



Land Use Amendment L-6026-25C Ordinance 2025-238

Waterways Commission
May 15, 2025



Adoption Ordinance 2025-238 (L-6026-25C)

Public Hearing Dates

Planning Commission – Thursday, May 8, 2025

City Council First Hearing – Tuesday, May 13 2025

City Council LUZ Committee – Tuesday, May 20, 2025

Final City Council Hearing – Tuesday, May 27, 2025

L-6026-25C (2025-238)

✓ Location

*0 Normandy
Boulevard*

✓ Size

*Subject Site: 20.81 Acres
Wetlands: 7.54 Acres*

✓ Current Land Use

Agriculture (AGR)

✓ Sub-Drainage Basin

Yellow Water Creek

✓ Drainage Basin

Black Creek

✓ Proposed Land Use

*Residential-Professional-
Institutional (RPI)*

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Current Development Potential

Current for AGR

- 8 single-family DUs (at 1 DU / 2.5 acres)

Proposed for RPI

Scenario 1

- 453,241 sq. ft. commercial space (at 0.50 FAR)

Scenario 2

- 312 multi-family DUs (at 15 DU / acre)

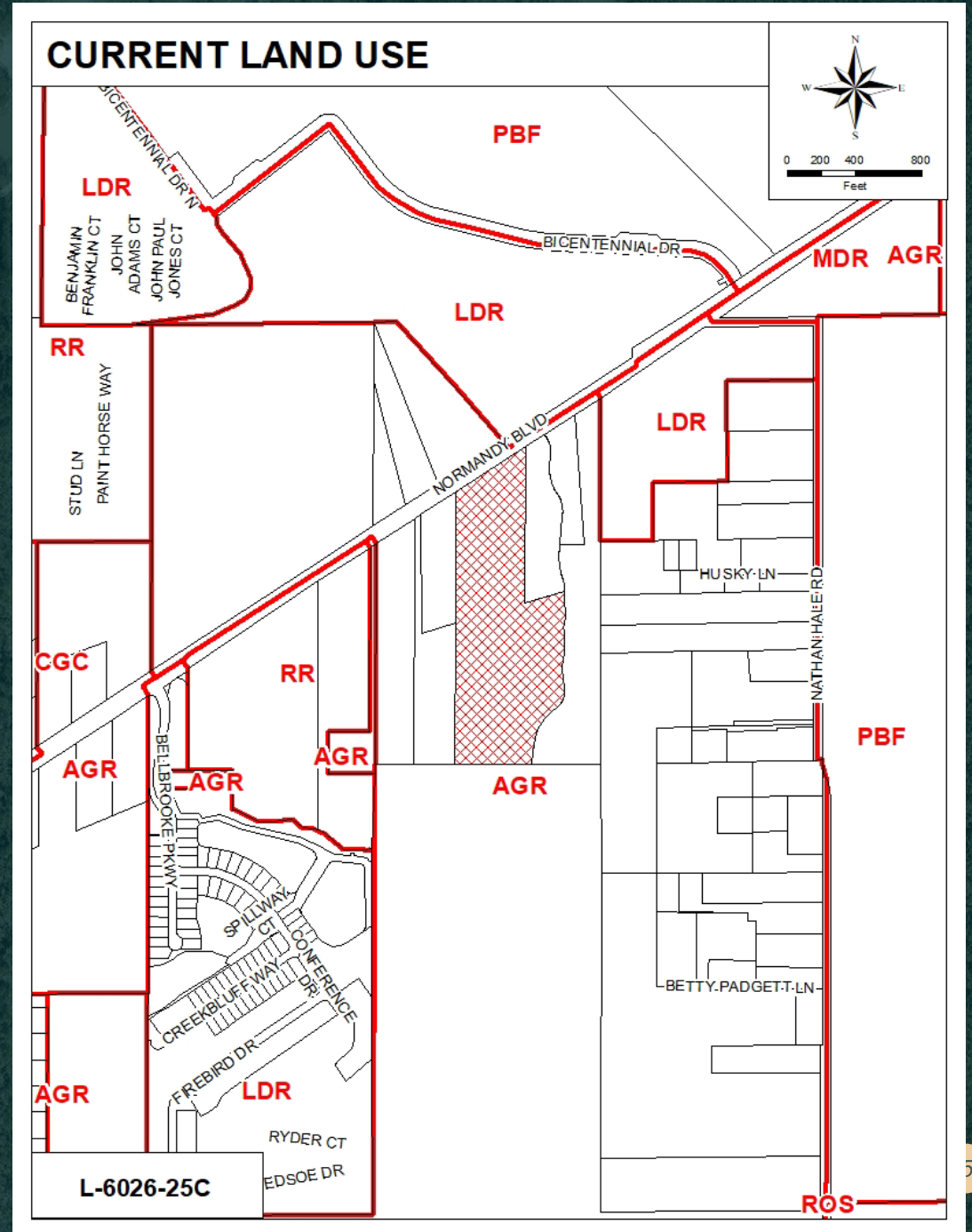
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Land Use Map

