



**Land Use Amendments**  
**L-5608-21C Ordinance 2021-739**  
**Seaboard Avenue**

**L-5628-21C Ordinance 2021-806**  
**Old St. Augustine Road**

*Waterways Commission*

*December 15, 2021*

# **L-5608-21C Land Use Amendment**

**Adoption Ordinance  
Ordinance Number 2021-739**

## **Public Hearing Dates**

**Planning Commission – Thursday, November 4, 2021 (Deferred)**

**Thursday, December 9, 2021**

**City Councils First Hearing – Tuesday, November 9, 2021**

**City Council LUZ Committee – Tuesday, January 4, 2022**

**Final City Council Hearing – Tuesday, January 11, 2022**

# L-5608-21C (2021-739)

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✓ Location

5902 Seaboard Avenue

✓ Size

Subject Site: 4.91 Acres  
Wetlands: 0.31 Acres

✓ Current Land Use

Low Density Residential (LDR)

✓ Sub-Drainage Basin

Fishing Creek

✓ Drainage Basin

Ortega River

✓ Proposed Land Use

Medium Density Residential (MDR)

# L-5608-21C Development Potentials (2021-739)

## Current Development Potential: LDR

- 5 Dwelling Units per Acre
- 24 Dwelling Units

## Proposed Development Potential: MDR

- 15 Dwelling Units per Acre
- 73 Dwelling Units

L-5608-21C

**Land Use Amendment L-5608-21C**  
**Ordinance 2021-739**

**Current Land Use Map**

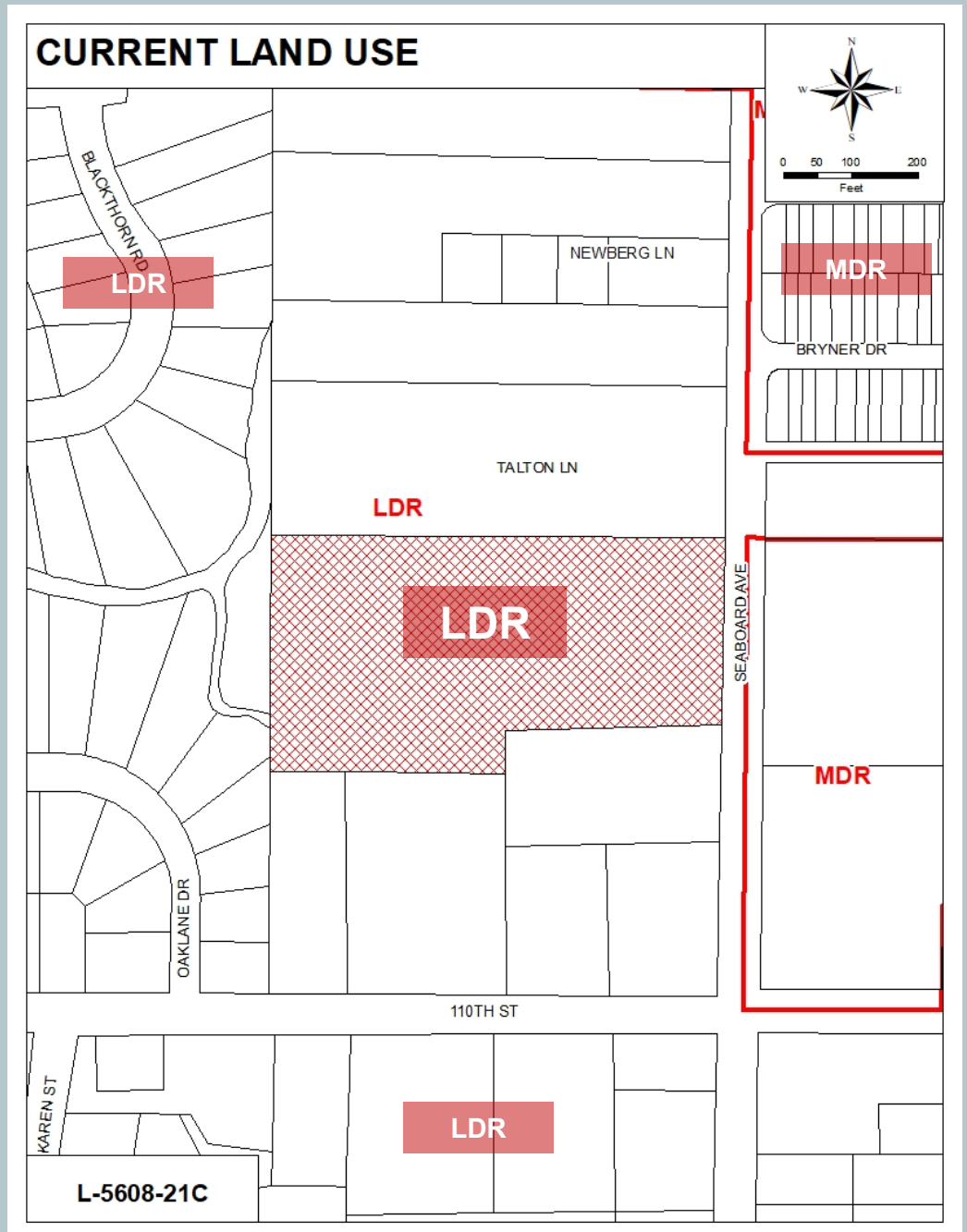
**Site Land Use**

*Low Density Residential*

**Surrounding Land Use**

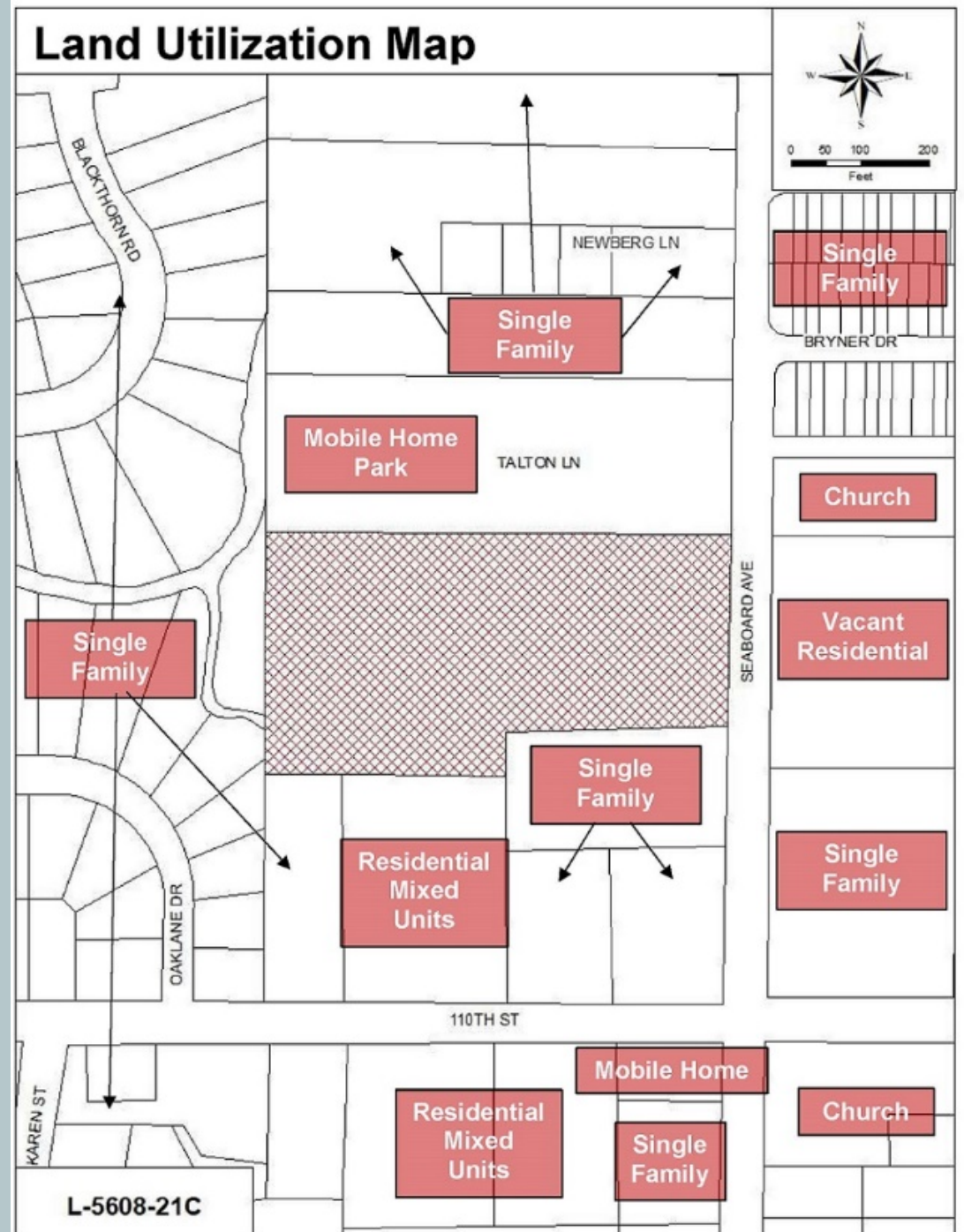
*Low Density Residential and Medium Density Residential*

