



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 4

Public Hearings: Planning & Zoning Board (PZB): February 1, 2023
Board of County Commissioners (BCC): March 7, 2023

Case No. and Project Name: RZ-22-24-4, Swanson Chudeusz Property

Applicant: Daniel Swanson

Owner: Daniels Swanson and Jan Amelia Chudeusz

Requested Action: Rezoning approximately 2.79 +/- acres from Agriculture (A) to Medium Residential District (R-3) to accommodate the creation of three (3) lots.

Staff Determination: Staff finds the rezoning application consistent with the Land Development Regulations (LDR) and Comprehensive Plan.

Case Manager: James Frye, Planner

PZB Recommendation:

Subject Property Information

Size: 2.79 +/- Acres

Location: 13941 Donovan Lane, in the Grand Island area

Alternate Key No.: 1212812

Future Land Use Category: Urban Low (Attachment "A")

Existing Zoning District: Agriculture (Attachment "B")

Proposed Zoning District: Medium Residential District (R-3)

Joint Planning Area/ISBA: Eustis Joint Planning Area (JPA)

Overlay Districts: N/A

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban Low	Agriculture	Vacant	Vacant
South	Urban Low	Agriculture, R-3, and R-2	Residential	Single Family Dwelling Units on multiple lots
East	Urban Low	Agriculture and R-3 east of CR 452	Residential	Large agriculture tract of land and single Family Dwelling Units on multiple lots east of CR 452
West	Urban Low	Agriculture and R-1	Residential	Single Family Dwelling Units on multiple lots