

Development Services, Planning and Zoning

Application: CZ 25-04

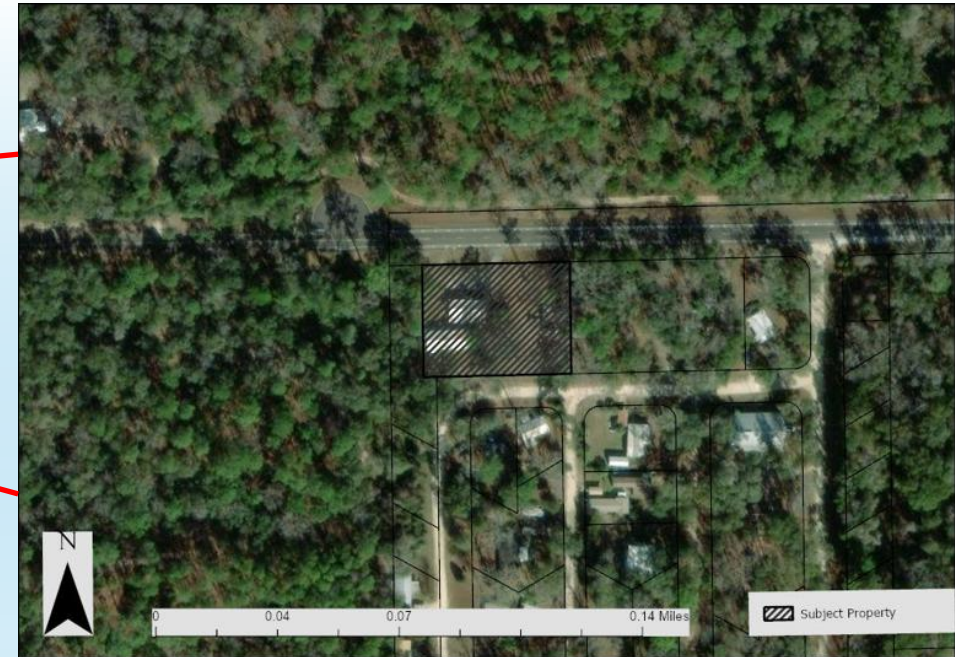
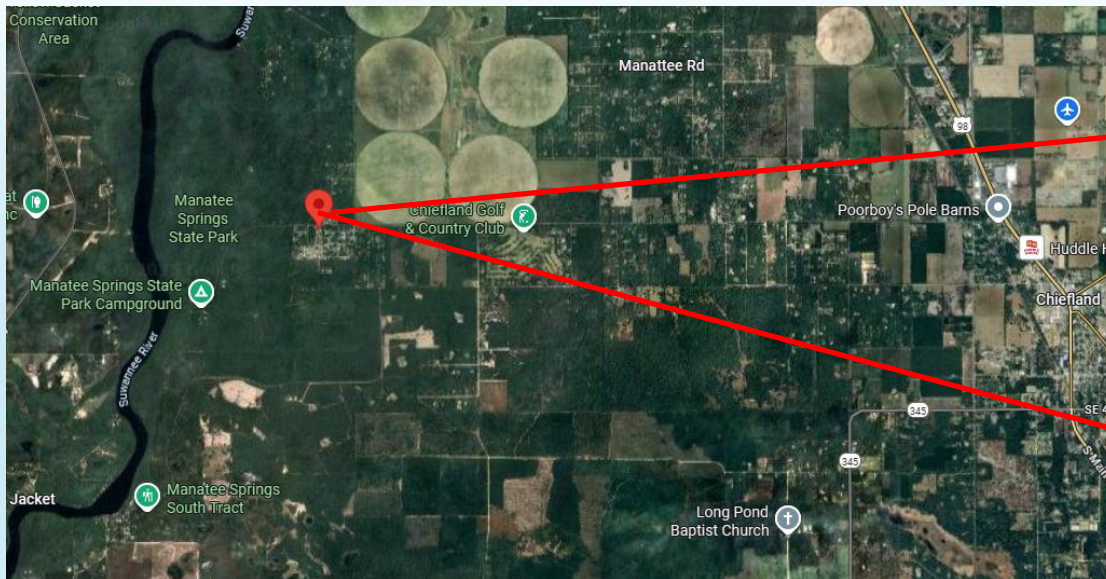
Request: Change of Zoning A/RR to RMU

Parcel: 0763600100

Address: 11490 NW 115th St. Chiefland, 32626

Rural mixed use (RMU) district. The RMU district is intended to provide for mixed use development in rural commercial nodes, including limited neighborhood commercial, residential and agriculture-related commercial and industrial uses to support established communities in rural areas of the county.

