



Levy County Board of County Commissioners
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LEVY COUNTY

Planning and Zoning Department

Presented by: Tara E. Howell, JBPro, Interim Zoning Official

Date: 8-25-2025

Petition: CZ 25-04

Applicant: Logan Smith

Owner: Logan Smith

Property Address: 11490 NW 115th ST, Chiefland FL 32626

Parcel ID: 0763600100

Parcel Size: 0.88 acres

Current Zoning
District: A/RR (Agricultural/Rural Residential)

Proposed Zoning
District: RMU (Rural Mixed Use)



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Request Summary

The applicant, Mr. Logan Smith, Officer/Director of Hudson Food Stores, Inc., requests a Change of Zoning and zoning map amendment for Parcel Number 0763600100 (the “subject parcel”). The request seeks to rezone the property from A/RR (Agricultural/Rural Residential) to RMU (Rural Mixed Use). The subject parcel consists of approximately 0.88 acres and is located in Section 25, Township 11 South, Range 13 East, within unincorporated Levy County, Florida.

Existing and Surrounding Zoning Districts

The subject parcel is currently zoned A/RR (Agricultural/Rural Residential). As illustrated in *Figure 1*, the parcel is contiguous to other A/RR zoned properties along eastern and western boundaries. It is contiguous to the rights-of-way of NW 115th St. and 114th Pl. to its north and south, respectively. NR-CON (Natural Resources and Conservation) parcels lie to the north, across NW 115th St. and farther to the west.

Figure 1: Zoning Aerial Map of Subject Parcel and Surrounding Area



Existing and Surrounding Area Context

The subject parcel fronts NW 115th Street (State Road 320), a collector roadway providing direct access to both the site and the entrance of Manatee Springs State Park, located a few hundred feet to the west. This roadway connection positions the parcel in a strategic location to capture traffic associated with both local residents and park visitors.

The surrounding area is generally comprised of residential, vacant, and conservation land uses, as summarized in Table 1. The parcel lies within a designated Rural/Historical Commercial Node identified by the Levy County Future Land Use Map, signifying that limited commercial activity has historically been considered appropriate for this location.

Existing improvements on the parcel include a 1,667-square-foot concrete block building previously operated as a convenience store, a 1,664-square-foot 2006 mobile home, and six active recreational vehicle (RV) sites. These improvements demonstrate a long-standing mixed-use pattern that integrates low-intensity commercial and residential activity.

Table 1: Surrounding Uses

Direction	Future Land Use Category	Zoning District	Current Use
Subject	Agriculture/Rural Residential	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

Staff Analysis

Land Development Code Consistency

Sec. 50-665. - Criteria for amendments to the zoning map atlas. The following criteria shall be considered by county staff, the planning commission and the board of county commissioners when reviewing an amendment to the zoning map atlas:

1. Consistency. The proposed rezoning is consistent with the comprehensive plan and this land development code.

The subject parcel carries a Future Land Use (FLU) designation of Agricultural/Rural Residential (A/RR) and is also located within a Rural Commercial Node (RCN) FLU overlay.

The Comprehensive Plan describes the A/RR designation as:

“Providing for areas predominately used for agriculture, accessory and supportive uses to the agricultural industry, resource-based and/or non-spectator-based recreational uses, conservation uses, and very low-density rural development.”

Under the Levy County Land Development Code (LDC), the following zoning districts are permitted within the A/RR designation:

- A/RR (Agricultural/Rural Residential)
- NR-CON (Natural Resources – Conservation)
- REC (Recreation)
- PF (Public and Institutional Facilities)
- PUD (Planned Unit Development)

By itself, the RMU (Rural Mixed Use) zoning district would not typically be compatible with the A/RR designation, as it is not listed among the permitted zoning districts and does not align directly with the low-intensity intent of the A/RR category.

However, the property also lies within the Rural Commercial Node, which modifies the underlying A/RR framework. The Comprehensive Plan defines the RCN designation as:

“This category provides mixed-use development, including limited neighborhood commercial, residential, and agriculturally related industrial uses to support established communities in



the rural areas of the County. The intent of this land use is to promote compact nodal development and redevelopment, while reducing the number and length of vehicular trips for retail services and employment.”

