



# Land Use Amendments L-5998-24C Ordinance 2025-166

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*Waterways Commission  
April 10, 2025*



# **L-5998-24C Land Use Amendment**

**Adoption Ordinance  
Ordinance Number 2025-166**

## **Public Hearing Dates**

**Planning Commission – Thursday, April 3, 2025**

**City Council First Hearing – Tuesday, April 8, 2025**

**City Council LUZ Committee – Tuesday, April 15, 2025**

**Final City Council Hearing – Tuesday, April 22, 2025**



# L-5998-24C (2025-166)

## Location

✓ 5355 Pickettville Road

## Size

✓ Subject Site:  
15.87 acres

Wetlands:  
1.57 acres

## Current Land Use

✓ Low Density Residential  
(LDR)

## Sub-Drainage Basins

✓ Sixmile Creek  
Ribault River

## Drainage Basins

✓ Trout River  
St. Johns River

## Proposed Land Use

✓ Light Industrial (LI)



# L-5998-24C (2025-166) Currant and Proposed Development Standards

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## Current Development Standard: LDR to the 2045 Comprehensive Plan

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- *79 Single Family dwelling units based on 5 dwelling units per acre*

## Proposed Development Standard: LI to the 2045 Comprehensive Plan

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- *276,518 square feet of industrial space based on 0.40 FAR*