Aerial Maps

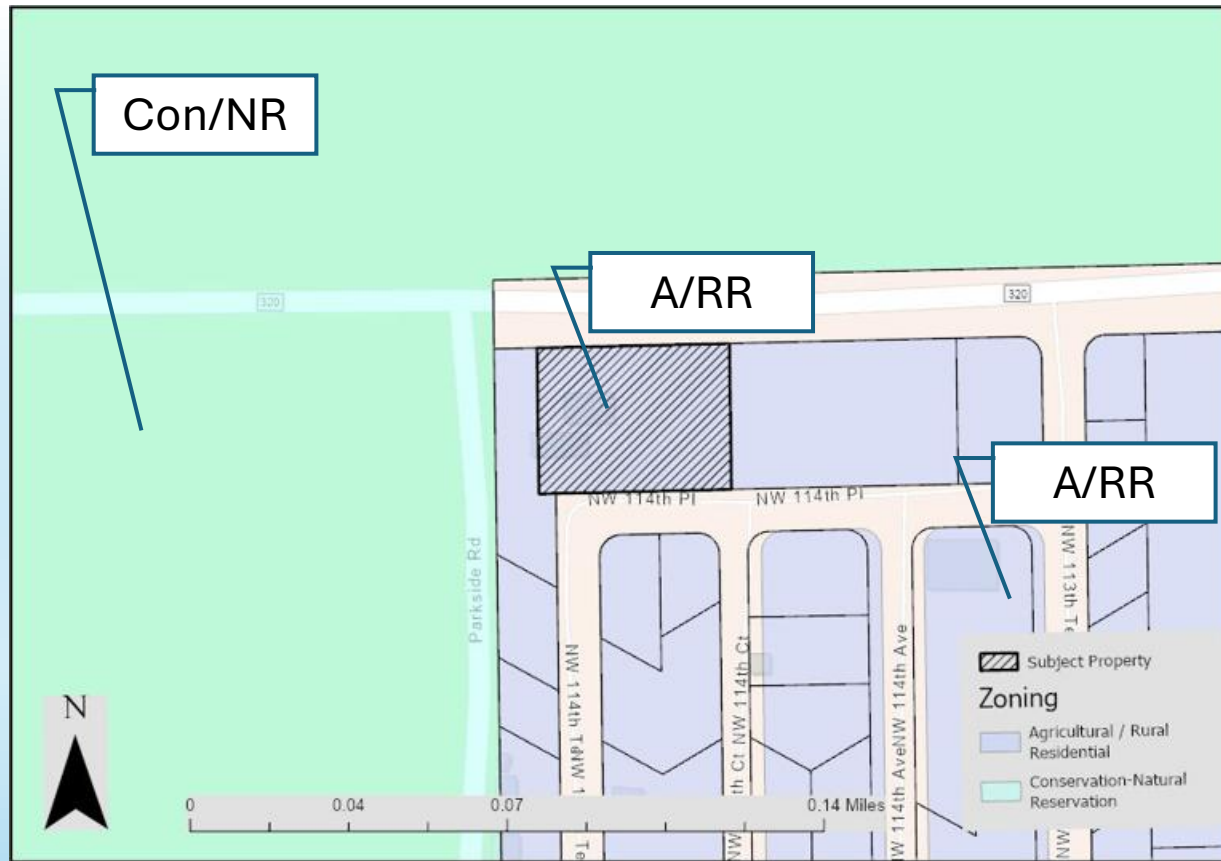


Surrounding Areas

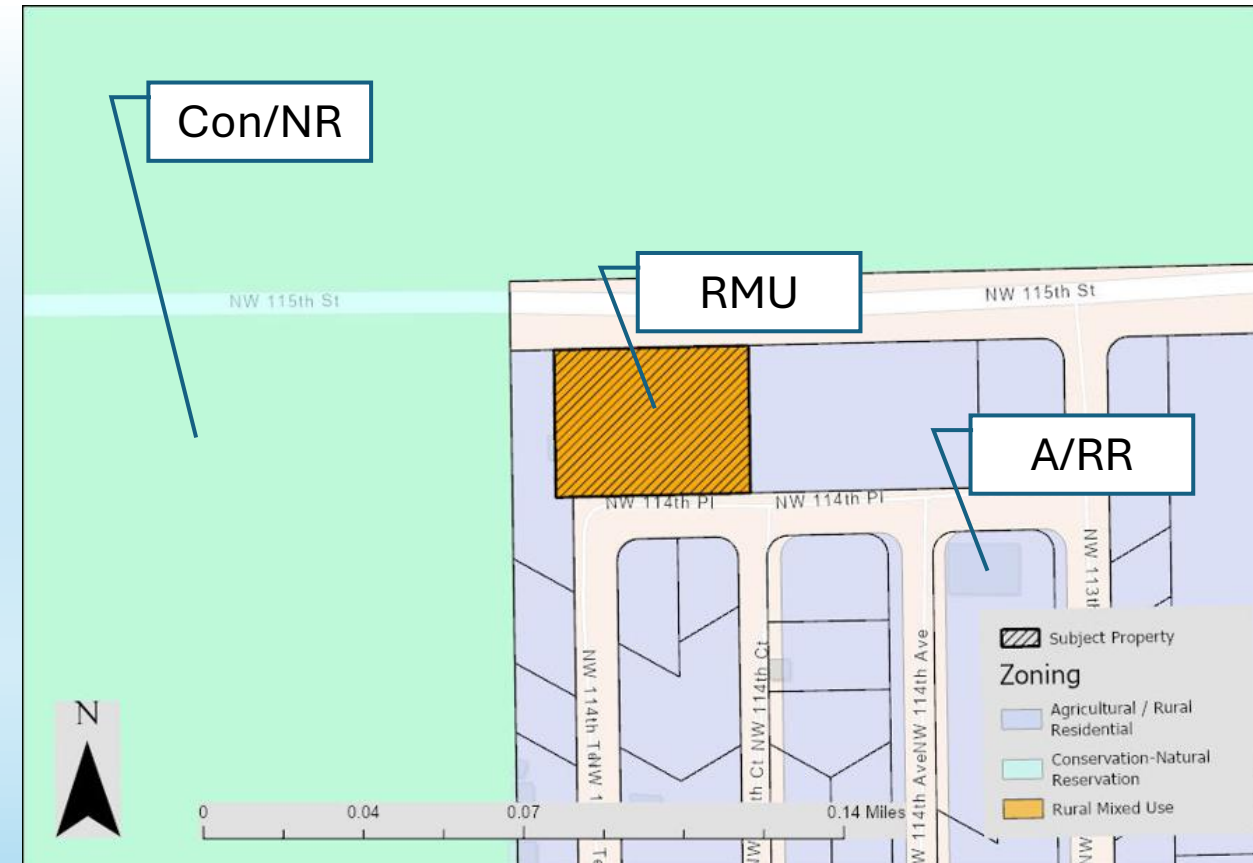


Direction	Future Land Use Category	Zoning District	Current Use
Subject	Agriculture/Rural Residential Rural Commercial Node	A/RR	Mixed Use
North	Natural Reservation	NR-CON	Right-Of-Way (NW 115 th St.) Forest/Park/Recreation
South	Agriculture/Rural Residential	A/RR	Right-Of-Way (114 th Pl.) Vacant Mobile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

