



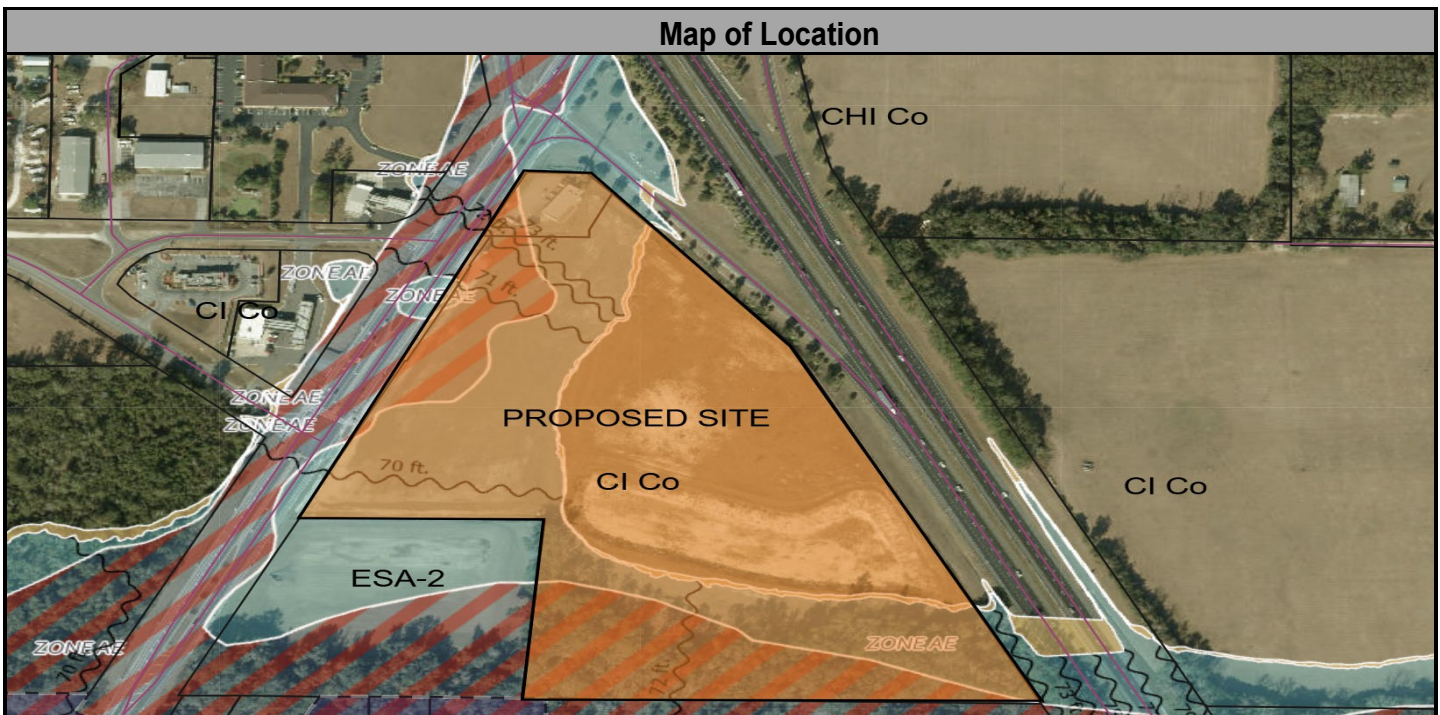
**STAFF ANALYSIS REPORT**

<b>Project Information</b>	
Project Name and Case No.	Lake City 47 LLC and Scott Stewart Z 26-01 and CPA 26-01
Applicant	Justin Tabor, AICP, agent
Owner	Lake City 47 LLC and Scott and Pam Stewart
Requested Action	<ul style="list-style-type: none"> <li>• Change the FLU from Commercial County and Highway Interchange County to Commercial City.</li> <li>• Change the Zoning from Commercial Intensive County and Commercial Highway Interchange County to Commercial Highway Interchange City.</li> </ul>
Hearing Date	02-10-2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

