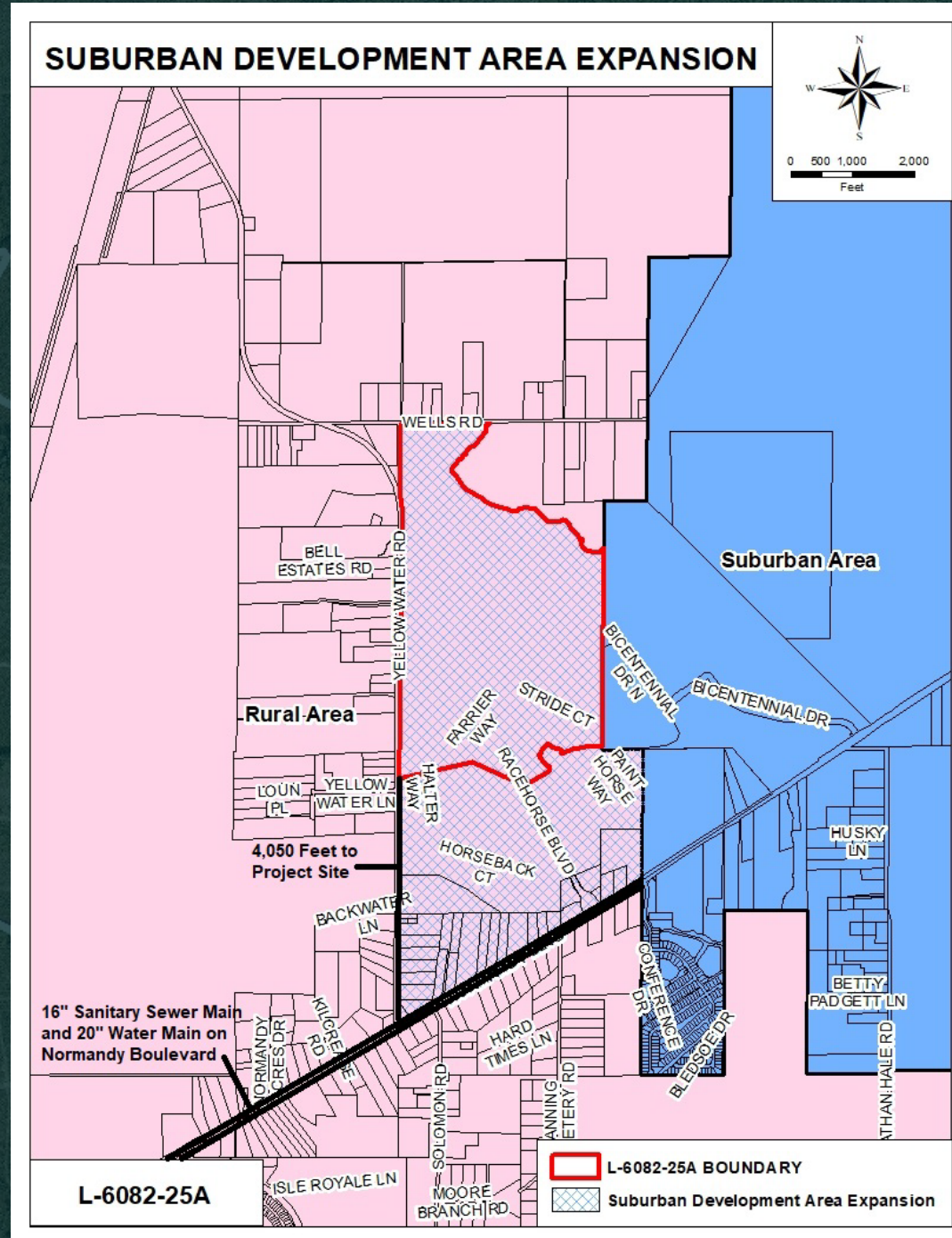
# Land Utilization Map





**Land Use Amendment**  
**L-6082-25A**  
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**Suburban Development Area**  
**Expansion and Sanitary Sewer**  
**and Water Lines Extension**





