

Development Services, Planning and Zoning

Application: CZ 25-04

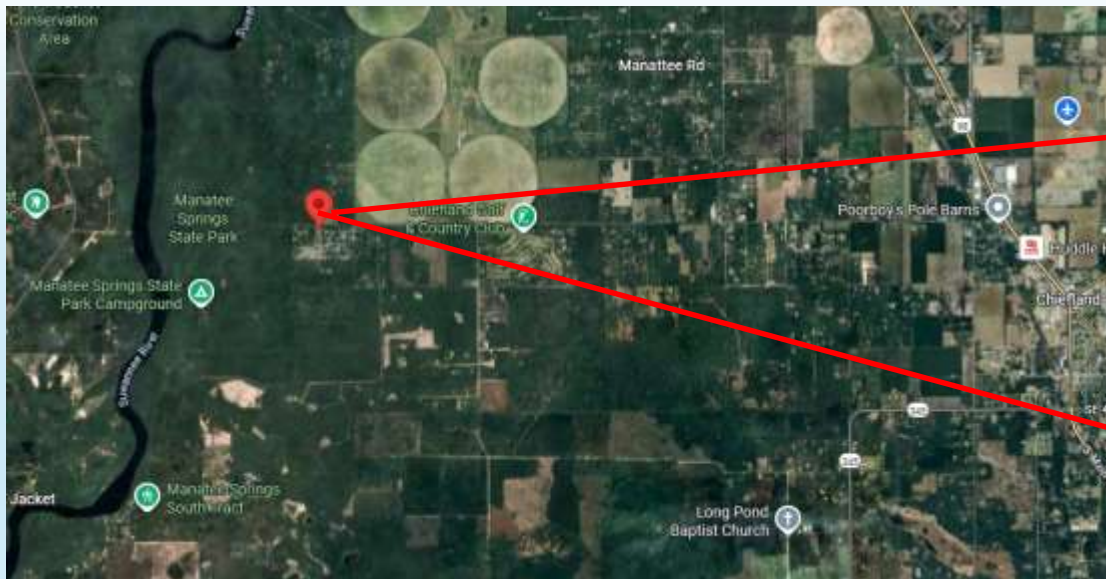
Request: Change of Zoning A/RR to RMU

Parcel: 0763600100

Address: 11490 NW 115th St. Chiefland,

32626

Aerial Maps

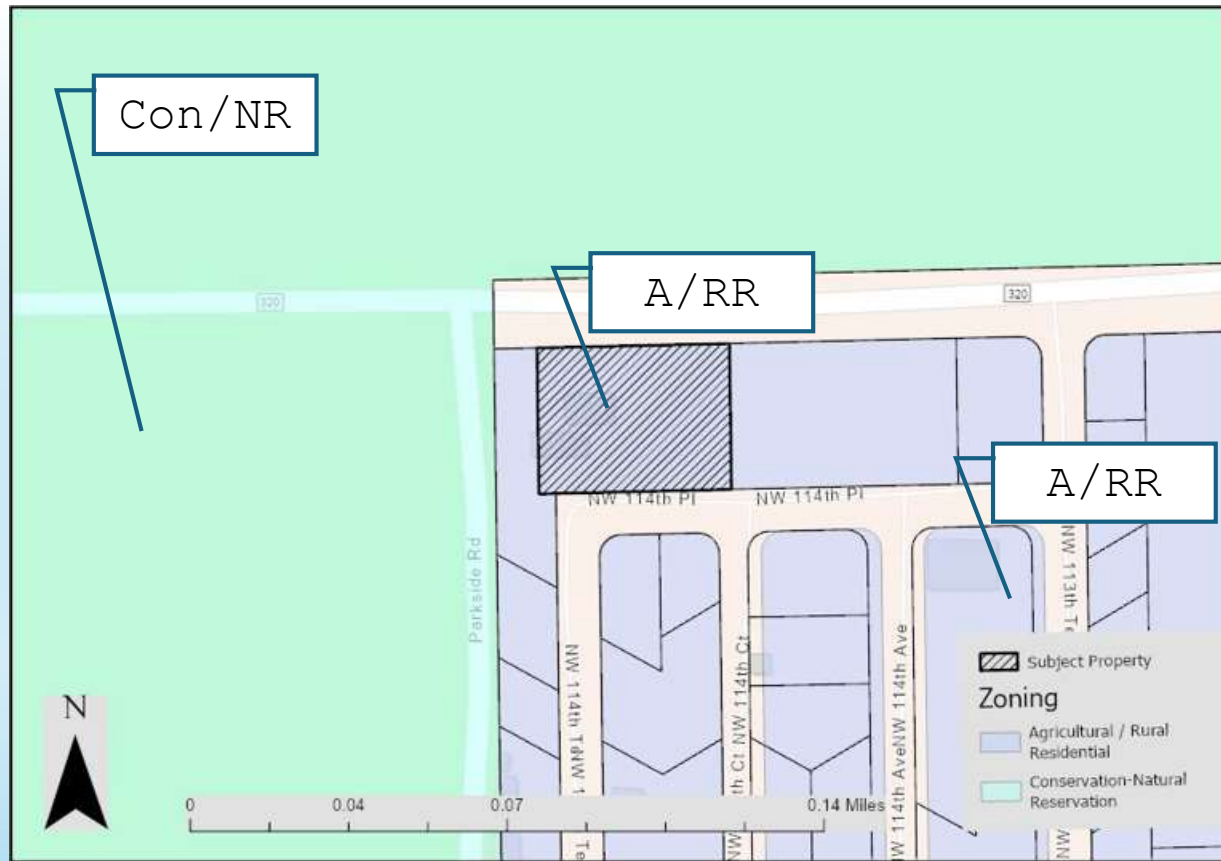


Surrounding Areas

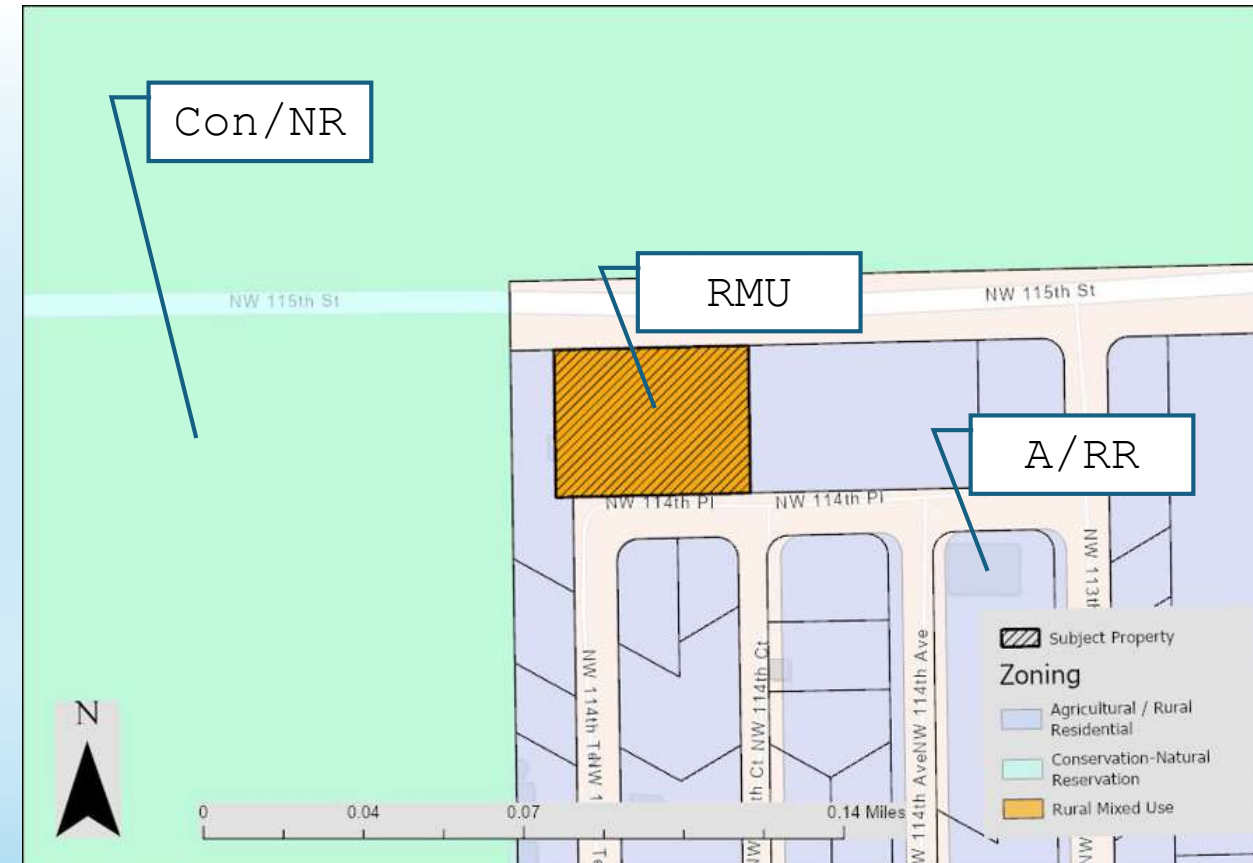


Direction	Future Land Use Category	Zoning District	Current Use
Subject	Agriculture/Rural Residential Rural Commercial Node	A/RR	Mixed Use
North	Natural Reservation	NR-CON	Right-Of-Way (NW 115 th St.) Forest/Park/Recreation
South	Agriculture/Rural Residential	A/RR	Right-Of-Way (114 th Pl.) Vacant Mobile Home
West	Agriculture/Rural Residential Natural Reservation	A/RR NR-CON	Forest/Park/Recreation, Vacant
East	Agriculture/Rural Residential	A/RR	Mobile Home