Proposed Land Use

Residential-Professional-Institutional

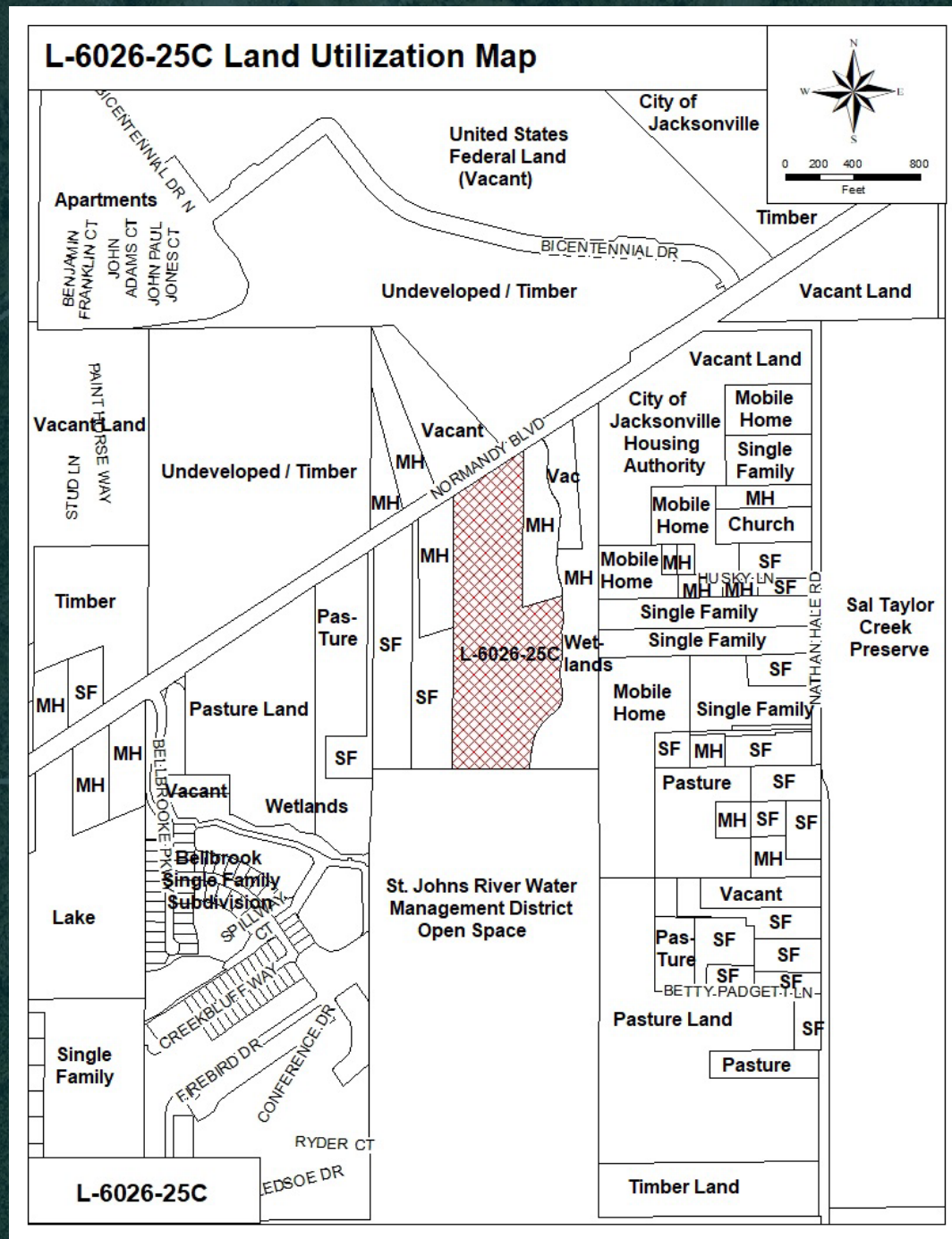
Surrounding Land Use

*Agriculture, Low Density Residential, Rural
Residential, Public Buildings and Facilities,
Community/General Commercial, and Medium
Density Residential*