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**Aerial Map**

**AERIAL MAP**





Land Use Amendment  
L-6082-25A

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**Photo Locations Map**

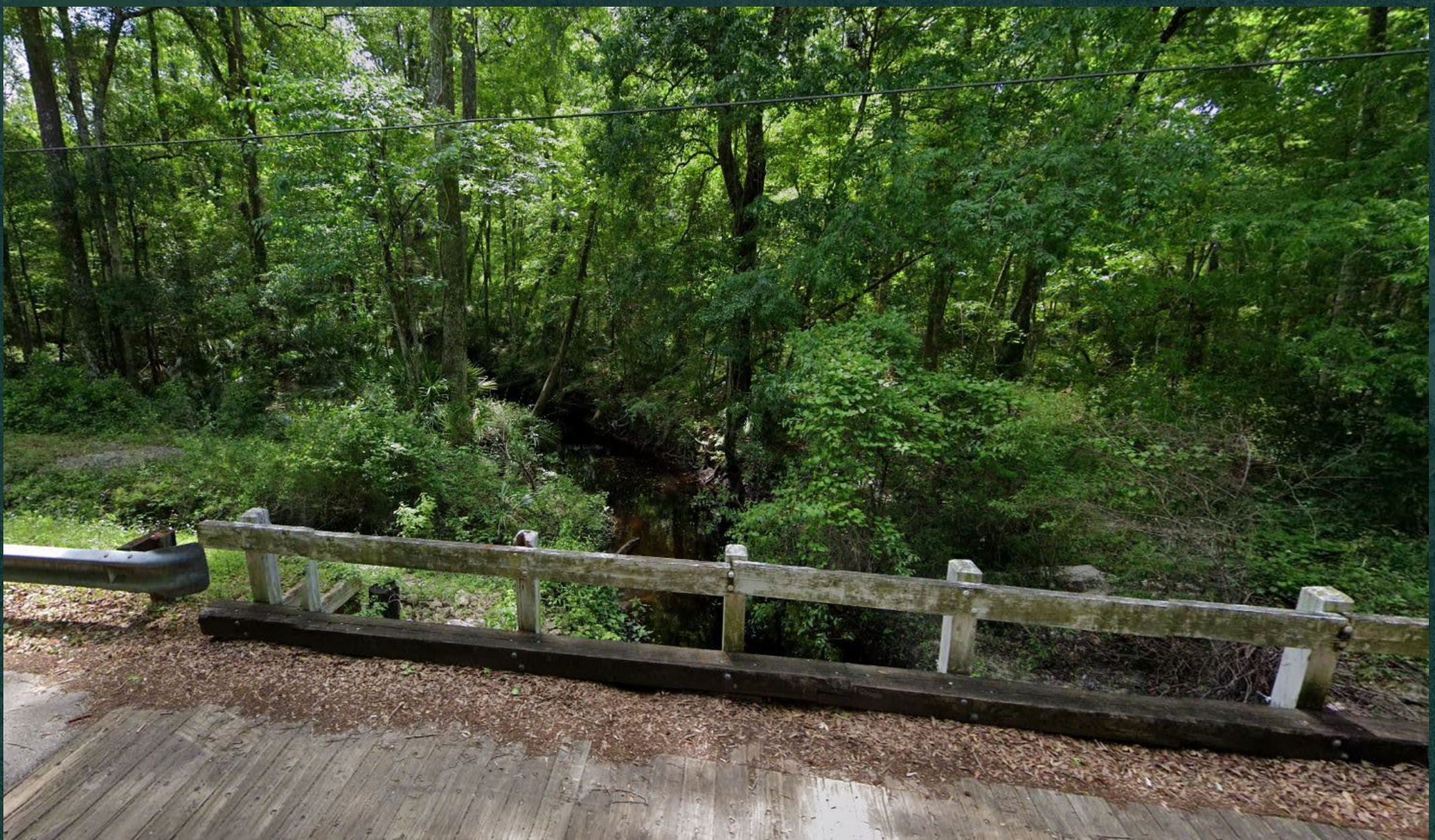






**Land Use Amendment L-6082-25A Ordinance 2025-859**  
**Southerly view of application site from Wells Road**





**Land Use Amendment L-6082-25A Ordinance 