

REZONING

ORDINANCE 2026-2354 for Z 26-01L

Introduction

- Parcel 08891-000 is currently zoned Commercial Highway Interchange County and Parcel 08881-000 is currently zoned Commercial Intensive County;
- Petition Z 26-01L is a request to change the Zoning on parcel 08891-000 from Commercial Highway Interchange County to Commercial Intensive City and change the Zoning on parcel 08881-000 from Commercial Intensive County to Commercial Intensive City;
- The parcel is surrounded by the following Zoning designations;
 - North- Commercial Highway Interchange County
 - East- Commercial Intensive County
 - South- Environmentally Sensitive Area 2
 - West- Commercial Highway Interchange County and Commercial Intensive County

Location of Parcel 08881-000



Location of Parcel 08891-000



Staff Review

Suwannee River Water Management-

There is an existing environmental resource permit (ERP-023-234495-2) that expires September 21, 2028. Parcel 08891-000 does not appear to be part of this project. Any deviations from the permitted plans will require a permit modification. Failure to construct the project by September 21, 2028, will require a new ERP.



Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2026-2354.
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QUESTIONS