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Land Utilization Map



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Aerial Map

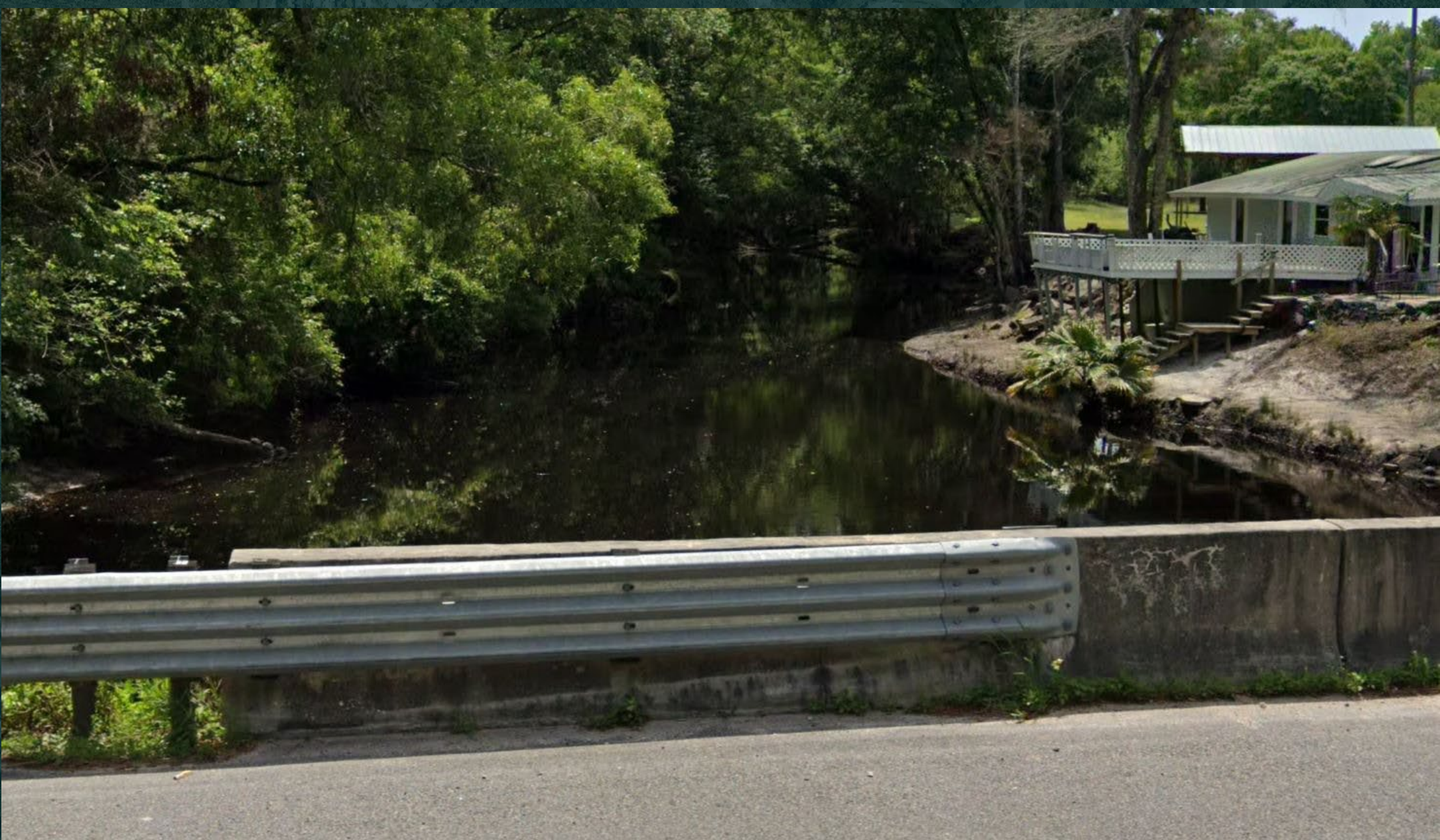
AERIAL MAP



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**Photo
Locations of
Application Site**





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Southerly view of Yellow Water Creek from Normandy Boulevard