**Land Use Amendment L-5998-24C**  
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**Current Land Use Map**

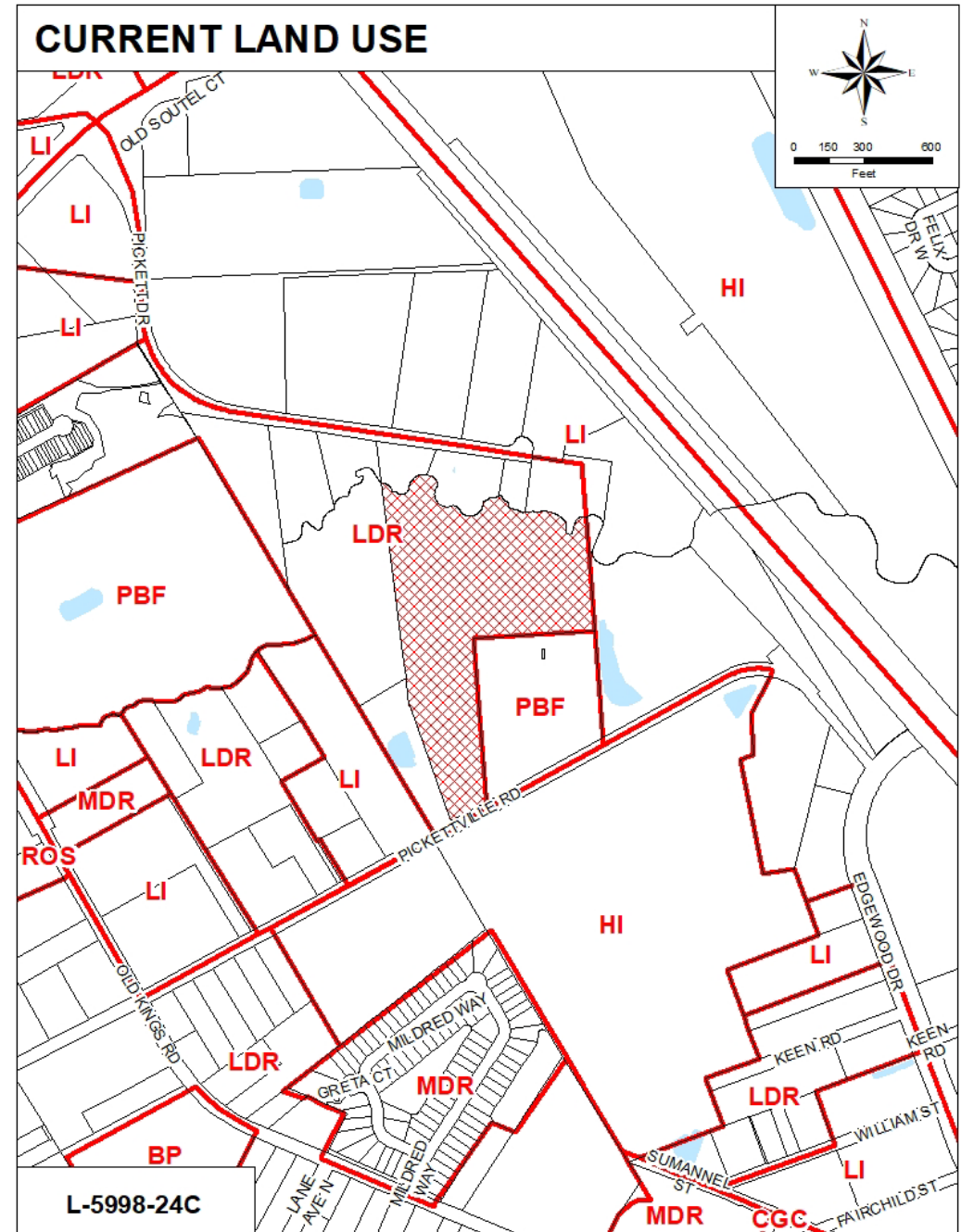
**Site Land Use**

*Low Density Residential (LDR)*

**Surrounding Land Uses**

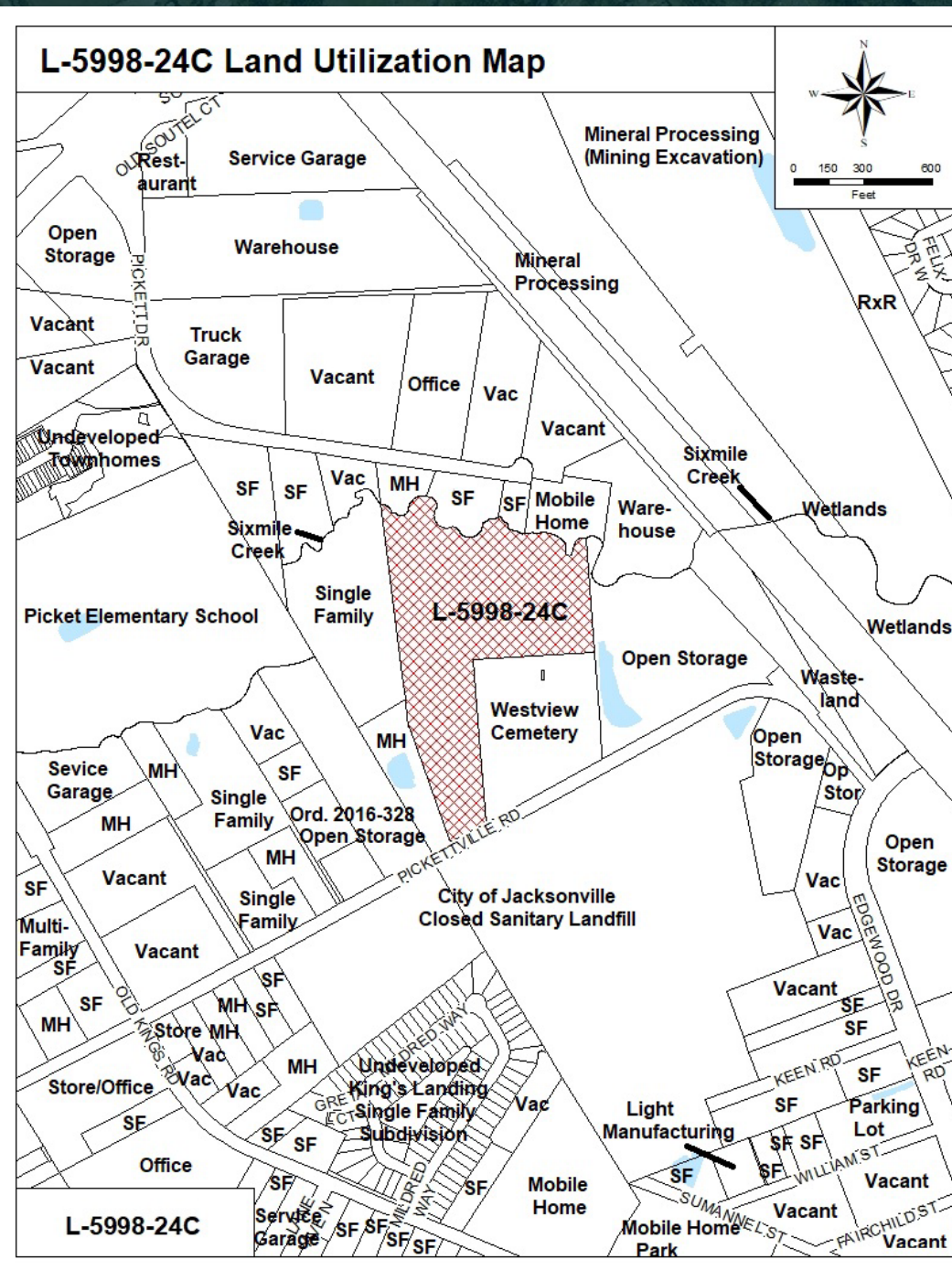
*Low Density Residential (LDR), Public Buildings and Facilities (PBF), Light Industrial (LI), Heavy Industrial (HI), Medium Density Residential (MDR), Community/General Commercial (CGC), Business Park (BP), and Recreation Open Space (ROS)*

