

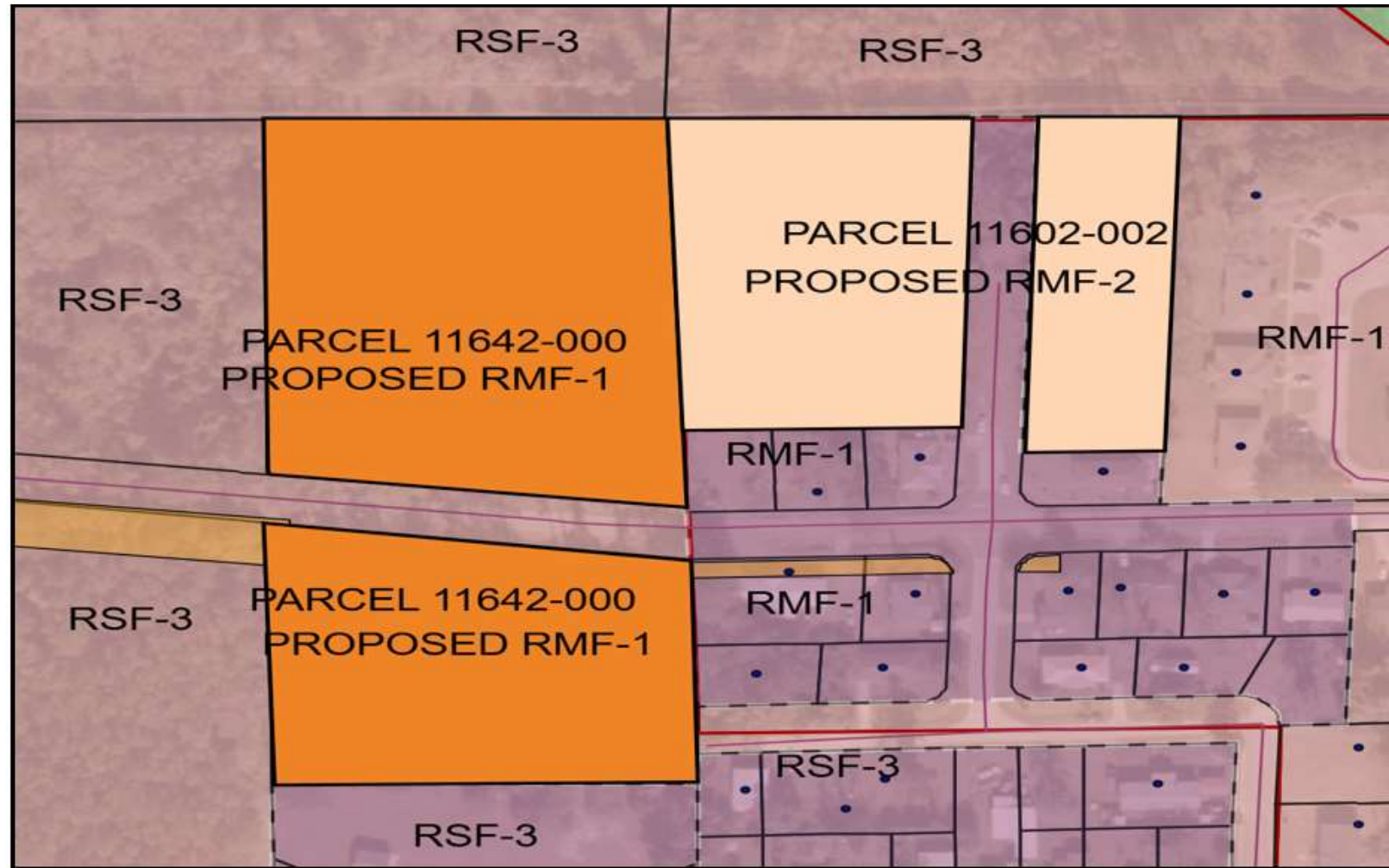
COMP PLAN AMENDMENT

ORDINANCE 2026-2373 for CPA 26-06S

Introduction

- Parcel 11602-002 has a current Future Land Use designation of Residential Medium;
- Petition CPA 26-06S is a request to change the Future Land Use on parcel 11602-002 from Residential Medium to Residential High;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Residential Medium
 - East- Residential Medium
 - South- Residential Medium
 - West- Residential Medium

Location of Parcel 11602-002



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 2026-2373.
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QUESTIONS