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Southerly view of Application Site from Normandy Boulevard



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Southerly view of Application Site from Normandy Boulevard

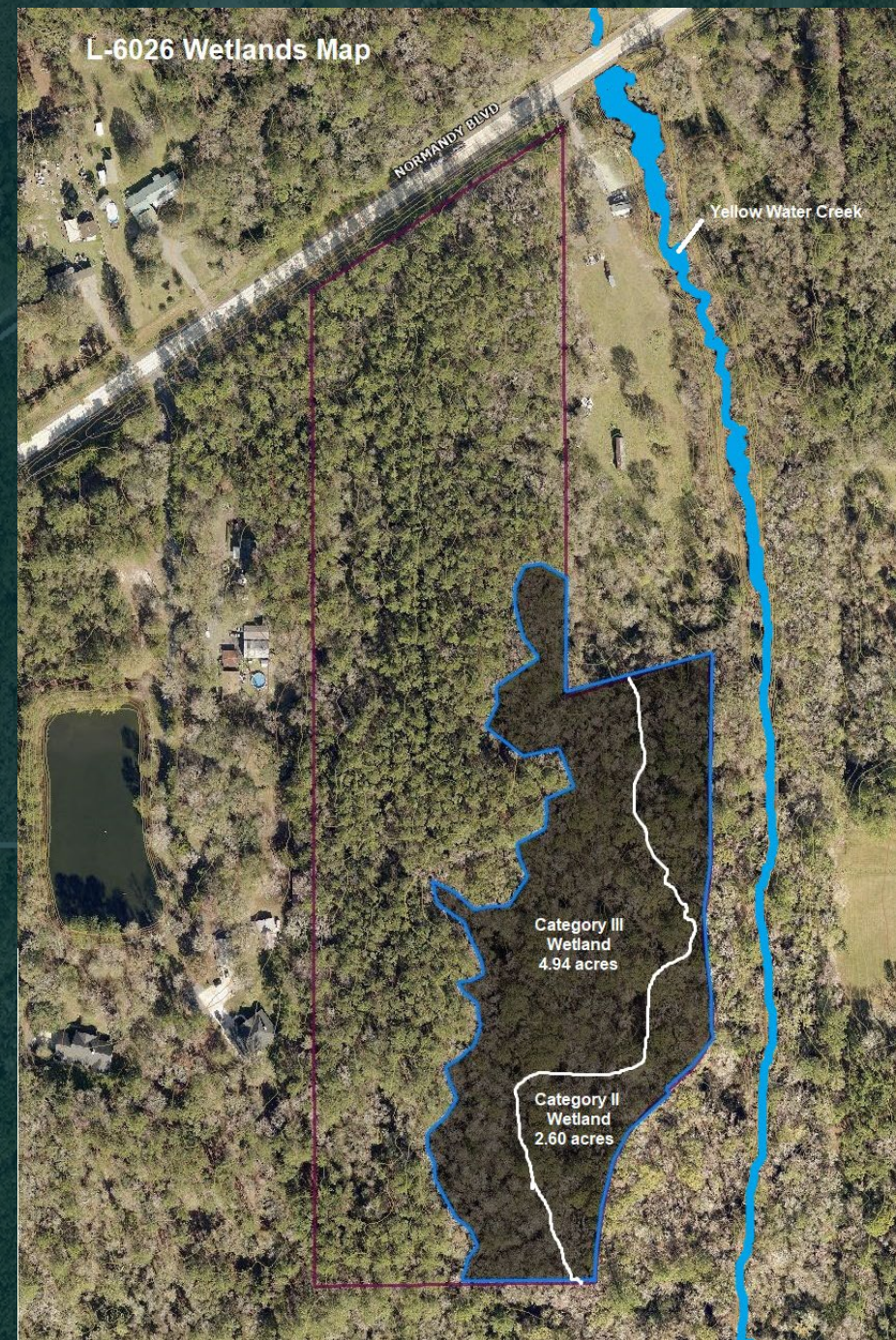
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3D Aerial View