Land Use Amendment L-5608-21C is proposing a Land Use Change from LDR to MDR



**Land Use Amendment L-5608-21C**  
**Ordinance 2021-739**

**Land Utilization Map**



**Land Use Amendment**  
**L-5608-21C**  
**Ordinance 2021-739**

**Aerial Map**

**AERIAL MAP**



**L-5608-21C**

**Land Use**  
**Amendment**  
**L-5608-21C**  
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**Westerly  
view from  
Seaboard  
Avenue**



Google



**Land Use**  
**Amendment**  
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**739**

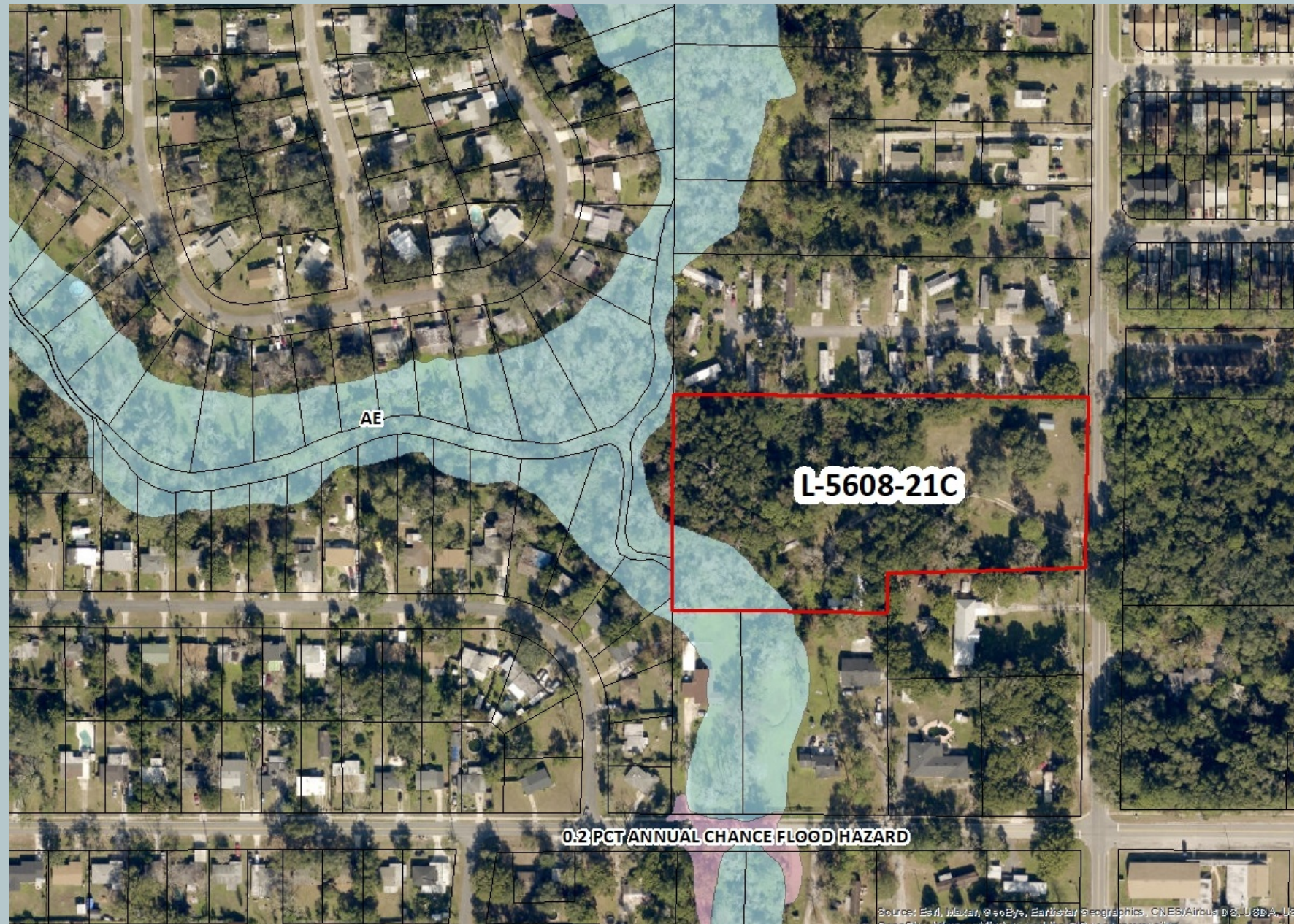
**Northerly  
view from  
110<sup>th</sup> Street.  
Application  
site is 315  
feet to the  
north.**





