

Planning and Zoning Department

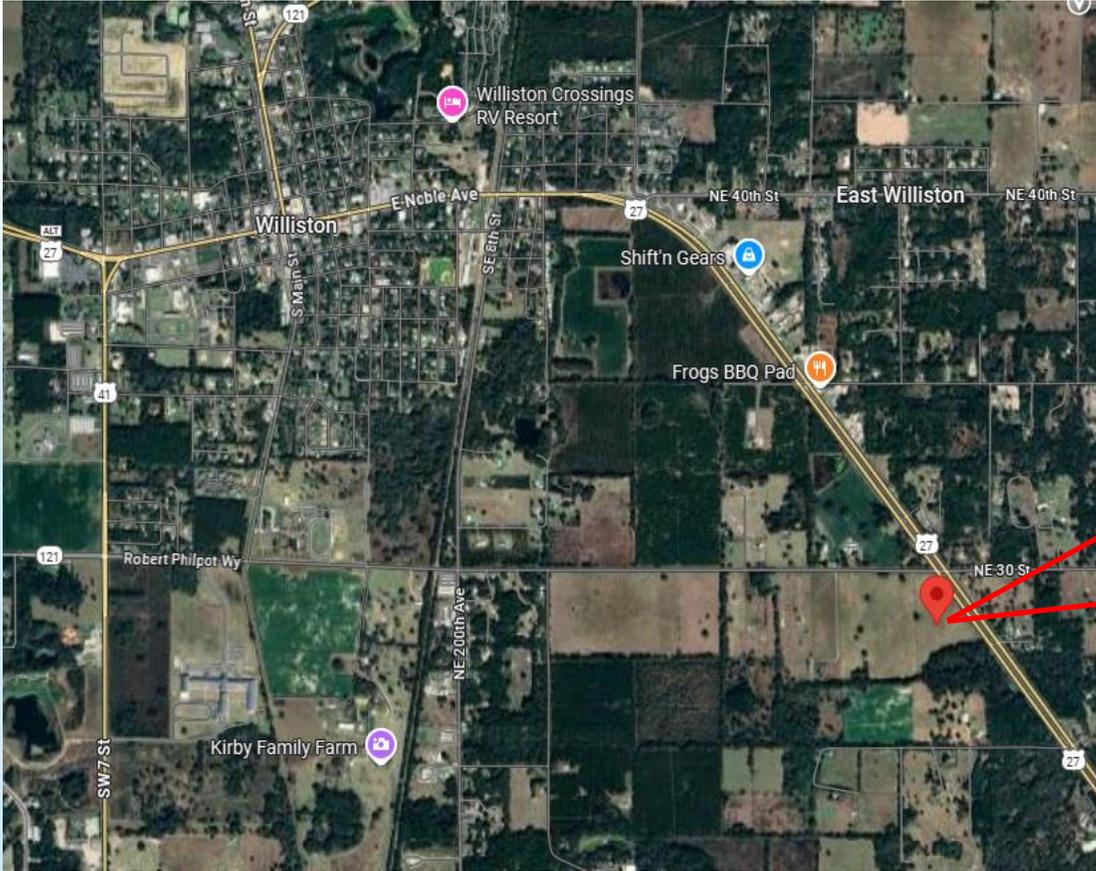
Application: CZ 25-03

Request: Zoning Change from R-1 To C-3

Parcels: 051500010A

Address: 21350 NE 30 ST Williston, 32696

Aerial Maps



Surrounding Areas

Direction	Future Land Use Category	Zoning District	Current Use
Subject	Low Density Residential (LDR)	R-1	Cropsoil
North	Low Density Residential (LDR)	R-1	Right-Of-Way (NE 30 th St) Single Family Residential
South	Low Density Residential (LDR)	R-1	Pastureland FDOT Water Retention Area
West	Low Density Residential (LDR)	R-1	Cropsoil
East	Commercial (C)	C-2	Right-Of-Way (US 27)
	Low Density Residential (LDR)	R-1	1 Story Office Single Family Residential

CURRENT ZONING



PROPOSED ZONING



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

5.

- Adequate Public Facilities/Services

6.

- Access

7.

- Public Health & Safety

Consistency

- Compatible with Adjacent Commercial Parcels

Compatibility

- Within Williston MSD
- Near other C-2/C-3 Parcels

Development Pattern

- Along Major Roadway
- Within MSD

Suitability

- Location
- Soil
- Size

Public Facilities

- Not Available
- Private Well & Septic

Access

- U.S. Highway 27
- LOS C

Public Health,
Safety, Welfare

- Improved access to goods and services
- Foster compact development

Staff Findings

Petition CZ 25-03 **has met** required criteria in Sec. 50-665 of the Levy County Land development Code.

On November 17, 2025, the Planning Commission recommended denial to the Board of County Commissioners:

- Recommendation of denial for zoning change to C-3.
- Recommended the BOCC that the parcel is changed to zoning C-1, due to incapability of uses with C-3.