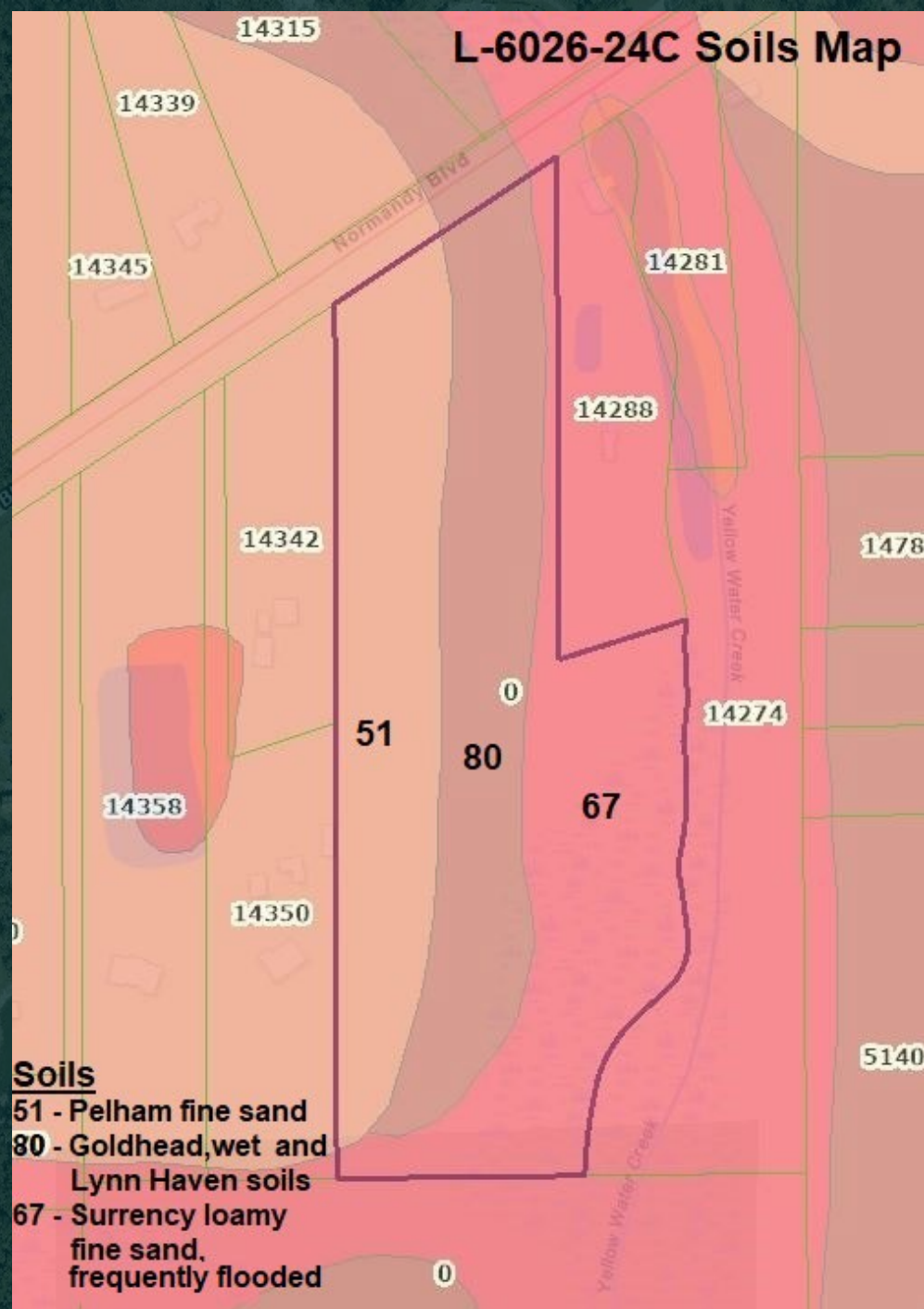
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Wetlands Map