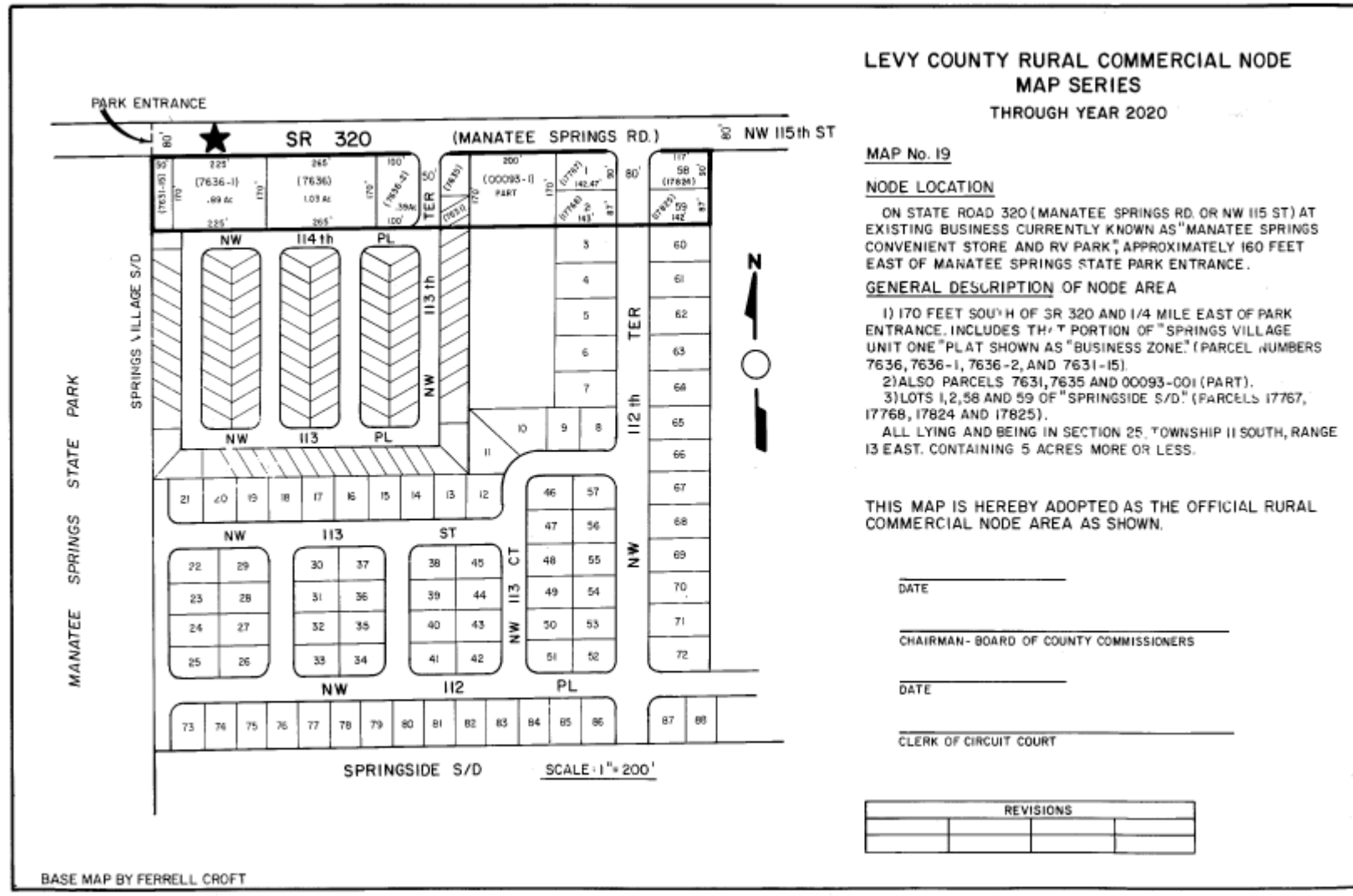
CURRENT ZONING



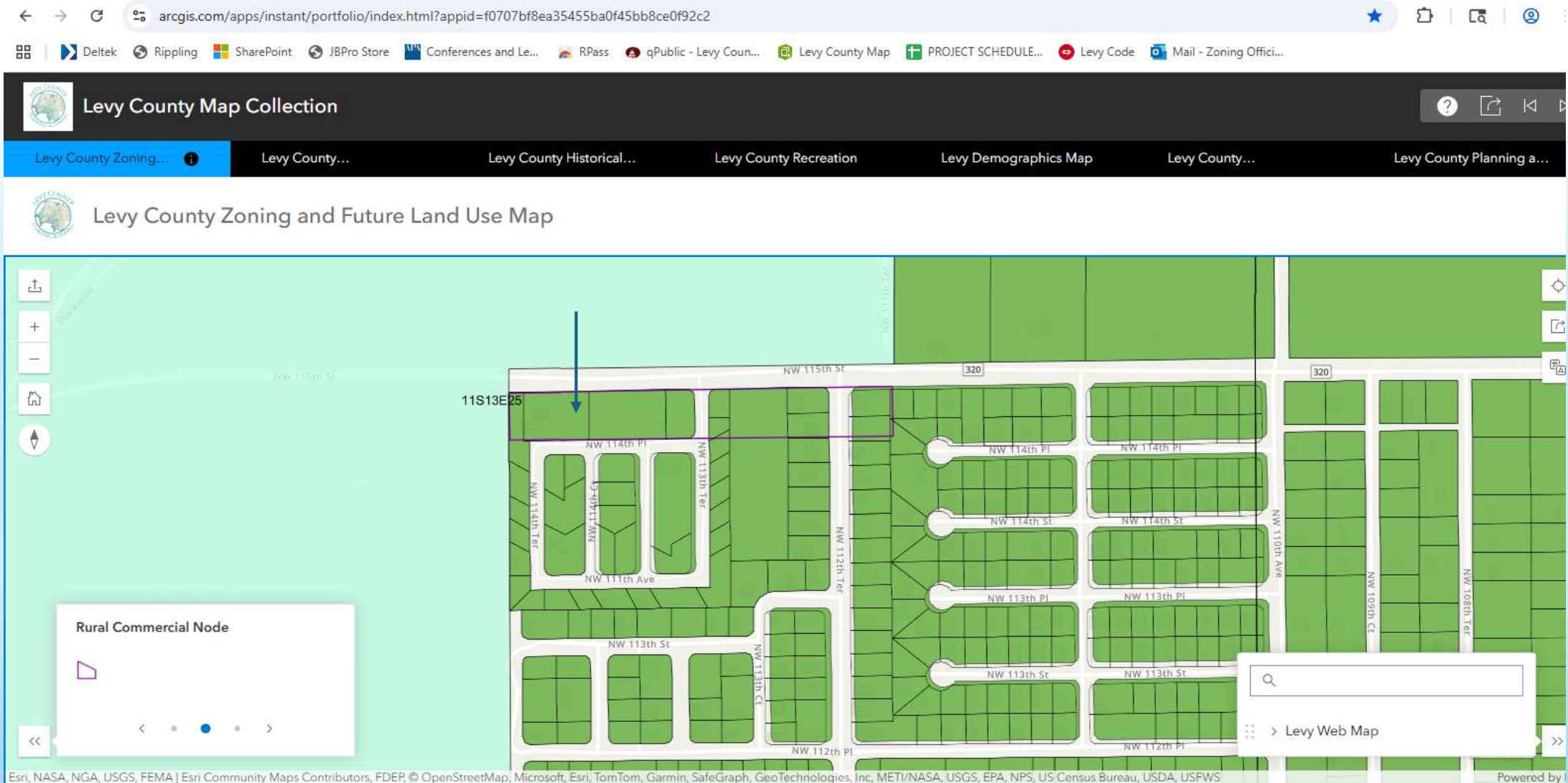
PROPOSED ZONING



Map of Commercial Node



Map of Commercial Node



Review Criteria

1.

- Consistency with Comprehensive Plan

2.

- Compatibility with uses and pattern of area

3.

- Development Patterns in logical pattern

4.

- Suitability for allowed uses in zoning district

5.

- Adequate Public Facilities/Services

6.

- Access

7.

- Public Health & Safety

Consistency

- RMU zoning compatible with Rural Commercial Node Overlay

Compatibility

- Near major tourist area(Manatee Springs State Park)
- Near neighborhood, source of local traffic

- Development Pattern

- Along Major Roadway (SR 320)
- Next to major tourism destination

Suitability

- Already improved land
- Adequate location

- Public Facilities

- Available to Law Enforcement, Fire, and Emergency services
- Private Well & Septic

Access

- State Road 320
- Will not require new access points

- Public Health, Safety, Welfare

- Improved access to goods and services
- Support local economy

Staff Findings

Petition CZ 25-03 **has met** required criteria in Sec. 50-665 of the Levy County Land development Code, **contingent** on the provision of documentation verifying the legal nonconforming status of the existing RV sites for them to remain in operation.

The Planning Commission may forward one of the following recommendations to the Board of County Commissioners:

- Recommend approval;
- Recommend denial; or