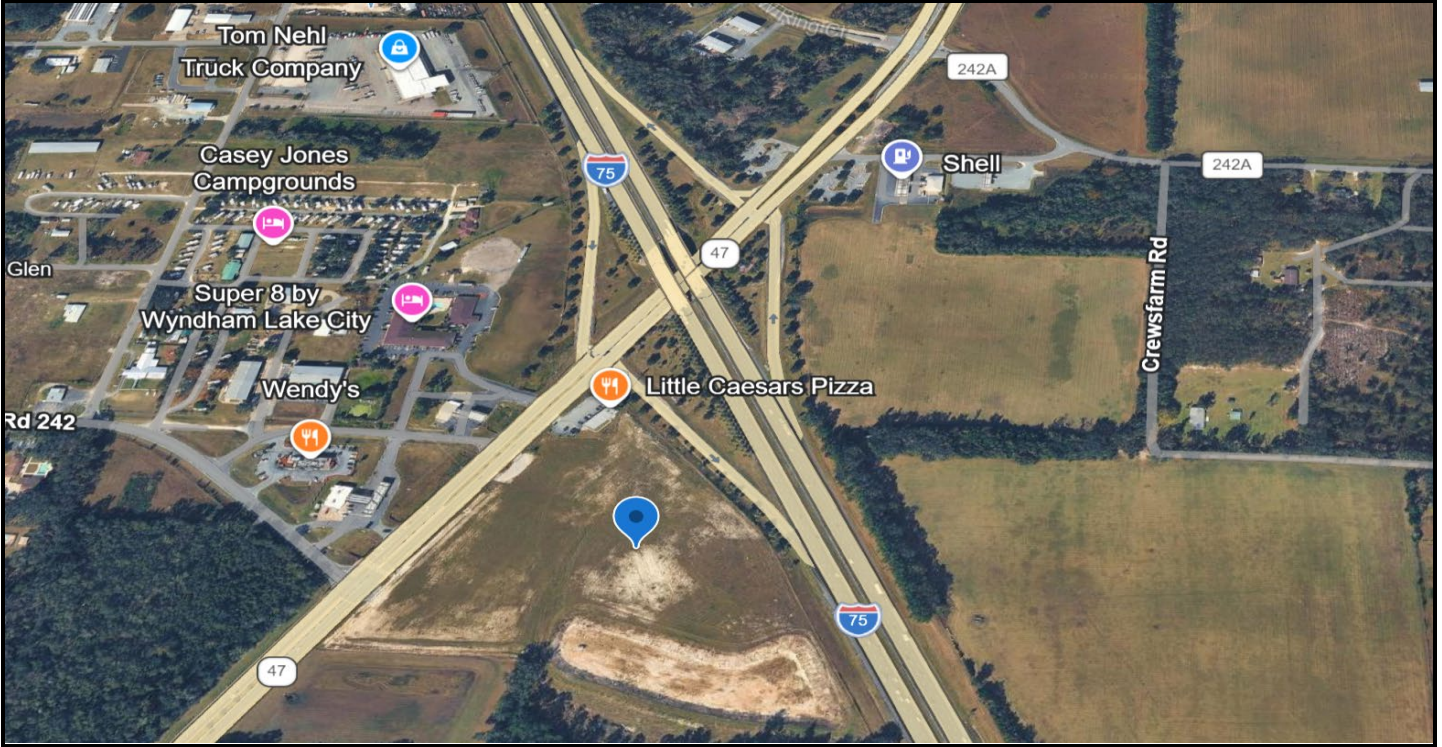
<b>Subject Property Information</b>	
Size	+/- 27.42 Acres
Location	TBD
Parcel Number	08881-000 and 08891-000
Future Land Use	Commercial County and Highway Interchange County
Proposed Future Land Use	Commercial City
Current Zoning District	Commercial Intensive County and Commercial Highway Interchange County
Proposed Zoning	Commercial Highway Interchange City
Flood Zone-BFE	Flood Zone AE   Base Flood Elevation-N/A

<b>Land Use Table</b>				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Highway Interchange Co.	CHI Co	Vacant	
E	Commercial Co.	CI Co	Vacant	
S		ESA-2	Vacant	
W	Commercial Co.	CI Co	Automotive Self-Service Station	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	None	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-10, R-15	F-20, S-10, R-15.
Are any structure within 35 feet of a wetland?	35-foot buffer to wetland	35-foot buffer to wetland.
Max height of signs.	35-foot	35-foot
Max square footage of signs.	1.5 times lot frontage.	1.5 times lot frontage.
Lot coverage of all buildings.	35% and F.A.R. 1.0	F.A.R. 1.0
Minimum landscape requirements.	10 foot if abutting a residential district or none if not.	10 foot if abutting a residential district or none if not.
Minimum number of parking spaces.	NA	NA
Minimum number of ADA parking spaces.	NA	NA
Parking space size requirement.	10' x 20'	10' x 20
'ADA parking space size.	12'x20' with 5'x20' access aisle.	12'x20' with 5'x20' access aisle.