**Land Use  
Amendment  
L-5608-21C  
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**Flood Zones  
Map**

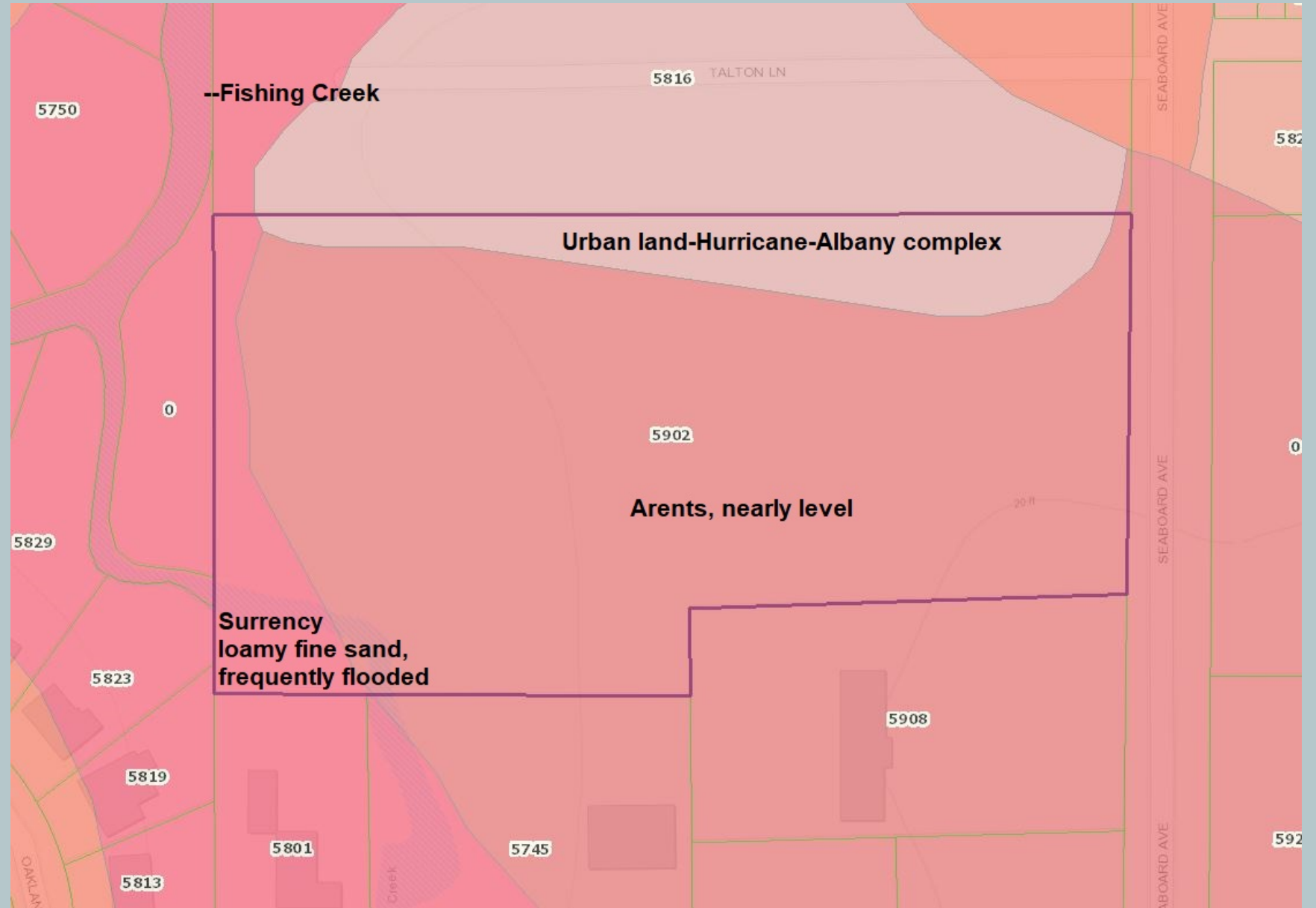


Source: Esri, Maxar, © 2021, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



