


Williams Legacy

*Large-Scale Comprehensive Plan Amendment and
Rezoning Applications*



AN NIV5 COMPANY



City of Chiefland
City Commission
June 24, 2024

22-0087: Williams Legacy

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APPLICATION TYPES:

Comprehensive Plan Amendments & Rezoning 2nd Reading


PROJECT INTENT:

The Williams Legacy project creates a master planned mixed-use community, to be phased over a 50-year period, designed to strategically grow as the City of Chiefland population increases and grows over time.

- *Annexation Application - Completed December 2023*
- **Apply City of Chiefland Land Use, replacing County**
- **Apply City of Chiefland Zoning, replacing County**

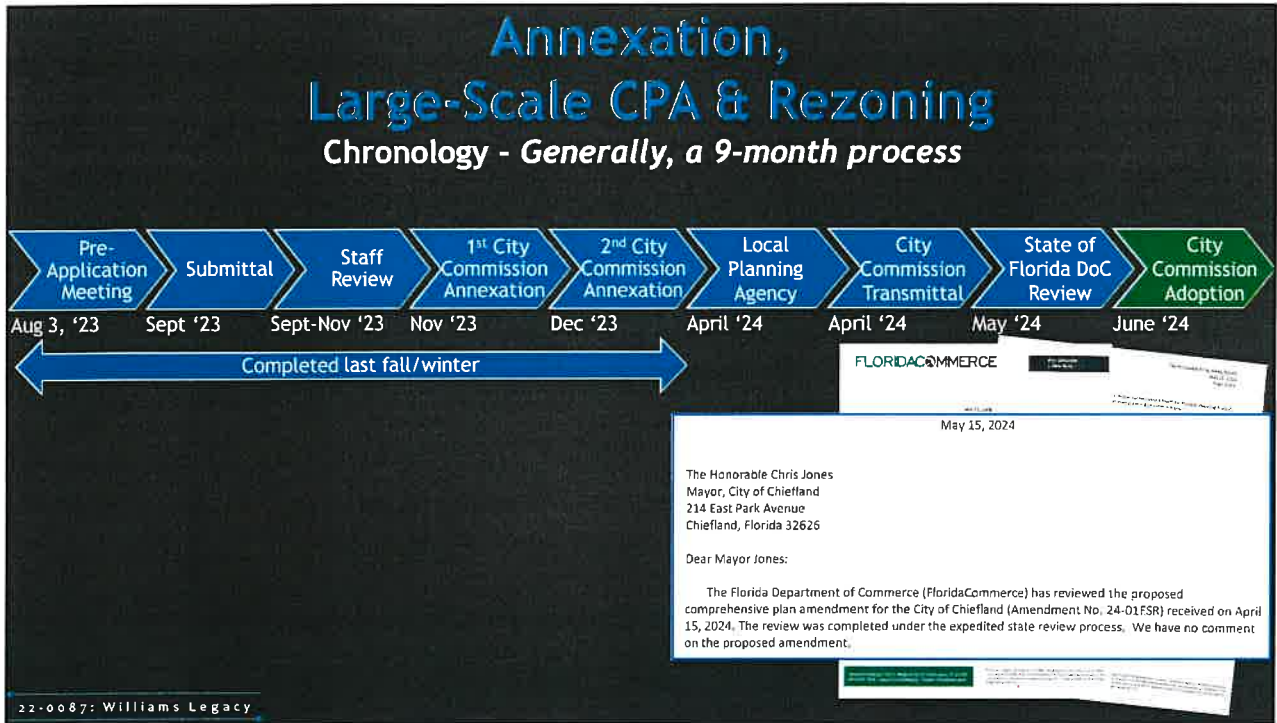
TONIGHT'S APPLICATIONS:

- Large-Scale CPA Applications (Text & Map)
 - FROM: County Agricultural / Rural Residential
 - TO: **City Planned Unit Development (PUD)**
- Rezoning Application
 - FROM: County Agricultural / Rural Residential (A/RR)
 - TO: **City Planned Unit Development (PUD)**



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Context Map

Subject Property was in unincorporated Levy County, formerly south of the City Limits. Property eastern boundary abuts US Highway 19, a four-lane State transportation corridor providing north/south access throughout western Florida, from the Tampa area to the State of Georgia.

