

COMP PLAN AMENDMENT

ORDINANCE 2026-2378 for CPA 26-07S

Introduction

- Parcel 02440-003 has a current Future Land Use designation of Commercial County.;
- Petition CPA 26-07S is a request to change the Future Land Use on parcel 02440-003 from Commercial County to Commercial;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Commercial County
 - East- Residential Low County
 - South- Commercial County
 - West- Residential Low County

Location of Parcel 02440-003

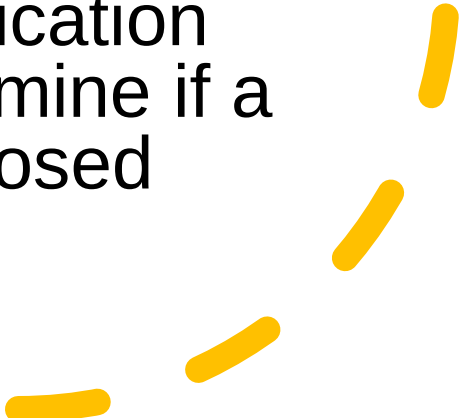


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Staff Review

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