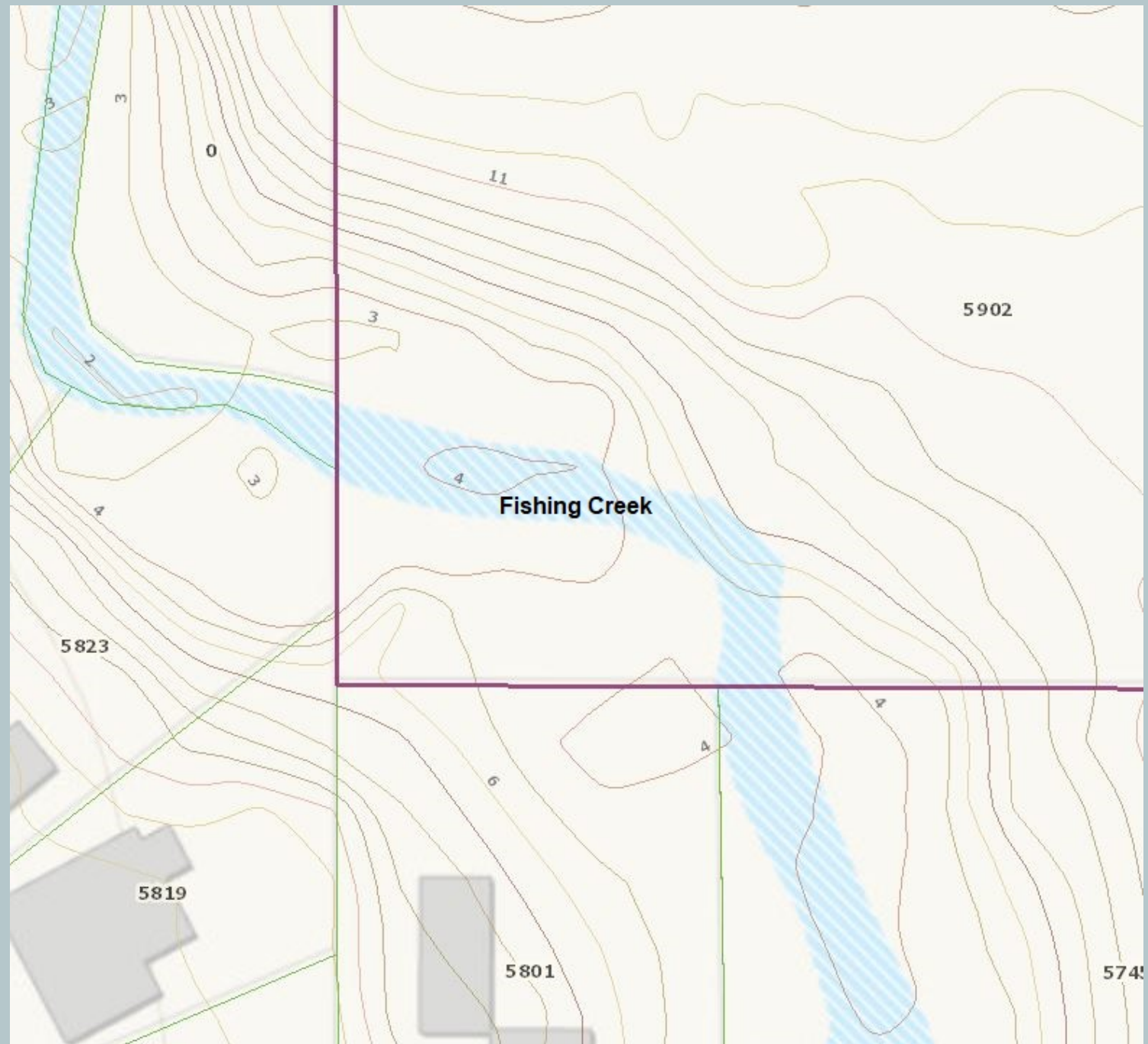
**Land Use**  
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**Soils Map**