Under the RCN designation, the LDC permits the following zoning districts:

- RMU (Rural Mixed Use)
- NR-CON (Natural Resources – Conservation)
- REC (Recreation)
- PF (Public and Institutional Facilities)

Accordingly, the proposed rezoning to RMU is consistent with both the Comprehensive Plan and the Land Development Code (LDC). The RMU zoning district is expressly authorized within the Rural Commercial Node (RCN) overlay and aligns with the Comprehensive Plan’s stated intent to promote compact, nodal development and reduce rural travel demand through limited neighborhood-serving commercial and mixed-use activity.

However, the existing use of six (6) recreational vehicle (RV) sites on the subject parcel is not consistent with the LDC. Under Section 50-700 of the Levy County LDC, recreational vehicle parks/campgrounds are permitted only in the C-3 and C-4 zoning districts. RV sites are not permitted within the RMU district and therefore would not be authorized as part of the proposed rezoning.

To remain in operation, the RV sites would need to qualify as a legal nonconforming use. Section 50-1 of the LDC defines a nonconforming use as:

“The use of any building or land which was allowed at the time the use commenced but is now prohibited by its current zoning district.”

At this time, staff has been unable to verify that the RV sites were lawfully established or approved under prior zoning. No records have been located within the Levy County Planning Department confirming authorization of this use, nor has the applicant/owner submitted documentation to establish the RV sites as a legal nonconforming use.

2. Compatibility. The proposed rezoning is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

As shown in Figure 1 and summarized in Table 1, the subject parcel is located within an area defined by two predominant land use categories: Agricultural/Rural Residential (A/RR) and Natural Resources – Conservation (NR-CON).

- A/RR: Properties to the south and east are zoned A/RR. While this district is generally intended for large-lot agricultural operations and very low-density rural residential development, the surrounding neighborhood is comprised largely of nonconforming legal lots of record created through an antiquated subdivision. As a result, the actual development pattern reflects a higher residential density and more compact neighborhood form than typically envisioned under the A/RR designation.
- NR-CON: Lands to the north and west are zoned NR-CON and are part of Manatee Springs State Park. The park entrance is located only a few hundred feet west of the subject parcel along NW 115th Street, generating consistent recreational and ecotourism-related traffic in the immediate area.

The parcel's adjacency to both a residential neighborhood and a regional recreational resource creates a unique locational context where limited, neighborhood-serving commercial uses can serve dual purposes:

- Reducing local vehicle trip lengths by providing groceries and convenience goods to nearby residents; and
- Supporting ecotourism activity by supplying goods such as bait and tackle for park visitors.

Based on this analysis, the proposed rezoning to RMU is compatible with the established A/RR residential neighborhood to the south and east and also complements the NR-CON recreational and conservation uses to the north and west.

3. Development patterns. The proposed rezoning shall result in logical and orderly development patterns.

The subject parcel is located within a designated Rural Commercial Node (RCN) overlay, which is specifically intended to accommodate compact, nodal development and to avoid the inefficient “strip” or scattered development patterns often associated with rural corridors.



The property's location along NW 115th Street (SR 320), in close proximity to the entrance of Manatee Springs State Park, provides a natural focal point for neighborhood-serving and visitor-oriented commercial activity. Concentrating limited commercial and mixed-use development at this node promotes efficient land use by:

- Clustering development at a recognized commercial node rather than dispersing uses along the corridor;
- Reducing trip lengths for both nearby residents and park visitors, consistent with transportation efficiency objectives; and
- Transitioning logically between the surrounding A/RR residential neighborhood and the NR-CON conservation lands of the State Park.

In this context, the rezoning supports a compact development form and reinforces the existing land use framework envisioned by the County.

4. Suitability. The property is suitable for the uses that are allowed in the proposed zoning district(s).

The subject property is suitable for the uses allowed within the proposed Rural Mixed Use (RMU) zoning district. The parcel is already improved with a 1,667-square-foot commercial structure formerly operated as a convenience store, a 1,664-square-foot mobile home, and associated infrastructure, including six recreational vehicle (RV) sites. These improvements demonstrate the property's history of supporting both residential and low-intensity commercial uses.

The site's location along NW 115th Street (SR 320), a collector roadway, enhances its suitability by providing safe and direct access for both neighborhood residents and regional visitors. The proximity to Manatee Springs State Park creates a natural demand for neighborhood-serving commercial activity that can provide groceries, convenience goods, and visitor supplies.