Wetlands - 7.54 Acres
(based on City GIS Data)
Category II – 2.60 Acres
Category III – 4.94 Acres



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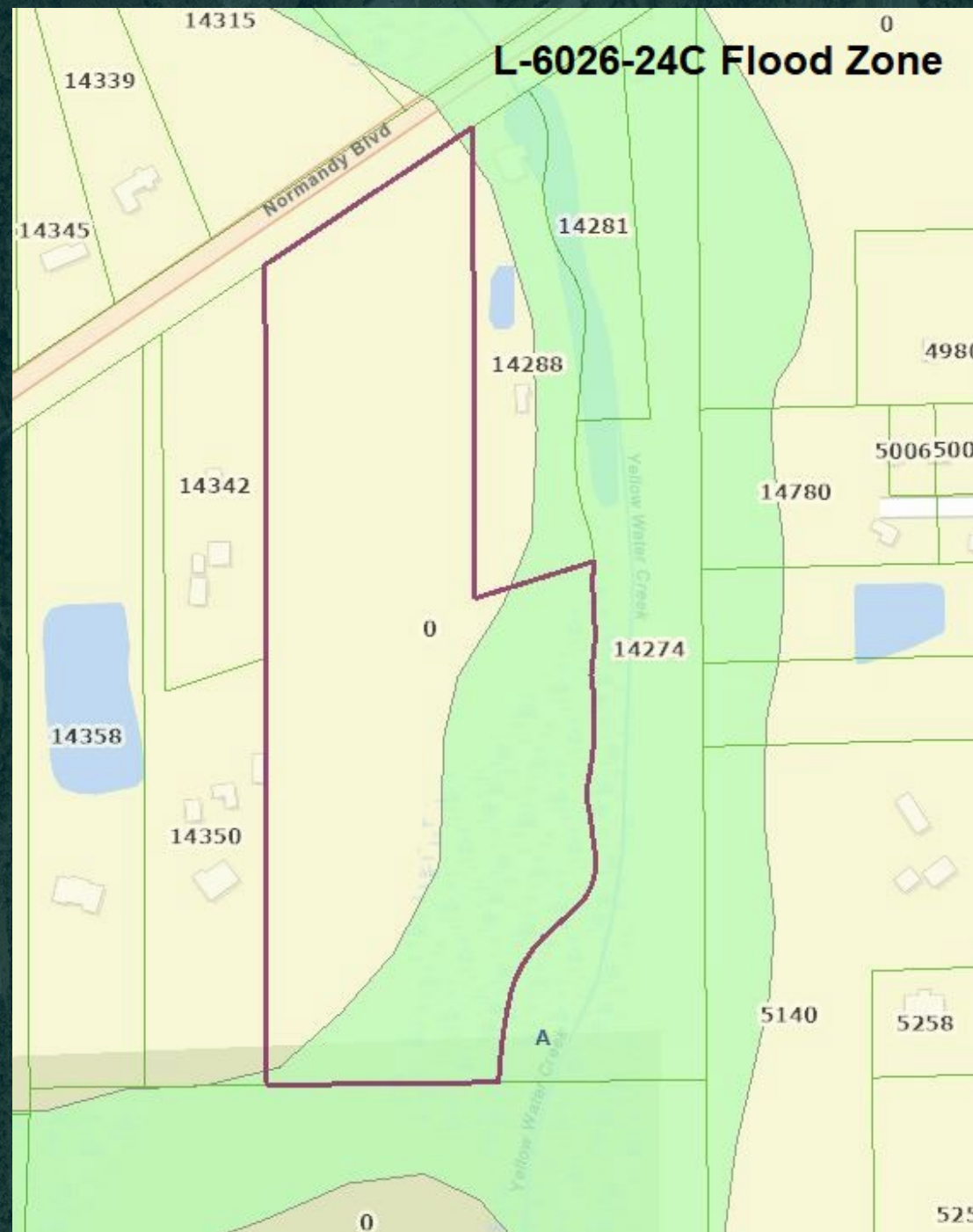
Soils Map