Property's western boundary is generally Long Pond.

Subject Property lies north and south of County Road 347 / NW 60th Street.

CHW
Williams' Property, Levy County, FL

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Aerial Map

Subject Property deemed 'compact' and 'contiguous' to City limits, now part of the City of Chiefland.

Following the Annexation, the City reviewed and discussed the Land Use and Zoning applications for the property, which must occur in accordance with Florida Statutes and City regulations.

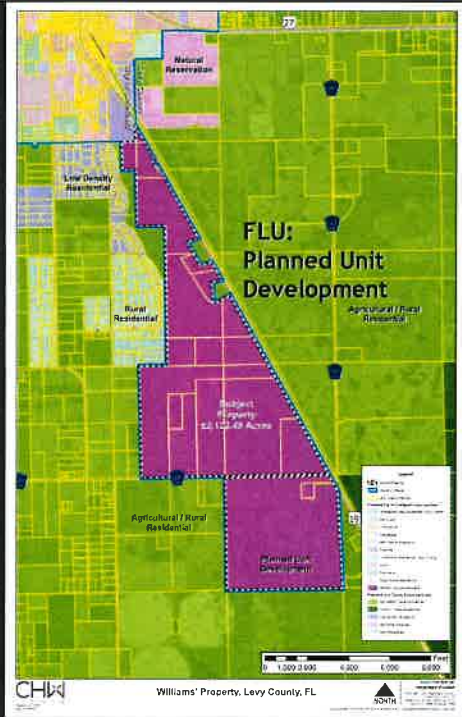
The City Commission voted unanimously to transmit the applications to the State of Florida for their coordinated review across State Departments over last few months.



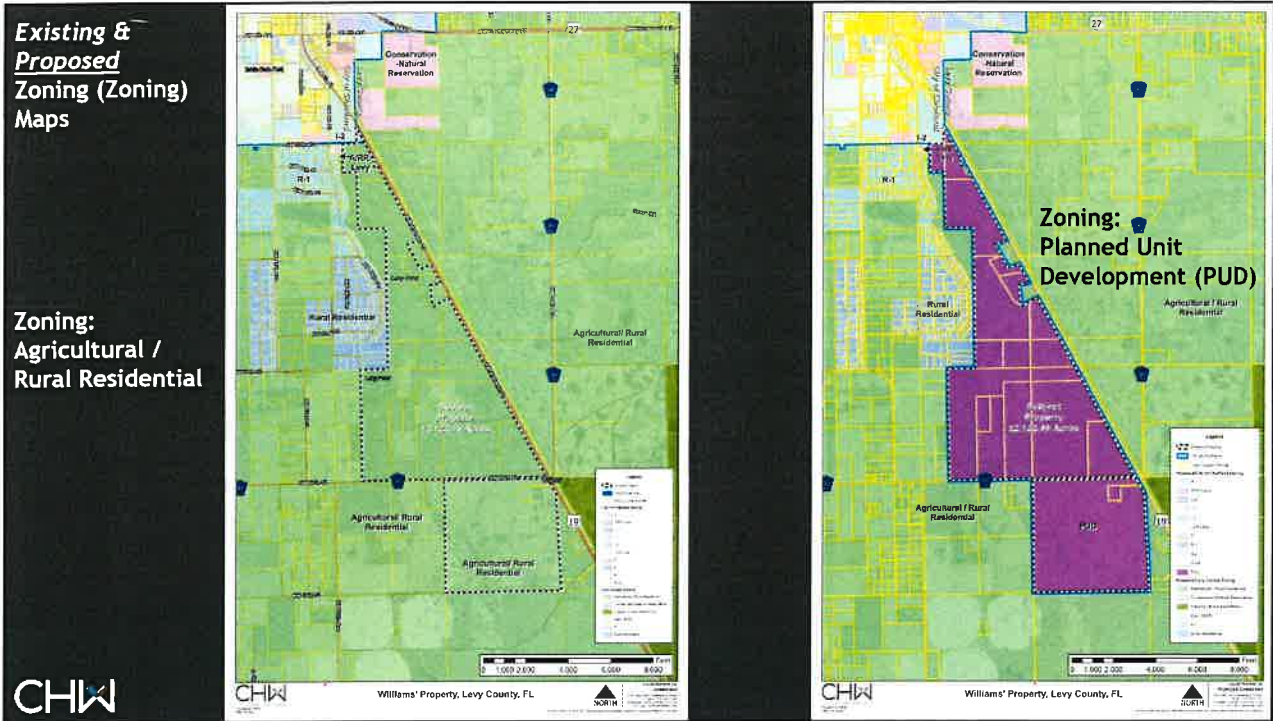
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Existing & Proposed Future Land Use (FLU) Maps

