




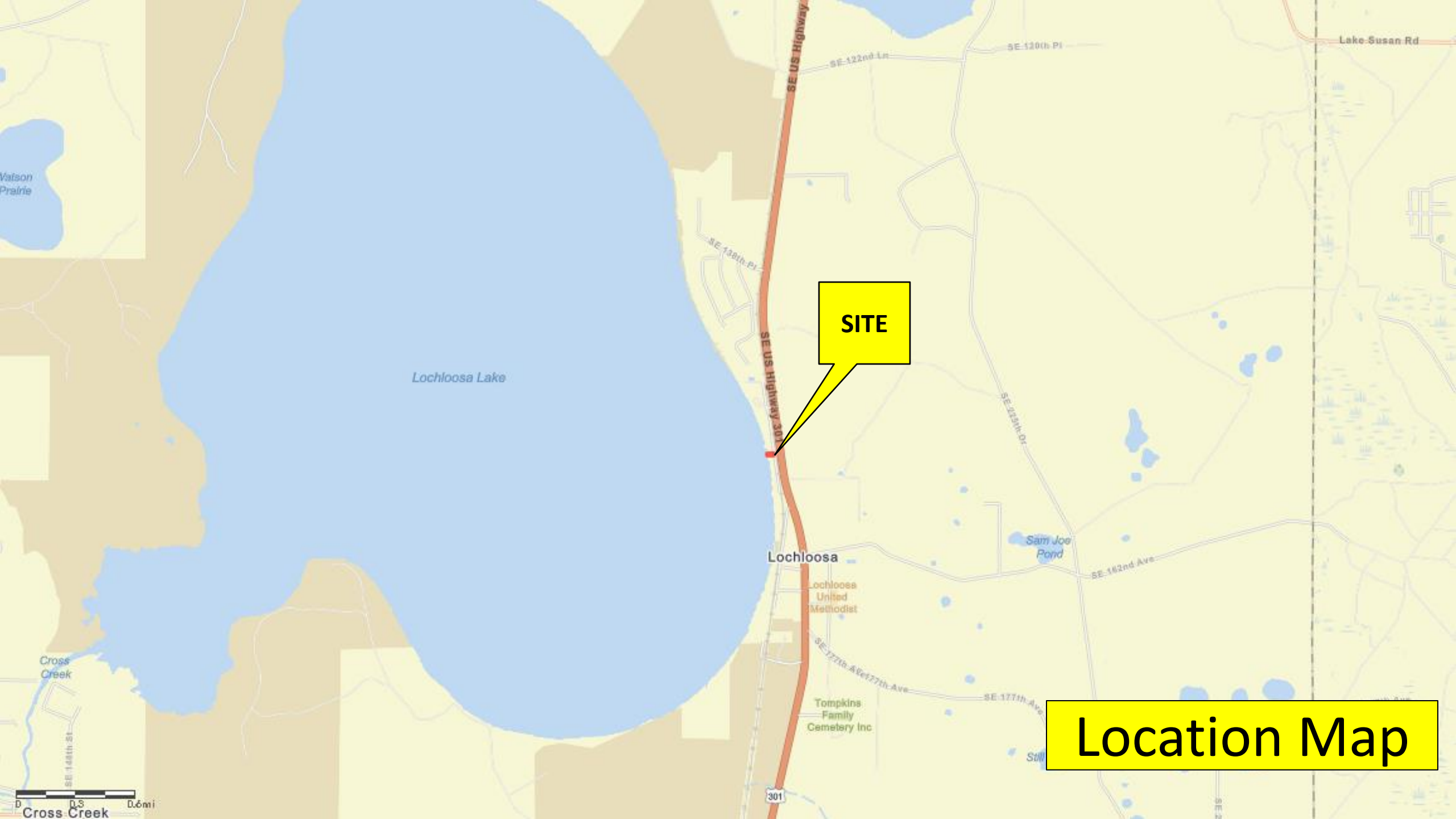
Z22-000002

Kirkland Rezoning (R-1a to R-1c)