2025-859**  
**Southerly view of Yellow Water Creek from Wells Road**





**Land Use Amendment L-6082-25A Ordinance 2025-859**  
**Easterly view of application site from Yellow Water Road**





**Land Use Amendment L-6082-25A Ordinance 2025-859**

**Easterly view of application site and wetland pocket from Yellow Water Road**





**Land Use Amendment L-6082-25A Ordinance 2025-859**

**Easterly view of application site and Unnamed Stream from Yellow Water Road**



## Land Use Amendment

### L-6082-25A

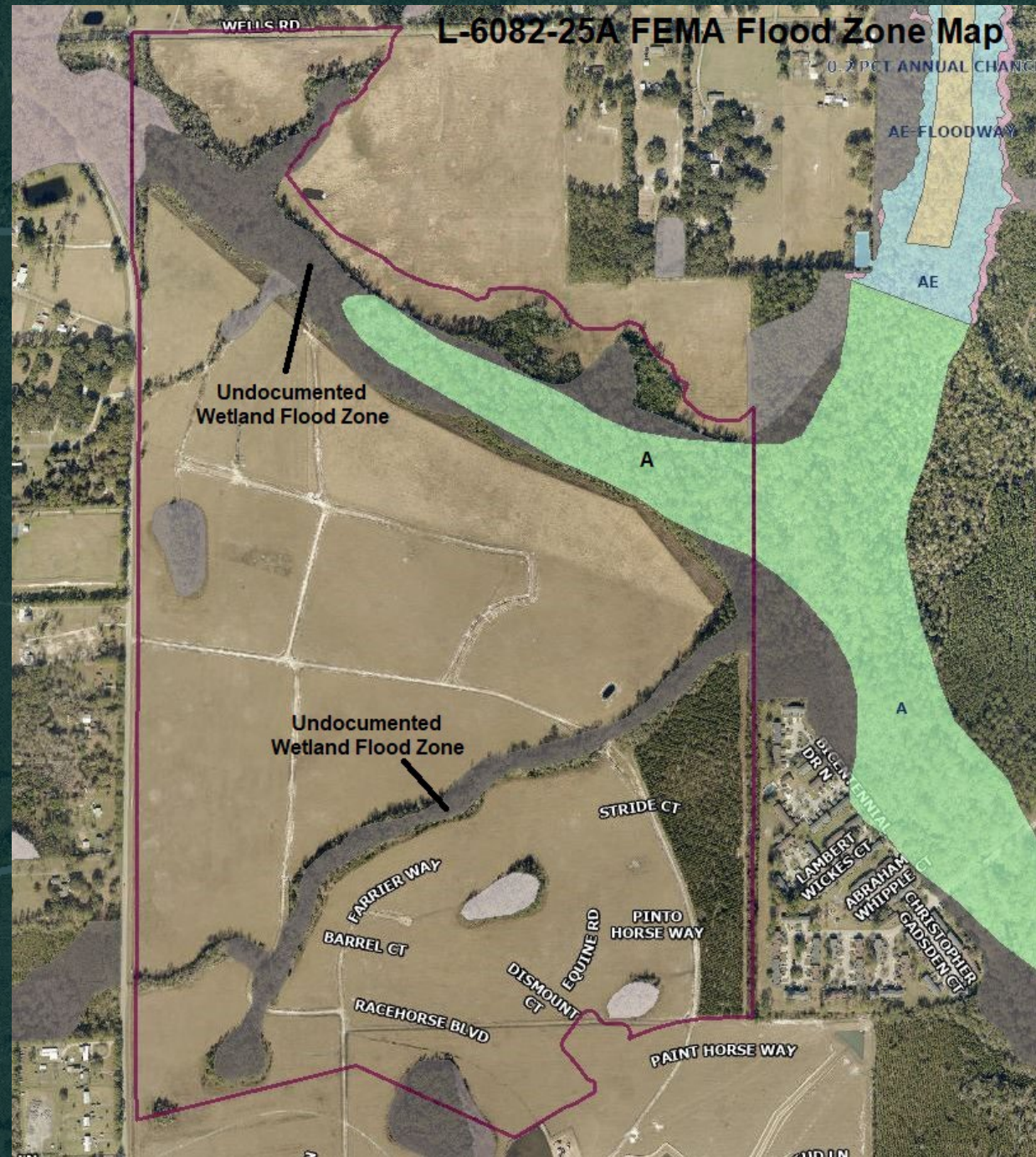
### Ordinance 2025-859

## Flood Zones Map

Flood Zone A – 18.10 Acres

Undocumented Wetland

Flood Zone -- 10.39 Acres





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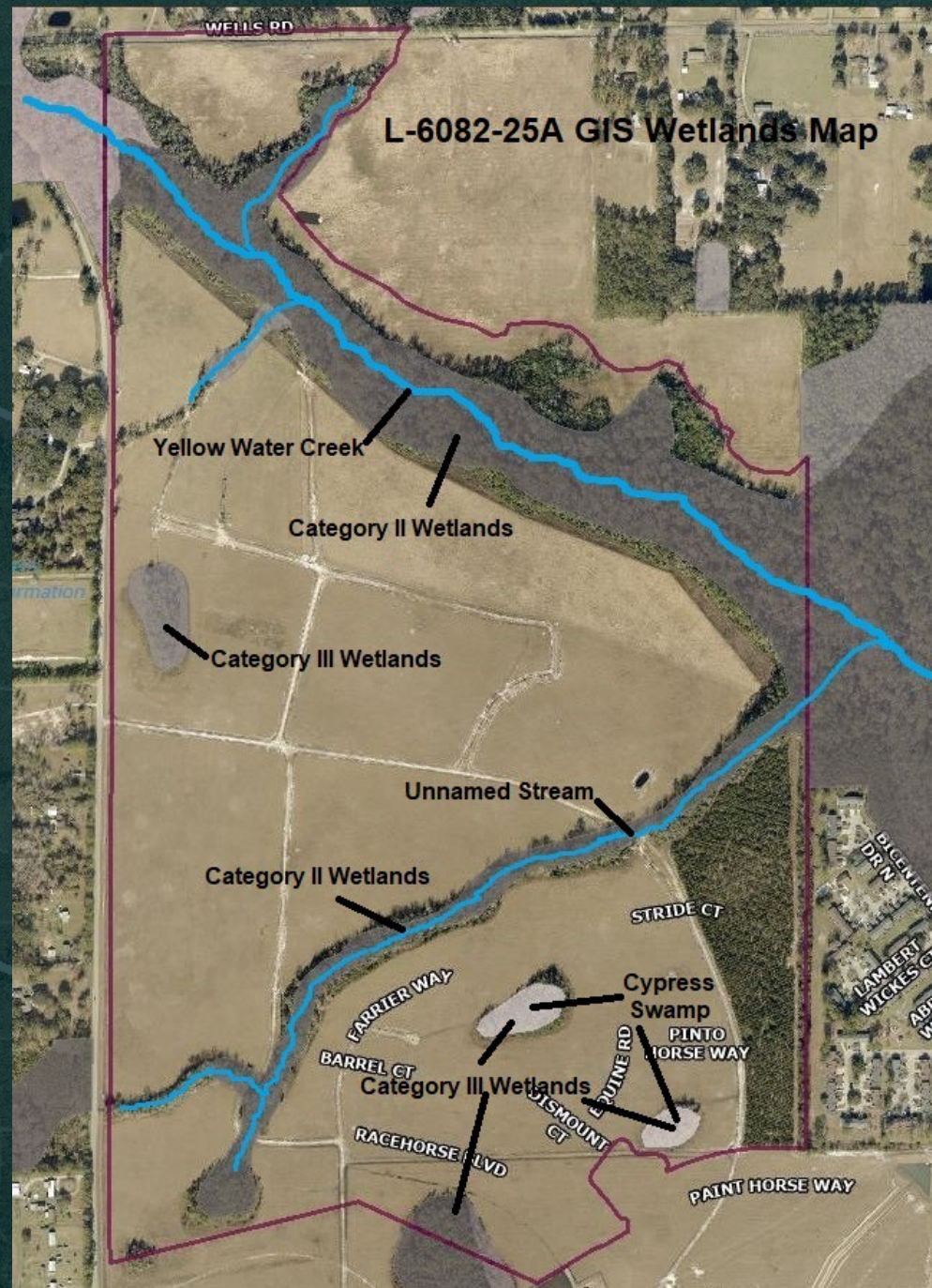
**City's GIS Wetlands Map**