**Land Use Amendment L-5998-24C is proposing a Land Use Change from **LDR** to **LI****





# Land Utilization Map

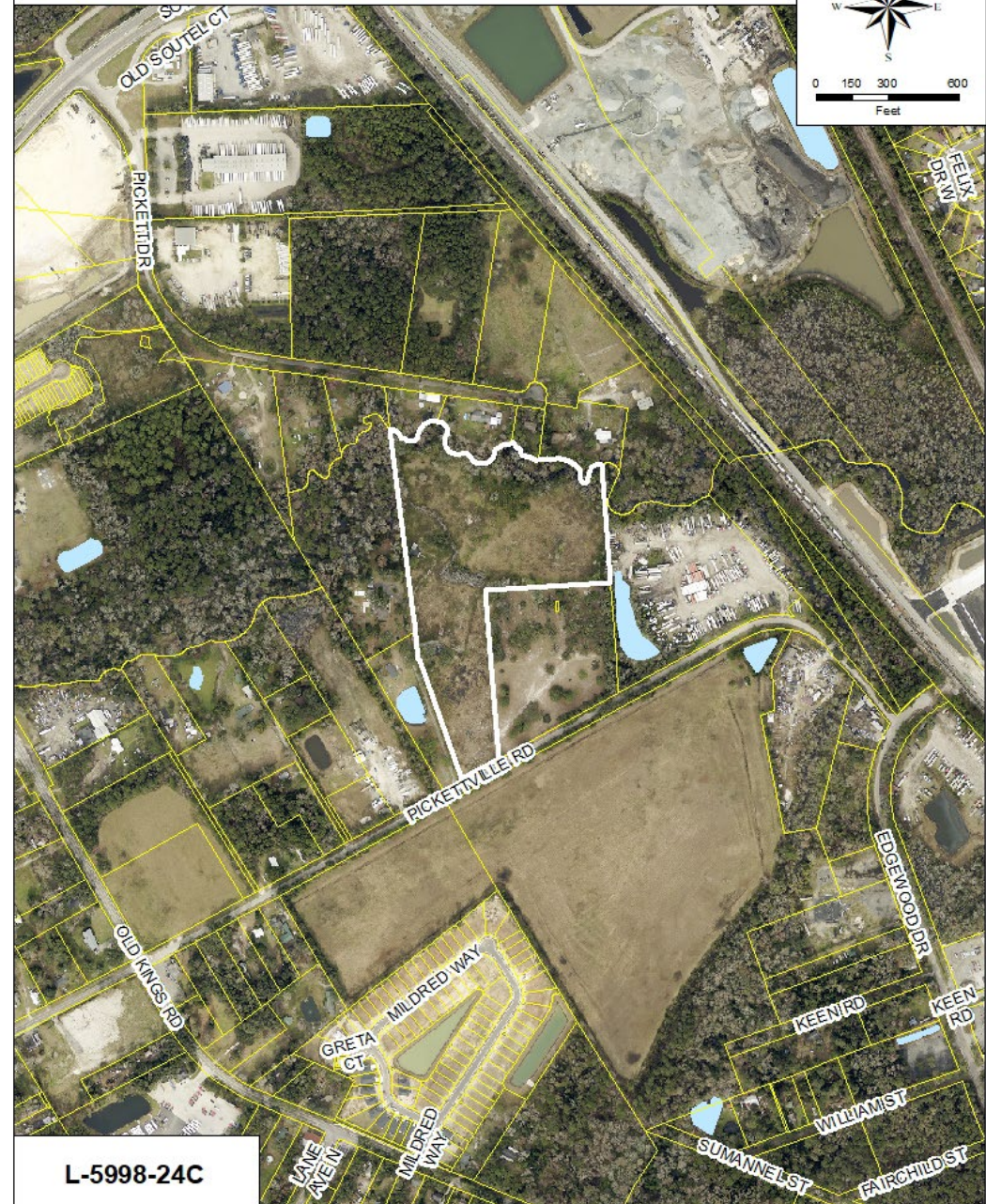




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**Aerial Map**

**AERIAL MAP**



**L-5998-24C**



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**Close-up  
aerial and  
northerly view  
of property**





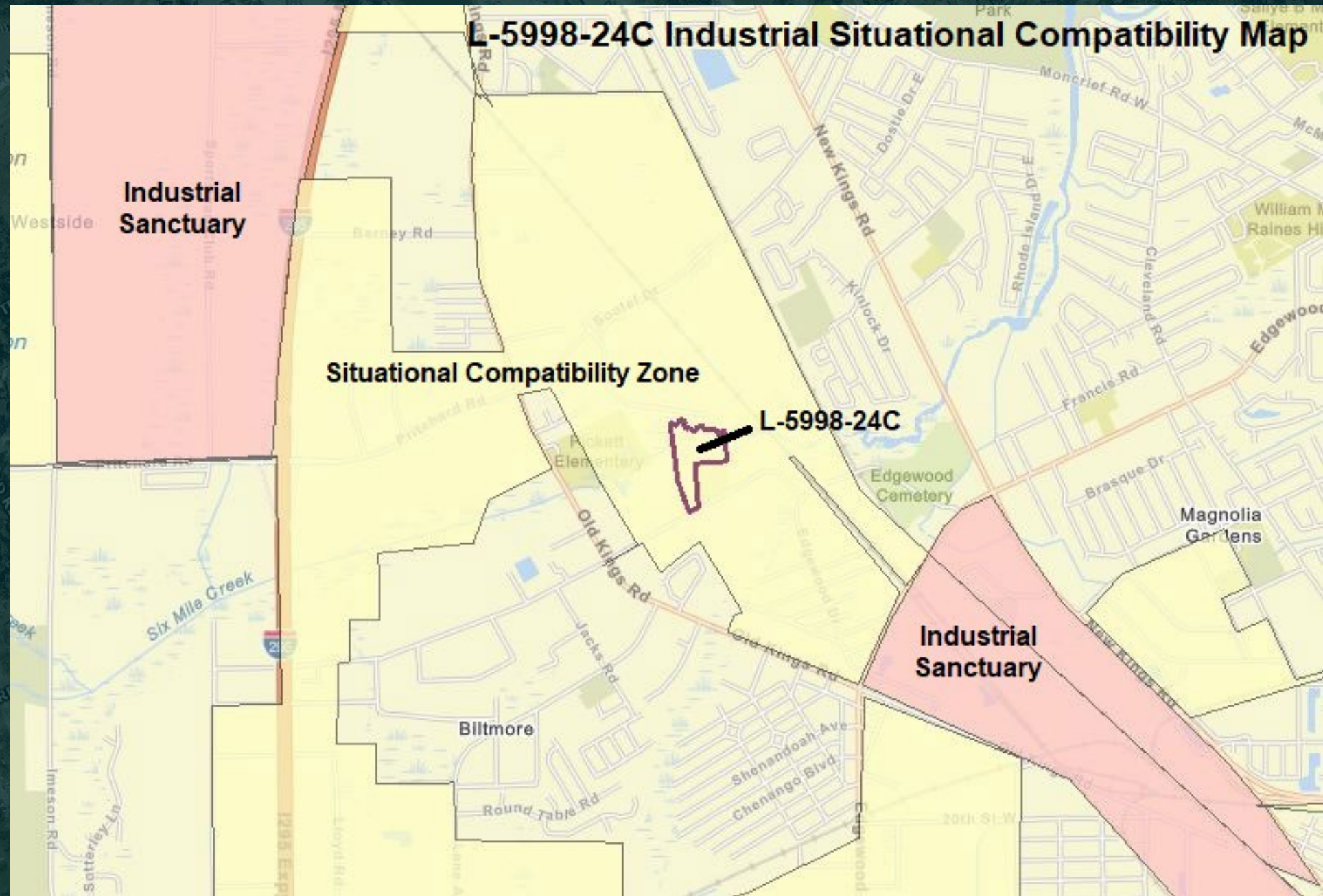
**Land Use**  
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**Northerly view of  
property from  
Pickettville Road**