FLU: Agricultural / Rural Residential



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DENSITY / INTENSITY MONITORING TABLE

- Monitors phased progress based on 6-year increments
- Residential gross density maintained at 1.3 du/ac across the master planned, mixed-use community
- Monitoring Table keeps running tally of the number of residential units and square footage of commercial land within the property area which:
 - Supports flexible design for efficient land use; and
 - Maximizes opportunities for functional open space and recreational areas

WILLIAMS LEGACY PUD/PUD - CHIEFLAND FLORIDA					
DENSITY / INTENSITY MONITORING TABLE					
	RESIDENTIAL ¹		NON-RESIDENTIAL ²		
	Single-Family	Multi-family	Mini-Warehouse	Medical/Office	Shopping Center
	2,750	650	150,000	40,000	400,000
Phase 1 (2030)	150+/- 23/yr				
	200+/- 33/yr				
	250+/- 41/yr				
	300+/- 50/yr				
Total Residential	2,750		Total Non-Residential	590,000	

Note 1: Residential Density over the gross project area is 1.30 dwelling units per acre.
 Note 2: Non-residential intensity shall not exceed 80% Impervious Surface Ratio for lots, parcels, or sites.

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CHW
KVS

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See last page

COMMUNITY COLLABORATION

Chiefland Astronomy Village

- Contacted by Mr. Larry Arbeiter, who discussed their community's history and future
- CHW worked with our clients and Mr. Arbeiter to craft language that will promote their goals
- Applicant is offering specific policy language for the Zoning Master Plan
- Efforts will safeguard future & provide catalyst for other efforts in City & County context area

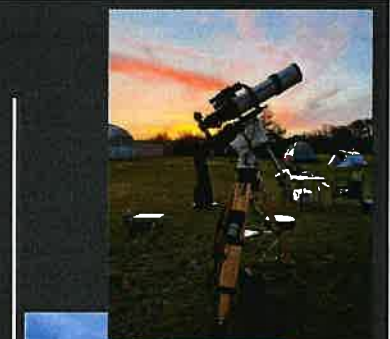


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COMMUNITY COLLABORATION

- The Williams Legacy development will, to the maximum extent practicable, strive to achieve Dark Sky-friendly standards in both residential and non-residential areas.
- The applicant and community will work together to encourage the City, County, and State of Florida to similarly promote Dark Sky-friendly standards in street lighting and other municipal utility structures.



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Contact Information

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	Single-Family	Multi-family	Mini-Warehouse	Medical/Office	Shopping Center	
Phase 1 2030	150 ± 6 = 25 / Yr	150	150,000	40,000	400,000	
Phase 2 2036		200				50,000
Phase 3 2042	200 ± 6 = 33 / Yr	200				
Phase 4 2048		200	150,000			50,000
Phase 5 2054	250 ± 6 = 41 / Yr	250			300,000	
Phase 6 2060		250				
Phase 7 2066	300 ± 6 = 50 / Yr	300				
Phase 8 2072		300				
Phase 9 2078		300			40,000	
		2,100	650	150,000	440,000	
	Total Residential	2,750		Total Non-Residential	590,000	

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