

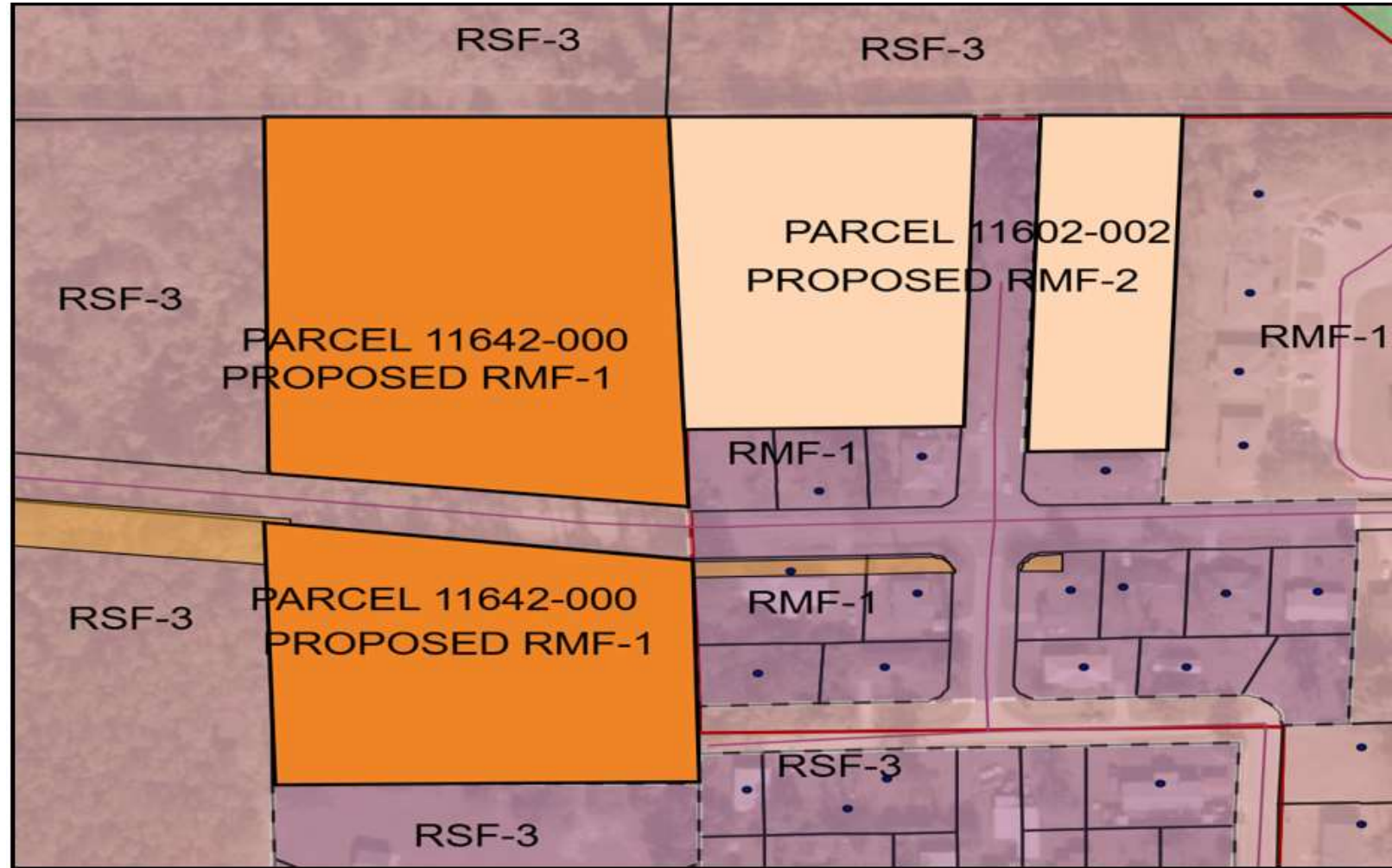
REZONING

ORDINANCE 2026-2374 for Z 26-04S

Introduction

- Parcel 11602-002, is currently zoned Residential Multi-Family 1;
- Parcel 11642-000, is currently zoned Residential Single Family 3;
- Petition Z 26-04S is a request to change the Zoning on parcel 11602-002 from Residential Multi-Family 1 to Residential Multi-Family 2; and change the zoning on parcel 11642-000 from Residential Single Family 3 to Residential Multi-Family 1;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Residential Single Family 3
 - East- Residential Multi-Family 1
 - South- Residential Multi-Family 1 and Residential Single Family 3
 - West- Residential Single Family 3

Location of Parcels 11602-002 and 11642- 000



Staff Review

- **Planning and Zoning-** There are wetlands on the parcels. This will need to be mitigated before a site plan can be approved.
- **Suwannee River Water Management-** An environmental resource permit (ERP) will be required. A permit application has not yet been submitted. The District recommends scheduling a pre-application meeting to discussing permitting requirements. No construction can occur until a District ERP has been issued.

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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 2026-2374.
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QUESTIONS