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**Industrial  
Situational  
Compatibility  
Zone Map**

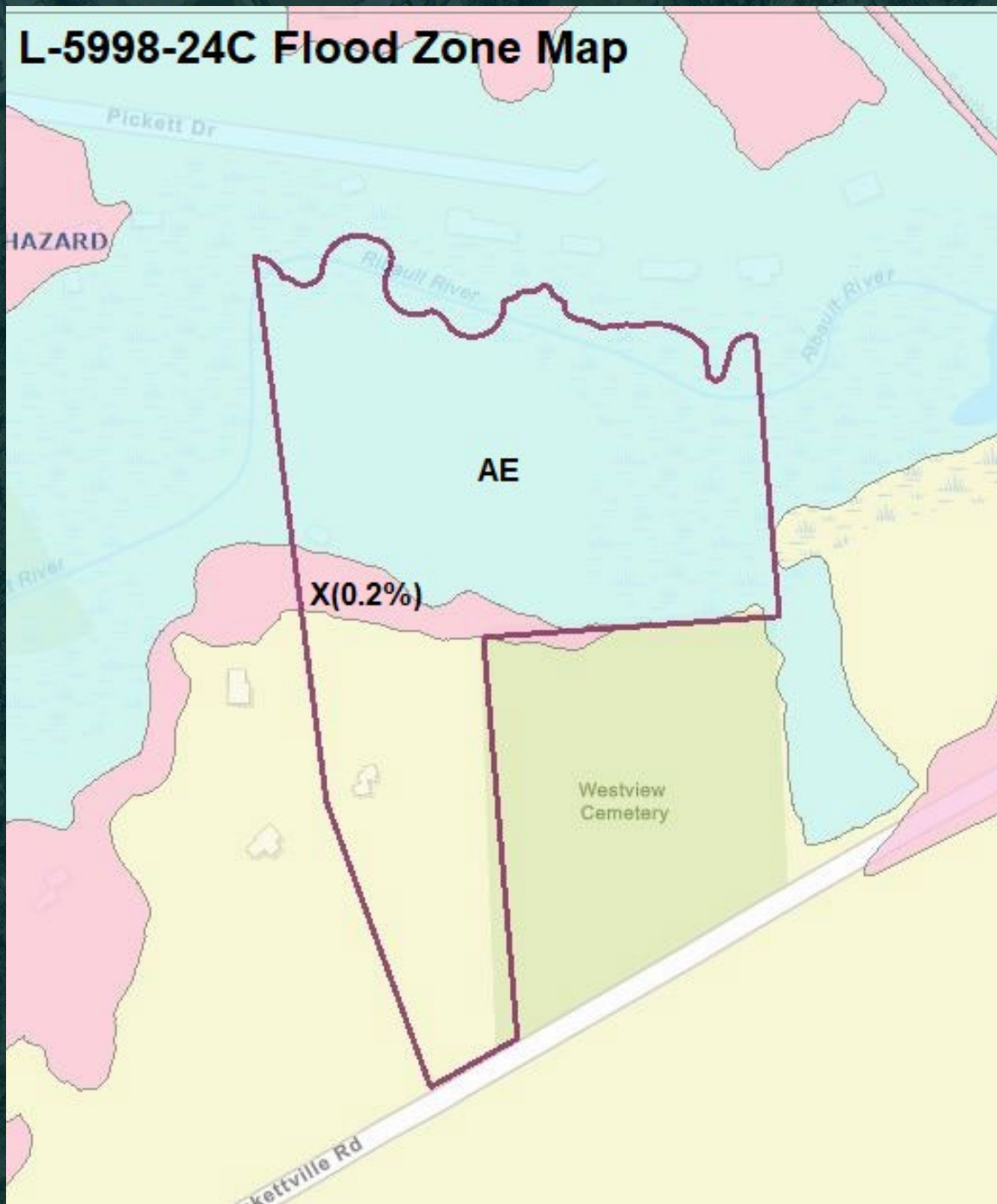




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**Flood Zone**  
**Map**

**AE – 10.40 Acres**  
**X(0.2%) – 0.76 of**  
**an Acre**





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**Coastal High  
Hazard Area  
Map**  
(1.84 Acres)