Mehdi Benkhatar, Planner III

Applicant's request

- The applicant is requesting to rezone a $\frac{1}{4}$ acre parcel along the eastern shore of Lake Lochloosa from the R-1a (single-family residential) zoning district to the R-1c (single-family residential) zoning district.
 - The intent of this application is for the owner to be able to put a mobile home residence on the parcel in the future. The R-1a zoning district does not allow mobile homes.
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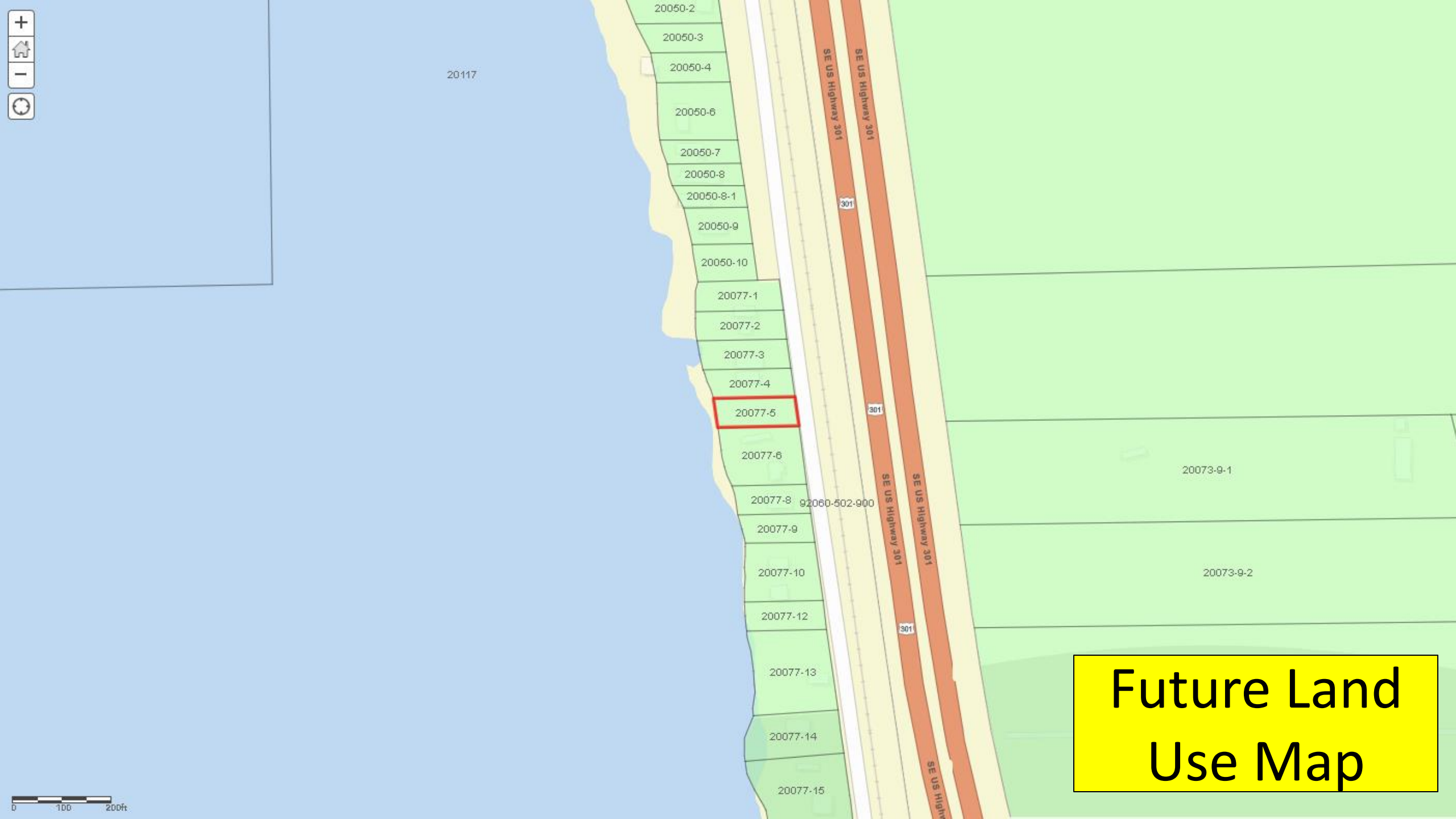
SITE

Location Map



SITE

Aerial Image



**Future Land
Use Map**



20117

20050-2

20050-3

20050-4

20050-5

20050-7

20050-8

20050-8-1

20050-9

20050-10

20077-1

20077-2

20077-3

20077-4

20077-5

20077-6

20077-8

20077-9

20077-10

20077-12

20077-13

20077-14

20077-15

SE US Highway 301

SE US Highway 301

301

301

SE US Highway 301

SE US Highway 301

301

SE US Highway 301

SITE

20073-9-1

20073-9-2

Zoning Map





20117

20050-2

20050-3

20050-4

20050-6

20050-7

20050-8

20050-8-1

20050-9

20050-10

20077-1

20077-2

20077-3

20077-4

20077-5

20077-6

20077-8

20077-9

20077-10

20077-12

20077-13

20077-14

20077-15

SE US Highway 301

SE US Highway 301

301

301

SE US Highway 301

SE US Highway 301

301

SE US Highway

20073-9-1

20073-9-2


SITE




Proposed
Zoning Map



Background

- The site is located adjacent to the Freeman property which was the subject of a similar rezoning application (ZOM-01-22) earlier this year. There are several parcels approx. $\frac{1}{4}$ acre in size along the eastern shore of Lake Lochloosa with R-1a or R-1c zoning.
 - Staff has found that these parcels would meet the requirements for inclusion in the Lochloosa Rural Cluster (and therefore have consistent land use/zoning)
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Background

- The site has contained a singlewide mobile home residence since 1973. However, the mobile home is considered a nonconforming use as the R-1a zoning district does not permit mobile homes as a housing type.
 - The R-1c zoning district has the same setbacks as the R-1a district. Rezoning to the Ag district would create larger setbacks and conflict with the goal of moving structures further away from the lake.
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Background

- Lake Lochloosa has been designated as an Outstanding Florida Water (OFW). The ULDC requires a minimum 100 ft. buffer for OFW.
- The existing mobile home falls within this buffer. The applicant has had discussions with staff about moving the footprint of any new mobile home further away from the lake.



Background

- The siting of the new mobile home and well/septic tank options would be reviewed during a pre-application screening for a building permit for a new residence.



Staff recommendation

- Staff recommends that the Board of County Commissioners **approve** Z22-000002 with the bases as listed in the staff report.



Planning Commission recommendation

- At its meeting held on 8/17/22, the Planning Commission recommended (7-1) that the Board of County Commissioners **approve** Z22-000002 with the bases as listed in the staff report.