While the parcel is generally well-suited for the intended uses under RMU, staff notes that the existing RV sites are not permitted within the RMU district. Unless documentation is provided to verify their status as a legal nonconforming use, the RV sites would be required to cease operation under the rezoning. Notwithstanding this issue, the primary commercial and residential components of the parcel are consistent with the intent of RMU and reinforce the suitability of the site for the requested district.

5. Adequate public facilities/services. The property is served by public facilities that are adequate for the uses that are allowed in the proposed zoning district(s).

The subject parcel is located along NW 115th Street (SR 320), a collector roadway that provides adequate access and connectivity to the broader transportation network. The property is currently developed with a commercial building, a mobile home, and recreational vehicle (RV) sites, all of which are served by an on-site wells and septic systems. Centralized water and wastewater services are not available in this area. While public utility services are not present, the existing wells and septic systems demonstrate that the site can support limited residential and commercial activity typical of a rural commercial node. Any future development under the proposed RMU zoning district would be required to demonstrate compliance with Florida Department of Health (DOH) and Florida Department of Environmental Protection (FDEP) regulations governing private wells and on-site sewage treatment and disposal systems.

Other public facilities and services—including law enforcement, fire protection, and emergency response—are currently available in the area and are adequate to serve the scale of development anticipated under RMU. The proposed uses are not expected to create significant additional demand on school facilities or other regional infrastructure.

6. Access. Available ingress and egress is adequate for the uses that are allowed in the proposed zoning district.

The subject parcel has direct frontage on NW 115th Street (SR 320), a collector roadway that also serves as the primary access route to Manatee Springs State Park. The property currently has an existing driveway connection onto NW 115th Street, providing established ingress and egress to the site. This connection has historically served the parcel's residential and commercial uses and is adequate to continue accommodating traffic generated by the proposed RMU zoning designation.

NW 115th Street is designed to carry collector-level traffic volumes, and the proposed rezoning is not expected to generate demand beyond the roadway's functional capacity. Because access is already established, the rezoning will not require the creation of new access points, minimizing potential impacts on roadway safety and traffic operations.

During site plan review, any future redevelopment or intensification of the property will be required to demonstrate compliance with County and Florida Department of Transportation (FDOT) access management standards, ensuring that the existing driveway remains safe and sufficient to serve the proposed uses.

7. Public health, safety, and welfare. The uses allowed within the proposed zoning district shall not adversely affect public health, safety, and welfare.

The proposed rezoning to RMU is not anticipated to adversely affect public health, safety, or welfare. The site has historically supported a mix of residential and small-scale commercial uses, and the rezoning would formalize its role within a designated Rural Commercial Node (RCN). This approach promotes compact, nodal development rather than scattered or strip-style patterns, which reduces traffic conflicts and preserves the rural character of surrounding areas.

The property is served by an existing well and septic system, which has historically provided adequate basic services for the uses on-site. Future development will be required to comply with all Florida Department of Health (DOH) and Florida Department of Environmental Protection (FDEP) standards governing private wells and on-site sewage treatment systems. These safeguards ensure that public health will be protected.

From a safety perspective, the site benefits from direct access to NW 115th Street (SR 320), a collector roadway capable of accommodating the limited traffic demand generated by the proposed RMU uses. The parcel's proximity to existing law enforcement, fire, and emergency response services further supports its suitability for the proposed zoning designation.

In terms of welfare, the rezoning will provide neighborhood-serving commercial amenities (such as groceries and convenience goods) and visitor-supportive services (such as bait and tackle for Manatee Springs State Park). These uses reduce travel demand for basic goods, improve convenience for residents, and support the local tourism economy, thereby enhancing community welfare.

Staff Findings

Petition CZ 25-04 has been evaluated pursuant to the criteria set forth in Section 50-665 of the Levy County Land Development Code. Based on this review, staff finds that the proposed rezoning to RMU generally meets the required criteria for amendments to the zoning map atlas. However, the applicant must provide documentation verifying the legal nonconforming status of the existing RV sites for them to remain in operation.



Instructions to the Levy County Planning Commission

In accordance with the procedures established, the Planning Commission may forward one of the following recommendations to the Board of County Commissioners:

- Recommend approval of the petition;
- Recommend denial of the petition; or
- Recommend approval with conditions or modifications as deemed appropriate.