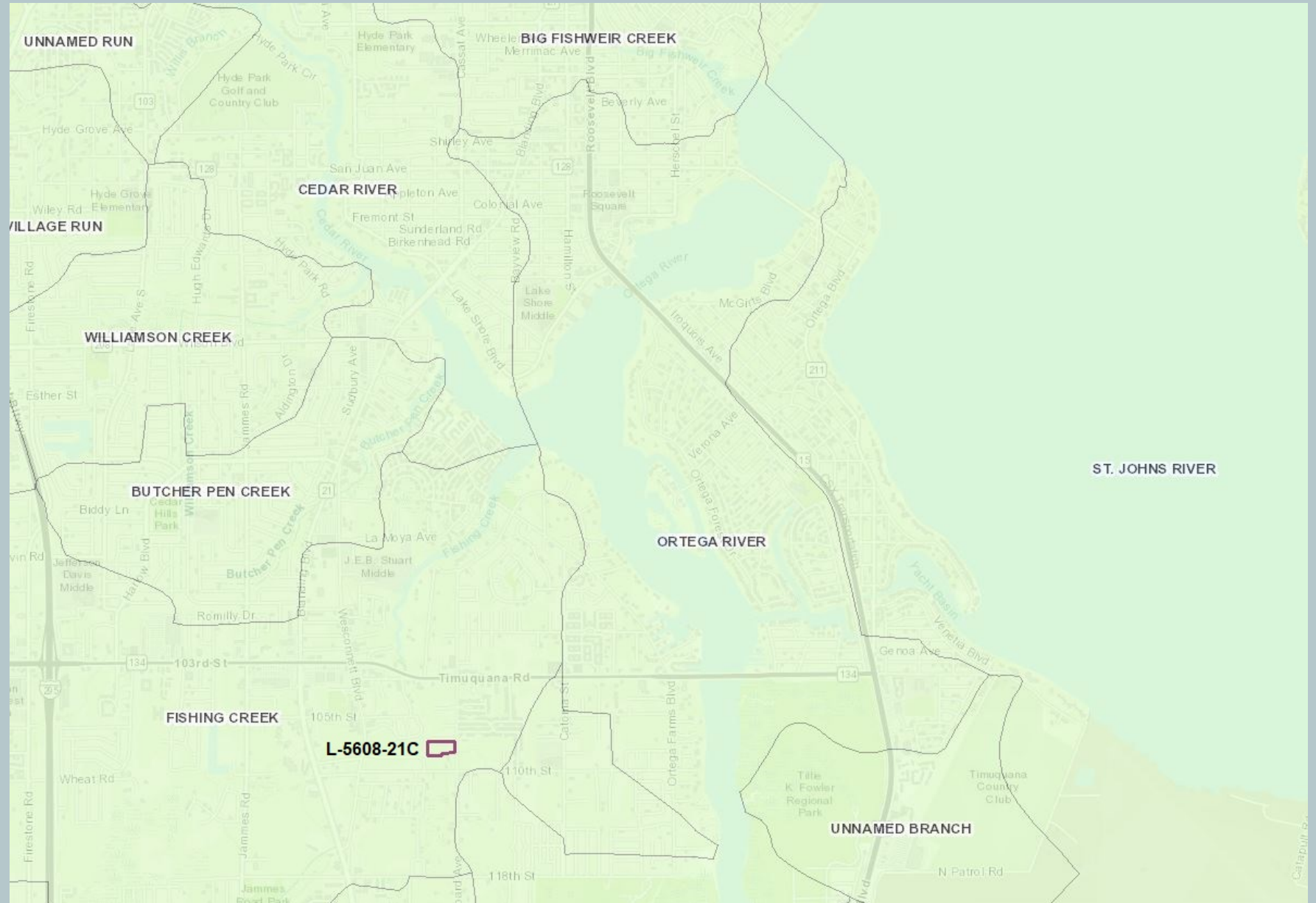
**Land Use**  
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**Elevations**  
**Map**



**Land Use**  
**Amendment**  
**L-5608-21C**  
**Ordinance 2021-**  
**739**

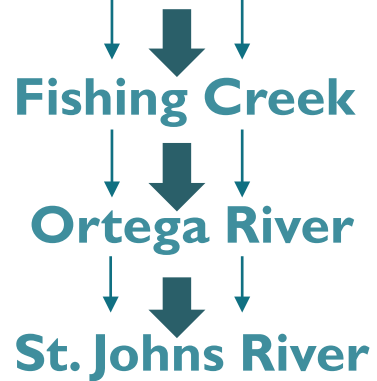
**Drainage**  
**Basins Map**



**Land Use**  
**Amendment**  
**L-5608-21C**  
**Ordinance 2021-**  
**739**

**Drainage**  
**Path Map**

**Application Site**





# **L-5628-21C Land Use Amendment**

**Adoption Ordinance  
Ordinance Number 2021-806**

## **Public Hearing Dates**

**Planning Commission – Thursday, December 9, 2021**

**City Councils First Hearing – Tuesday, December 14, 2021**

**City Council LUZ Committee – Tuesday, January 4, 2022**

**Final City Council Hearing – Tuesday, January 11, 2022**

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

# L-5628-21C (2021-806)

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## Location

0 Old St. Augustine Road; between I-95 and Philips Highway



## Size

45.60 Acres



## Current Land Use

Business Park  
(BP)



## Sub-Drainage Basin

### Basin

Big Davis Creek →  
Julington Creek



## Drainage Basin

Julington Creek →  
St. Johns River



## Proposed Land Use

Medium Density  
Residential (MDR)

L-5608-21C

# L-5628-21C (2021-806) Development Potentials

## Current Development Potential: BP

### Scenario 1

- 695,217 sq. ft. of BP space at 0.35 FAR

### Scenario 2

- 139,043 sq. ft. of BP space at 0.35 FAR (20%) and
- 547 Multi-family Dwelling Units at 15 Dwelling Units per Acre (80%)