**L-5998-24C Coastal High Hazard Area Map**





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**Adaptation  
Action Area  
Map**  
**(15.75 Acres)**

**L-5998-24C Adaptation Action Area Map**





**Land Use Amendment L-**  
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**Elevations Map**

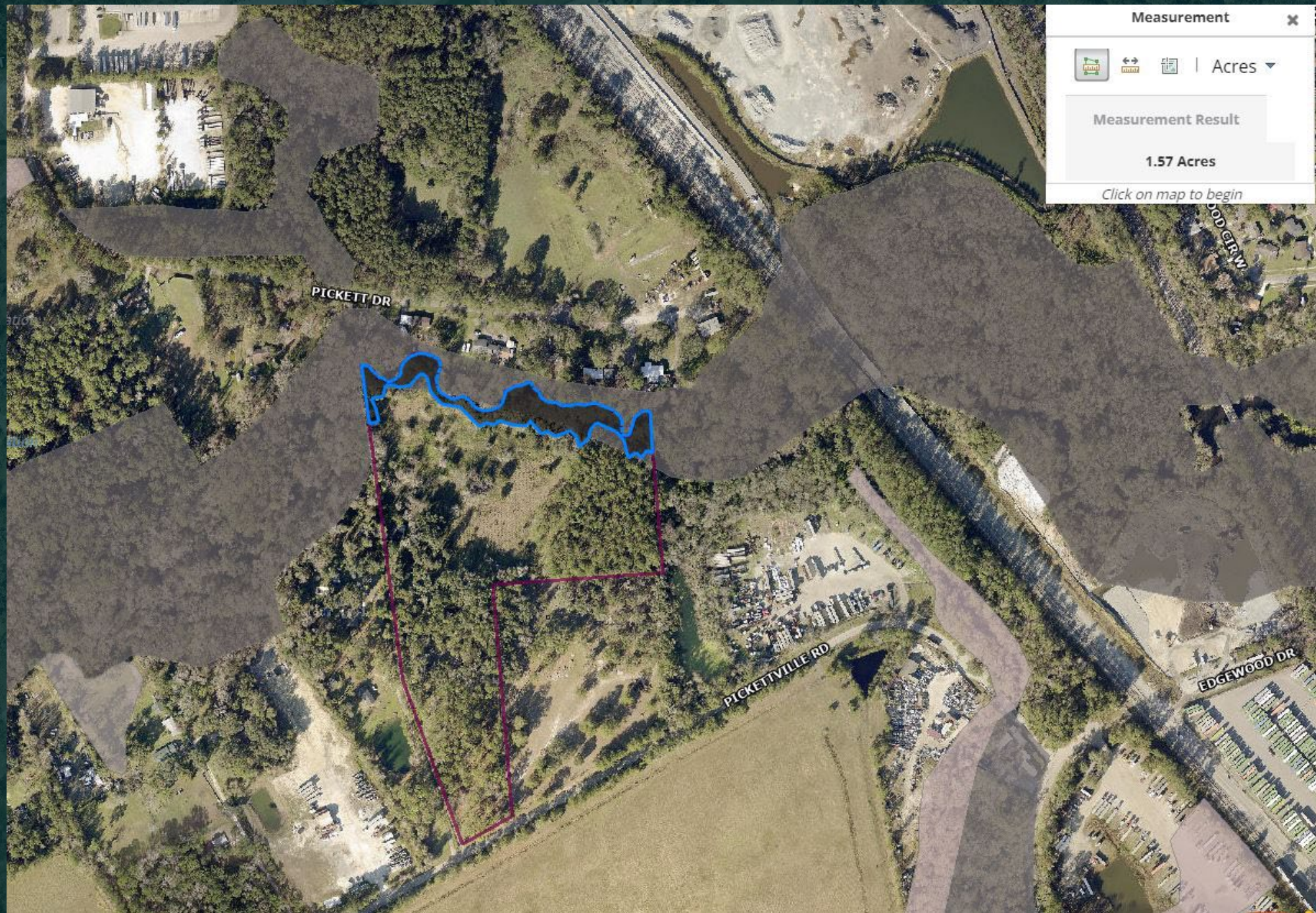
**Category II Wetlands**  
**Acreage**  
**1.57 acres**