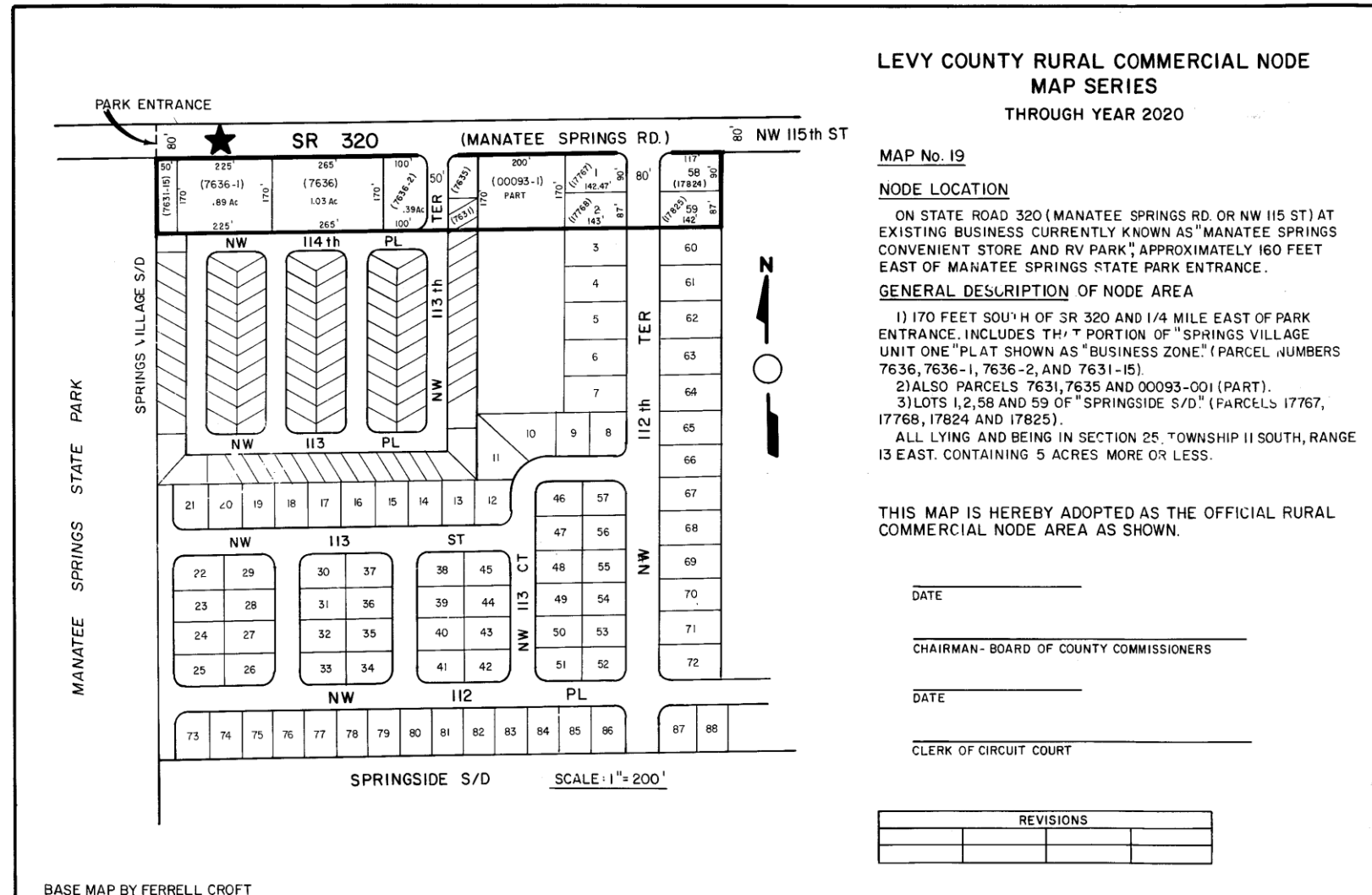
CURRENT ZONING



PROPOSED ZONING



Map of Commercial Node



Map of Commercial Node

← → ↻ arcgis.com/apps/instant/portfolio/index.html?appid=f0707bf8ea35455ba0f45bb8ce0f92c2 ★ | | | |

Deltek | Rippling | SharePoint | JPro Store | Conferences and Le... | RPass | qPublic - Levy Coun... | Levy County Map | PROJECT SCHEDULE... | Levy Code | Mail - Zoning Offici...

 **Levy County Map Collection** ? | | | |

Levy County Zoning... 1 | Levy County... | Levy County Historical... | Levy County Recreation | Levy Demographics Map | Levy County... | Levy County Planning a...

 **Levy County Zoning and Future Land Use Map**



Map interface showing a grid of streets and land parcels. A blue arrow points to a specific parcel labeled 11S13E25. The map includes a legend for 'Rural Commercial Node' and a search bar.

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS. Powered by

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.

On September 22, 2025 the Planning Commission Recommended approval to the BOCC.