

REZONING

ORDINANCE 2026-2379 for Z 26-05S

Introduction

- Parcel 02440-003 is currently zoned Commercial Intensive County;
- Petition Z 26-05S is a request to change the Zoning on parcel 02440-003 from Commercial Intensive County to Commercial Intensive City;
- The parcel is surrounded by the following Zoning designations;
 - North- Commercial Intensive County
 - East- Residential Single Family 2 County
 - South- Commercial Intensive County
 - West- Residential Single Family 2 County

Location of Parcel 02440-003

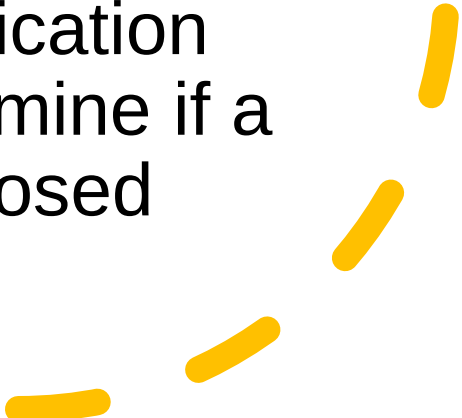


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Staff Review

Suwannee River Water Management-

This site does not have any SRWMD permitting history. An environmental resource permit will be required if impervious area exceeds 9,000 sf or 4,000 sf subject to vehicular traffic or the project size exceeds 5 acres. A permit would also be required if there are wetland impacts. I would encourage the landowner schedule a pre-application meeting with our office to determine if a permit is required for their proposed activity.

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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 2026-23XX.
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QUESTIONS