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**Wetlands**  
**Area Map**

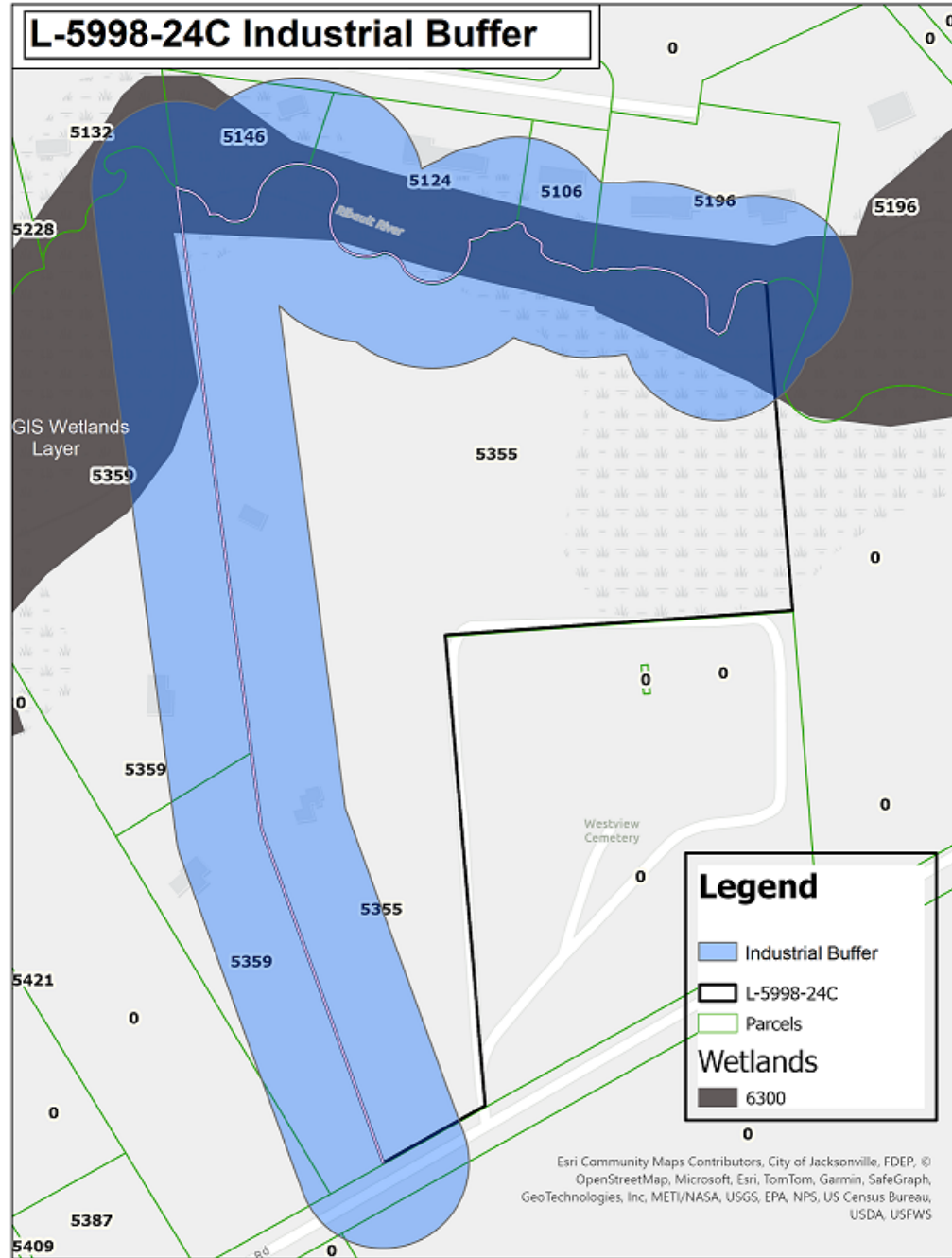
**Category II**  
**Wetlands**  
**Acreage on**  
**Application**  
**Site**  
**1.57 acres**





