

THE NEXT STEPS

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Zoning Classifications

As noted earlier, the property does not currently have an assigned zoning classification. However, the county comprehensive plan has identified the area as a commercial district which is aimed primarily at those types of uses more intensive than that required for serving a neighborhood and/or is directed at services highway traffic. The comprehensive plan identifies these types of uses as C-3 and C-4 commercial zoning.

- The C-3 districts are intended to provide locations for intensive commercial uses. The uses typically require more off-street parking and more space than neighborhood and office uses, and room for outdoor storage.
- The C-4 districts are intended to accommodate commercial uses that service highway traffic or which require a location on a major highway for access purposes. Only those land uses that are functionally related to the arterial road system are intended to be allowed, according to stringent locational and access criteria, to maintain the integrity of the arterial road network.

In order to establish an assigned zoning for the Lebanon Station property the property owner will need to make application to the county for a zoning designation. The process is as outlined below:

- Submittal of application to zoning officer.
- Public notice of planning commission hearing.
- Planning commission hearing, recommendation to board of county commissioners.
- Public notice of board of county commissioners hearing.
- Board of county commissioners hearing and decision.
- Preparation and adoption of amending ordinance.

Generally, this process takes approximately 90 days.

Once the assigned zoning designation has been achieved the developer can proceed with approvals for the chosen development (i.e. RV Park, Mixed Use, Business Park).

Health Department Evaluation

Once the proposed use has been chosen there needs to be further review with the local health department officials and or Florida Department of Environmental Protection. These agencies will need to review the development planned for the site as it relates to the establishment of a potable water supply and adequate sanitary sewer service. This will entail a variety of investigations focusing on the soils and the property's wetland areas. A professional soil analysis will be required as the site is within the 100-year flood plain. Percolation tests are also required for both

stormwater control systems or drainfields.

Florida Department of Transportation

Establishment of the development for the property will allow the creation of a trip generation evaluation. Based on the outcome of such an evaluation there may be need for transportation study and possibly implementation of the transportation upgrades noted earlier.

The minimum level of service for all roads within Levy County is “C”. If a traffic study is needed and it identifies that the level of service for the road(s) serving the development will be lower than a “C” level it will be necessary to provide what upgrades are necessary to return the service level to “C”. In such an instance the developer has the opportunity to make application for proportionate fair-share mitigation. This program works to establish a method for mitigating the impacts of the development in a cooperative effort between the public and private sectors.

Wetland Decisions

The developer has the option of transferring ownership of the wetland portion of the parcel. If that is desired, a wetland professional certification of the Wetland Jurisdictional Line will be needed. This work has been done in the field and was reviewed by the SRWMD. Formal certification should be all that’s needed.

Environmental Impact Study

Given that this development will occur contiguous to a wetland there will be a requirement for an assessment of the potential environmental impacts of the development on the ecosystem. This study is required to address both the pre-development condition of the ecosystem and the cumulative effects of the development on the environmental quality. In addition, the study should address what actions will be taken to protect or improve the environmental quality.

Performa Analysis

As with any development, it is prudent to conduct a business performa analysis to determine the anticipated success of the selected program. This analysis looks as both the costs to create the development but also seeks to identify the potential return on the investment. Most financing institutions will require this analysis prior to funding a proposed project.

Sale of the Property

The owner has the option of selling the property in its current state if so desired. Such a decision is a financial one involving the price paid for the property, the investment made into the property and amount attainable through the sale. It’s also possible for the current owner to proceed with the property through the approval process for a development and subsequently sell the property with the approvals in place. While there will be significant investment in time and money to attain the necessary approvals those become added-value items for the property since the purchaser would not need to make those same investments in time, energy and money. The purchaser can proceed directly with construction. It is important to note, however, that the

construction on the project must proceed within 6 months of obtaining approvals so it would be beneficial to have the purchaser identified and on-board prior to obtaining approvals. It is also important to note that revisions made to the plan after submittal carry a re-submittal fee.

One option that has not been explored is the potential for selling the property to the State of Florida or other jurisdictional authority. However, there is a cost associated with presenting the property to the state and it could tie the property up for a couple years awaiting resolution.