



City of Williston Cornelius Williams Park

Zoning Map Amendment Application

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I. Land Use Analysis/ Zoning Justification

Statement of Proposed Change

The following proposal is a rezoning application for parcel 0503700000 (“Subject Parcel”). The parcel is 24.53 gross acres in size and is located at 21000 NE 40th Street in Levy County, Florida. Through this application, the applicant requests to make the following change to the City’s Zoning Map.

- Rezoning: Propose to change the zoning district from Industrial to Public Facilities.

Land Use Assessment

Current and Proposed Use

The subject parcel’s current and proposed use is a Sports Complex. In 2004, the City of Williston purchased the parcel with a Florida Recreation Development Assistance Program (FRDAP) grant and has since maintained the park. In 2022, the City secured an Africana-American Historical and Cultural grant from the Department of State to further enhance and expand the site’s improvements.

As shown on Map 1 and Table 1, the subject parcel is located within an area that includes a variety of existing residential and industrial zoning districts. The proposed Zoning Map Amendment to Public Facilities serves as a logical transition between industrial uses to the north and west and lower-density residential uses to the east.

The current zoning does not allow for the proposed use. Industrial zoning is intended for manufacturing, assembly, processing, packaging, storage and distribution of products, warehouses, wholesale distribution centers, construction contractors/trades offices, etc. It’s development regulations, such as lot coverage and parking requirements, are designed for industrial operations and create constraints for recreational or park-related uses. Reclassifying the property to Public Facilities zoning removes the limitations and accommodates park and recreational uses.