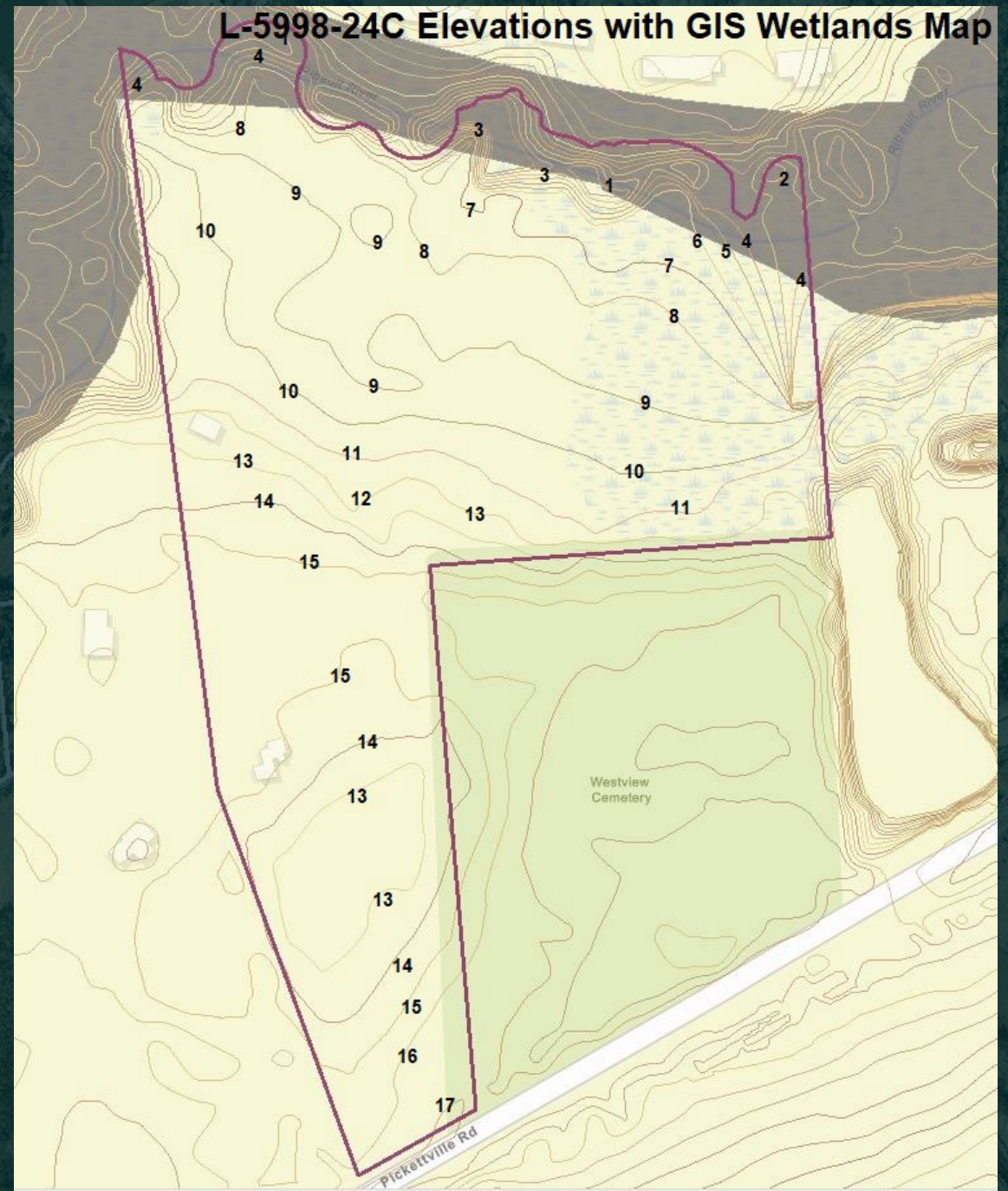
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Industrial Buffer  
Map**

**L-5998-24C Industrial Buffer**





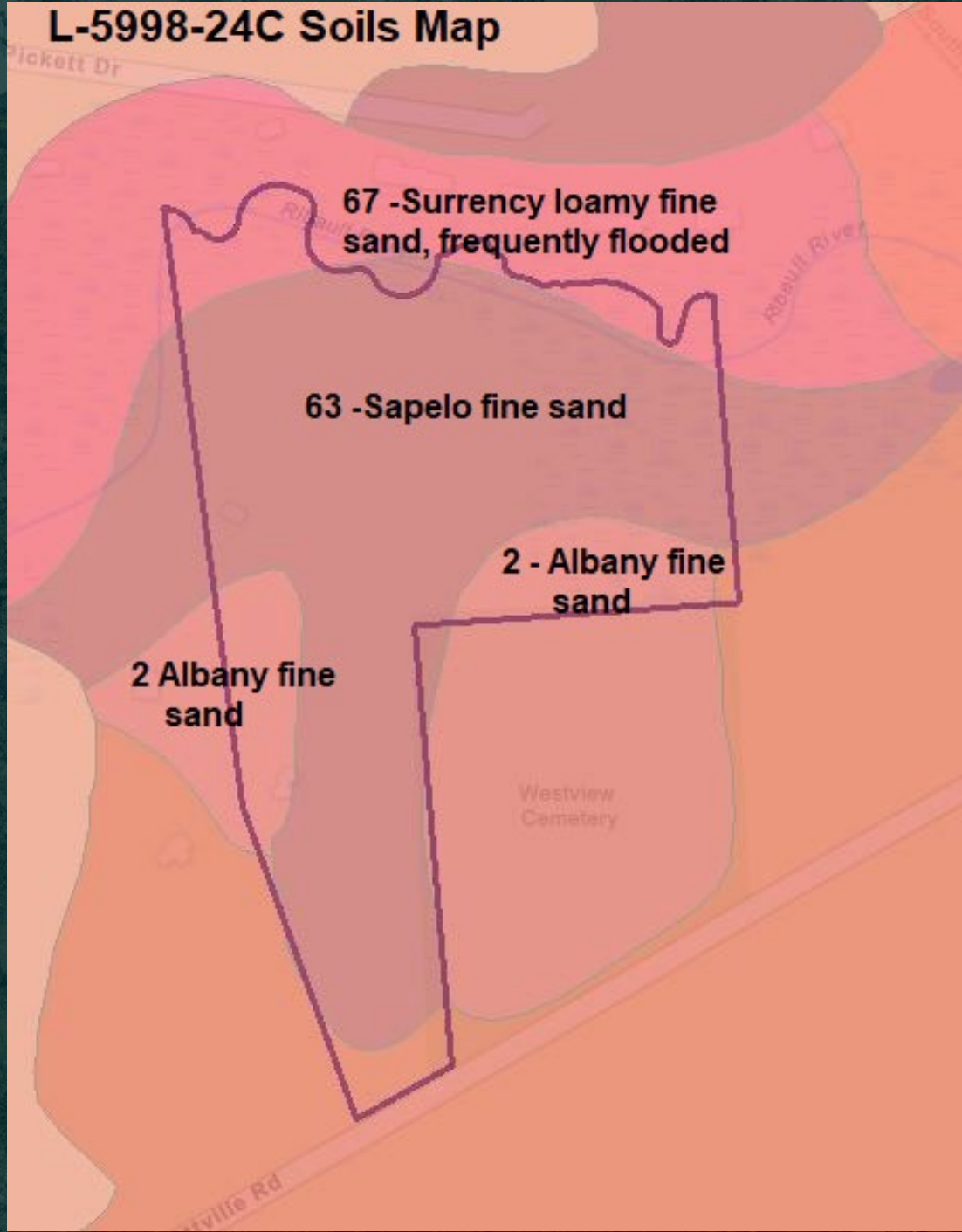
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**Elevations Map**