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**FEMA Flood
Zone Map**

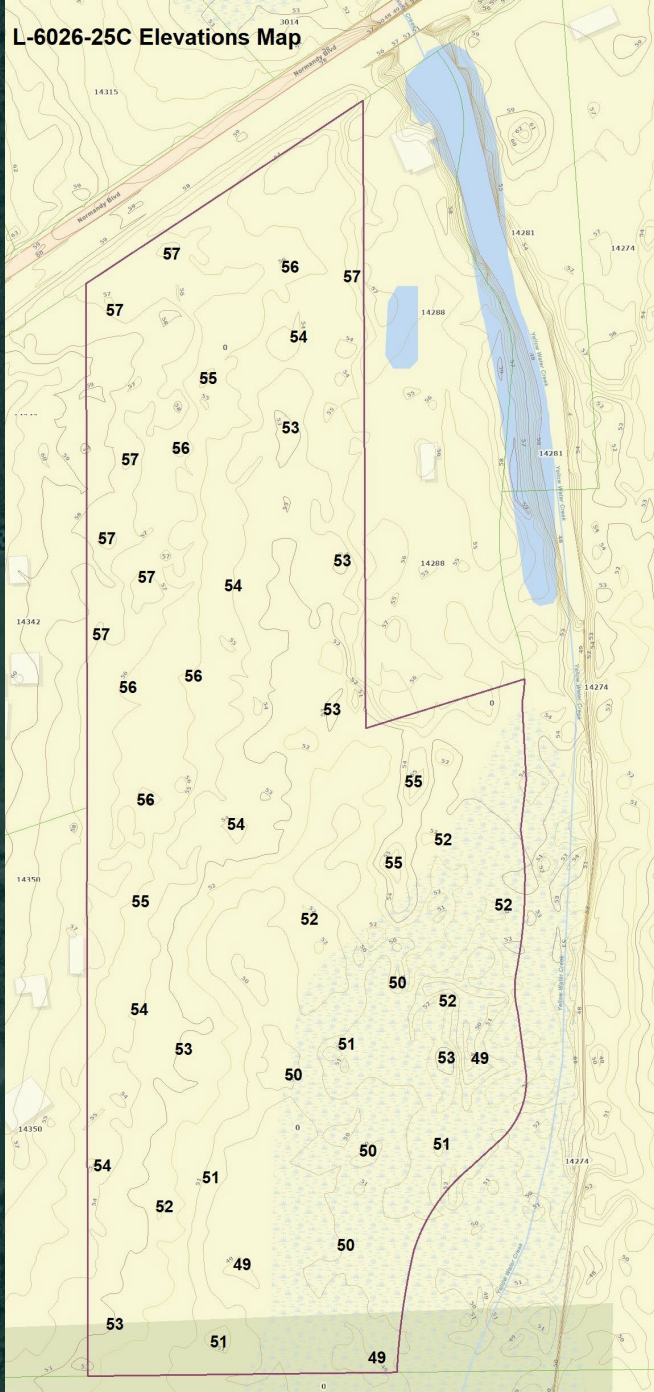
**Flood Zone A
6.83 Acres**



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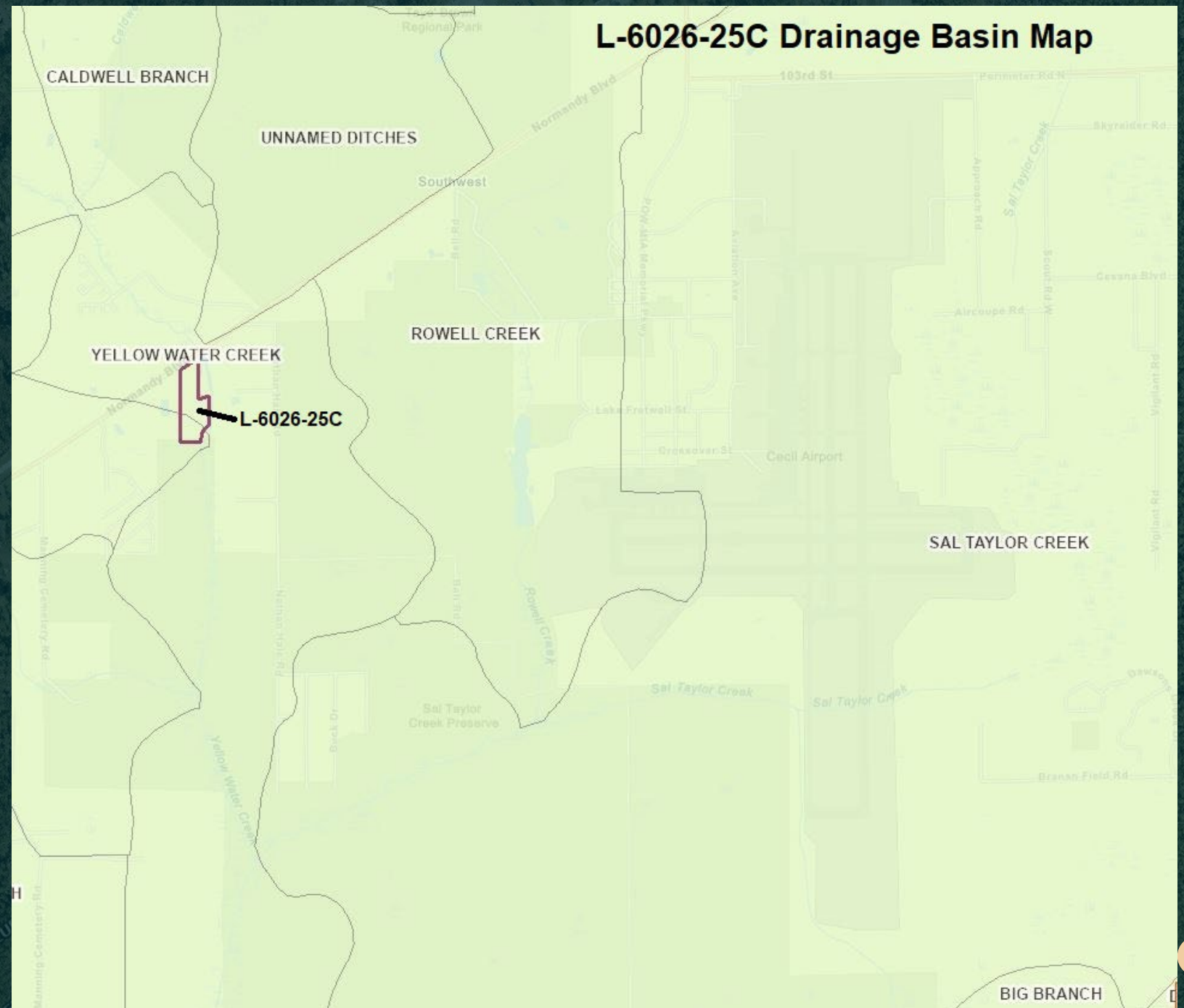
Elevations
Map

L-6026-25C Elevations Map



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Drainage
Basins Map



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Drainage
Path Map
Application Site



Yellow Water
Creek



North Fork
Black Creek



Black Creek



St. Johns River

L-6026-25C Drainage Path

