



## Legislation Text

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**File #:** 19-0440, **Version:** 1

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**Agenda Item Name:**

ZOM-07-19: Perez rezoning

**Presenter:**

Mehdi Benkhatar, (352)374-5249, ext. 2361

**Description:**

A request by Mario and Regina Perez, owners, to rezone a parcel approximately 3 acres from the R-1a district (single-family residential, 1 to 4 dwelling units/acre) to the R-1c (single-family residential, 1 to 4 dwelling units/acre) district.

**Recommended Action:**

Staff recommends that the Board of County Commissioners approve ZOM-07-19.

**Prior Board Motions:**

None.

**Fiscal Consideration:**

N/A

**Background:**

The site is located in the Lochloosa Rural Cluster between US Highway 301 and Lake Lochloosa. The applicant has requested the rezoning in order to place a mobile home on the site. The R-1a zoning district does not allow mobile homes whereas the R-1c district does. The majority of the site is covered by wetlands and a flood zone; staff from the Environmental Protection Department have conducted a site visit and determined that there is adequate space in which to place a residence and maintain the wetland buffers as required by code.