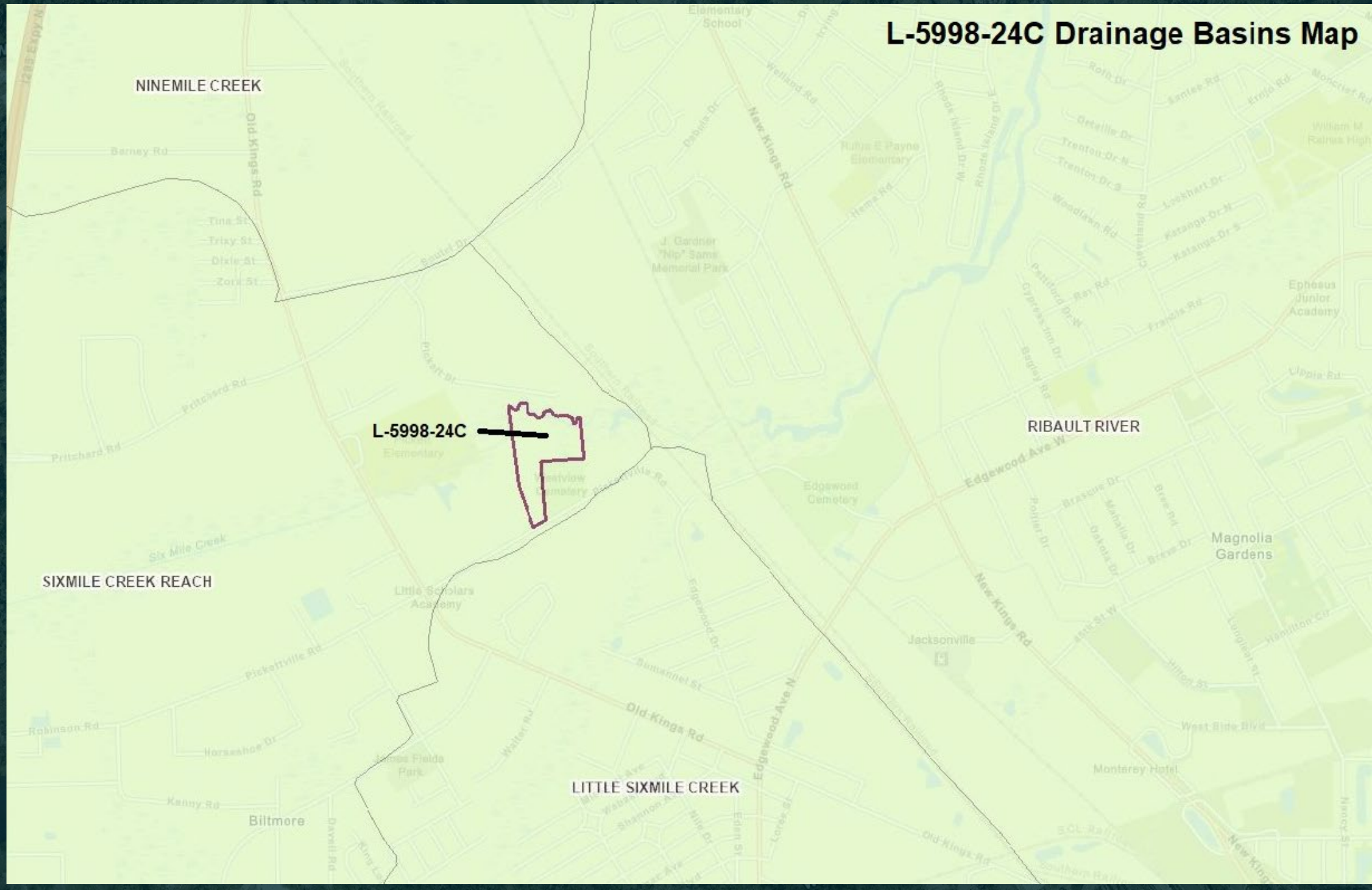
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**Soils Map**





# Drainage Basins Map





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**Drainage**  
**Path Map**  
**Application Site**