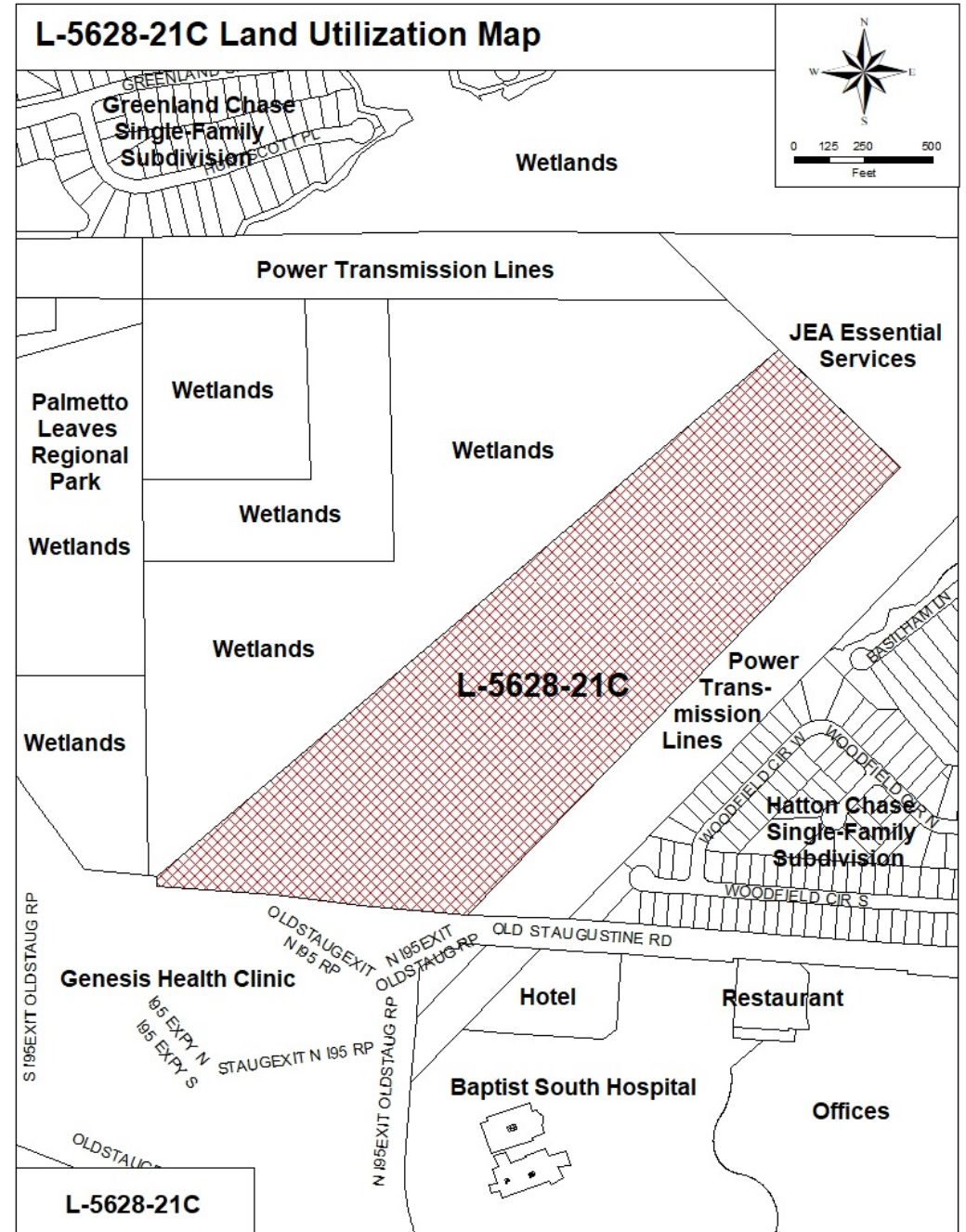
## Proposed Development Potential: MDR

- 684 Multi-family Dwelling Units at 15 Dwelling Units per Acre



**Land Use Amendment L-5628-21C**  
**Ordinance 2021-806**

**Land Utilization Map**





**Land Use  
Amendment  
L-5628-21C  
Ordinance 2021-  
806**

**Photo  
Locations**



**Land Use**  
**Amendment**  
**L-5628-21C**  
**Ordinance 2021-**  
**806**

**Northerly  
view from  
Old St,  
Augustine  
Road**





**Land Use  
Amendment  
L-5628-21C  
Ordinance 2021-  
806**

**South-  
westerly  
view from  
Philips  
Highway**



**Land Use  
Amendment  
L-5628-21C  
Ordinance 2021-  
806**

**North-  
easterly  
view from  
I-95**



**Land Use  
Amendment  
L-5628-21C  
Ordinance 2021-806**



**Wetlands Map**

**Total Property-56.49  
acres of wetlands**

**Application Site-6.85  
acres of wetlands**

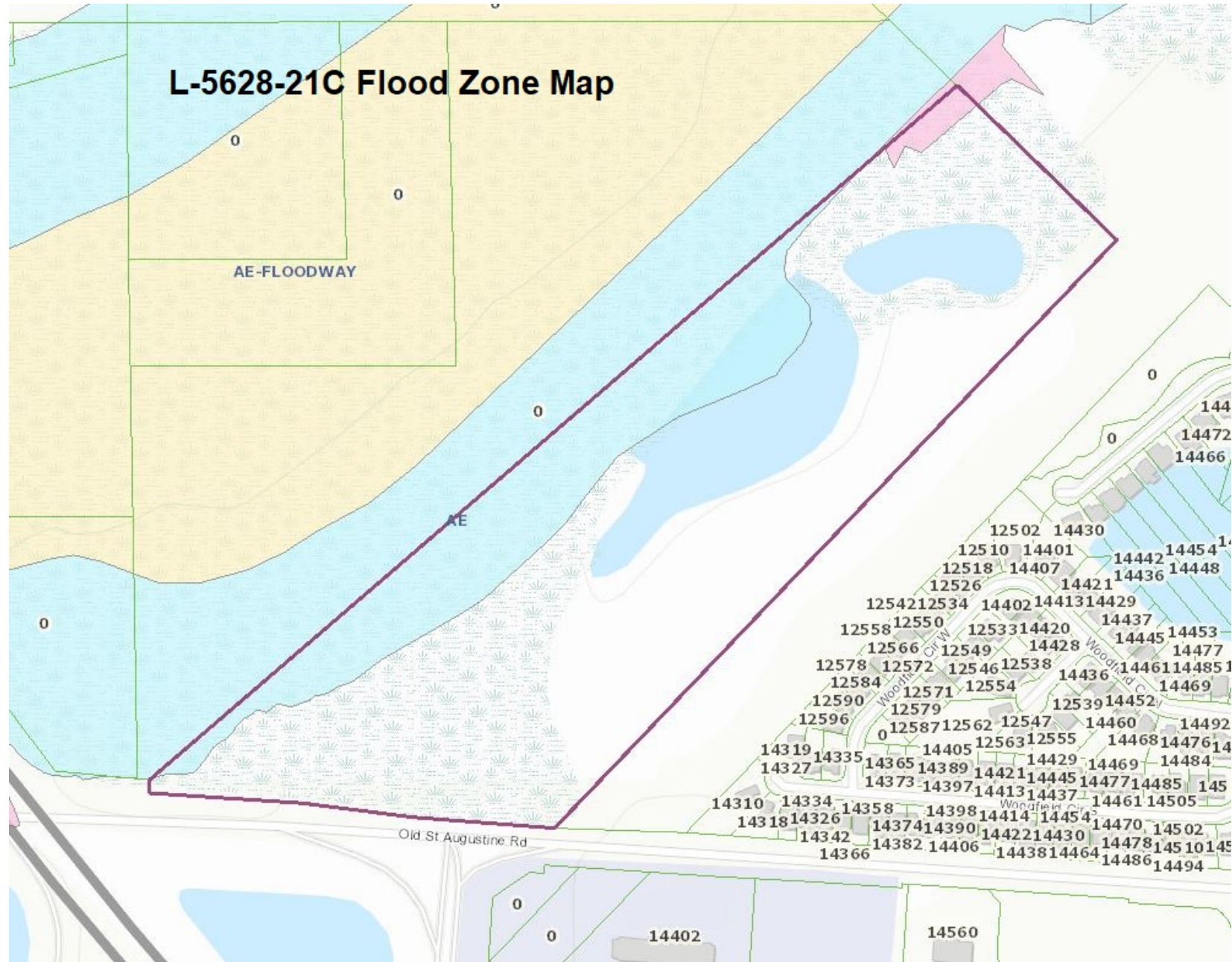
**Category II – 5.58 acres  
Category III – 1.27 acres**



<b>CARTER ENVIRONMENTAL SERVICES, INC.</b>  42 Masters Drive St. Augustine, FL 32084 904-540-1786 <a href="http://www.carterenv.com">www.carterenv.com</a>	Wetland Delineation Assessment Map <b>Genovar Site</b>		
	Project: 5.16101	Duval County, Florida	
			Figure: 1

**Land Use**  
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**Ordinance 2021-**  
**806**

**Flood Zones**  
**Map**





**Land Use**  
**Amendment**  
**L-5628-21C**  
**Ordinance 2021-**  
**806**  
**Elevations**  
**Map**  
**(Portion of Site)**



**Land Use**  
**Amendment**  
**L-5628-21C**  
**Ordinance 2021-**  
**806**  
**Elevations**  
**Map with**  
**Aerial**  
**(Portion of Site)**







**Land Use**  
**Amendment**  
**L-5628-21C**  
**Ordinance 2021-**  
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**Drainage**  
**Path Map**

**Application Site**