**Total Wetlands – 61.39 Acres**

**Category II – 54.60 Acres**

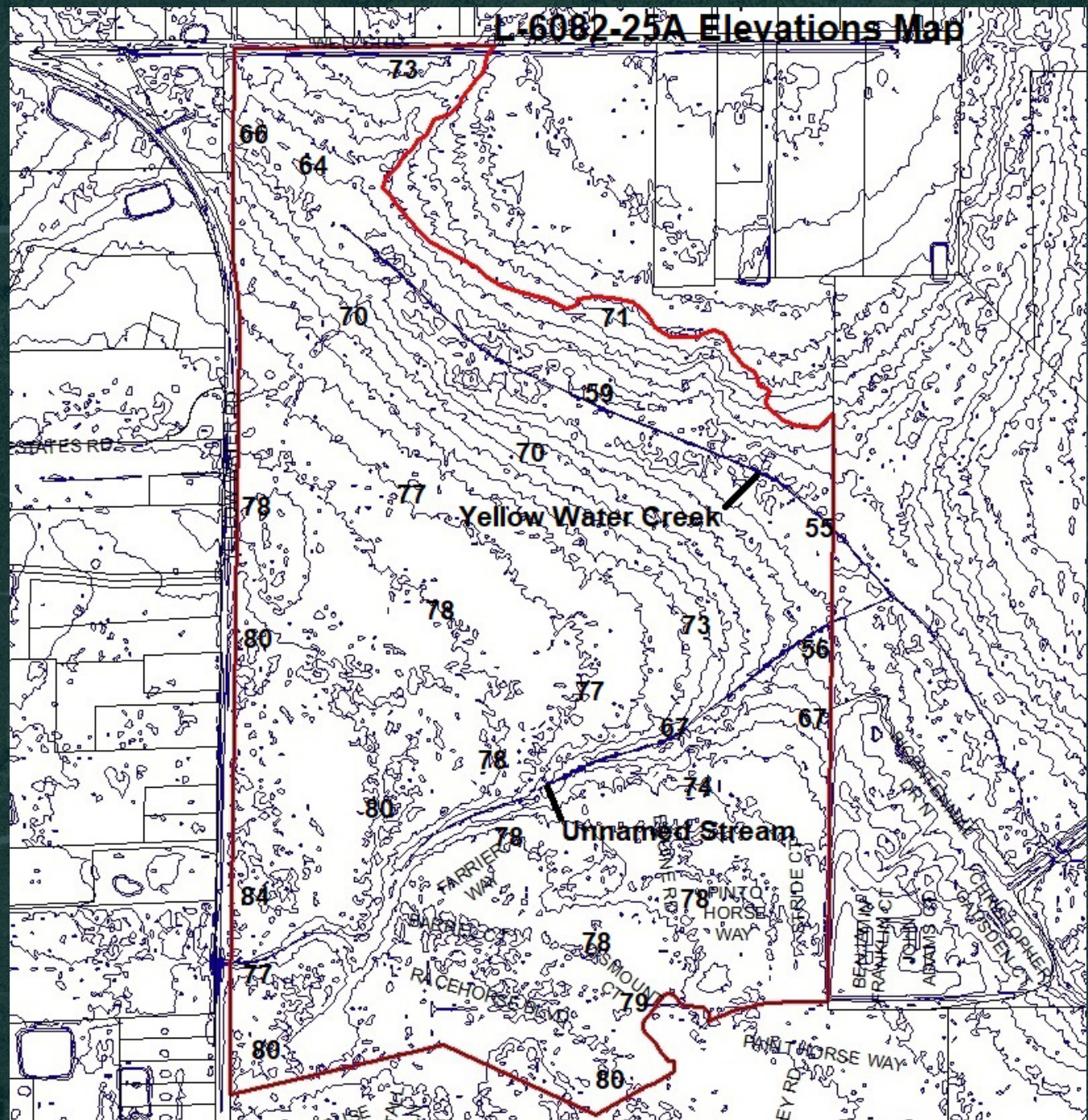
**Category III – 6.79 Acres**

**( Of which 2.52 Acres is  
Cypress Swamp)**





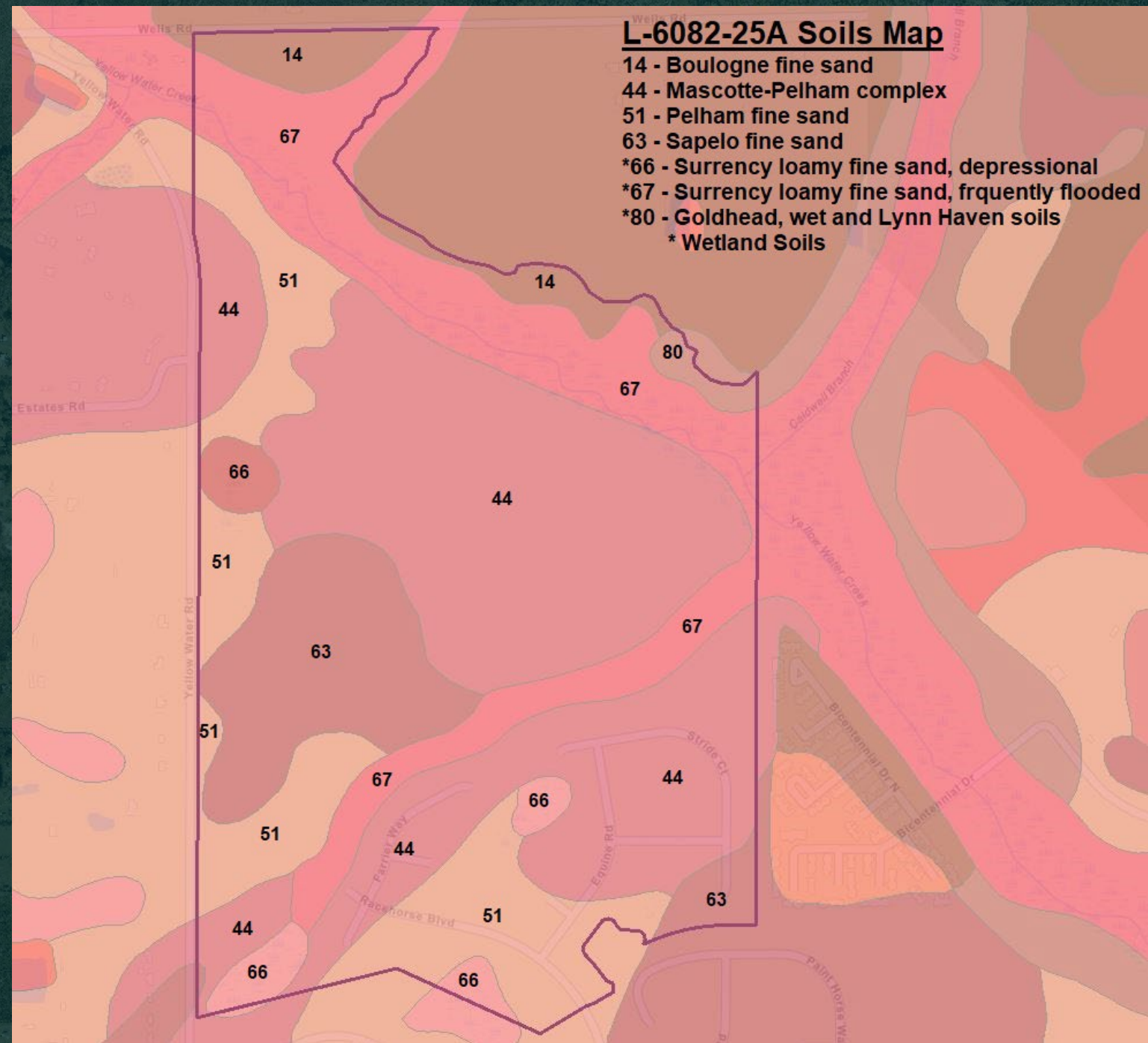
**Land Use Amendment**  
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**Elevations Map**





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**859**

**Soils Map**





## L-6082-25A Drainage Basins

# Sub-Drainage Basins Map



**Land Use**  
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**L-6082-25A**  
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**Drainage Path**  
**Map**

**Application Site**  
↓  
**Unnamed Stream**  
↓  
**Yellow Water Creek**  
↓  
**North Fork Black Creek**  
↓  
**Black Creek**  
↓  
**St. Johns River**