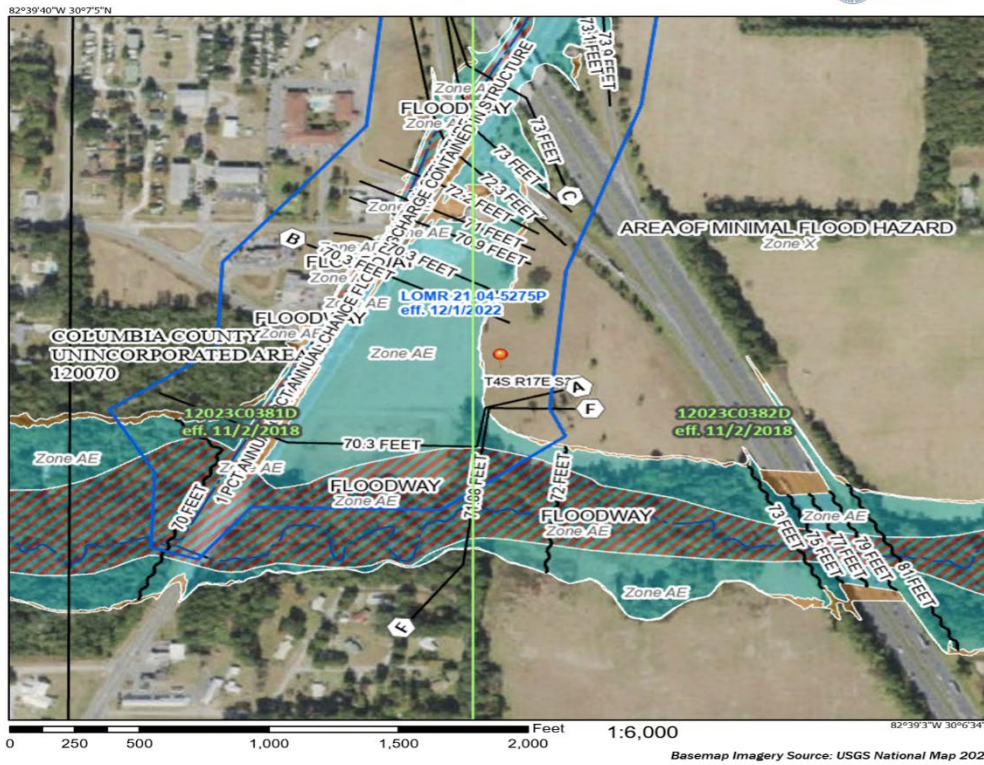


## Map of Location



## Flood and Wetland Map

### National Flood Hazard Layer FIRMette



### Legend

- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- |                                    |  |
|------------------------------------|--|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  | Without Base Flood Elevation (BFE)<br><i>Zone A-V, ADP</i>   |
|                                    | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>   |
|                                    | Regulatory Floodway  |
| <b>OTHER AREAS OF FLOOD HAZARD</b> | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
|                                    | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>  |
|                                    | Area with Reduced Flood Risk due to Levee, See Notes, <i>Zone X</i>  |
|                                    | Area with Flood Risk due to Levee <i>Zone D</i>  |
| <b>OTHER AREAS</b>                 | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>   |
|                                    | Effective LOMRs  |
|                                    | Area of Undetermined Flood Hazard <i>Zone D</i>  |
| <b>GENERAL STRUCTURES</b>          | Channel, Culvert, or Storm Sewer   |
|                                    | Levee, Dike, or Floodwall  |
| <b>OTHER FEATURES</b>              | Cross Sections with 1% Annual Chance Water Surface Elevation   |
|                                    | Coastal Transect   |
|                                    | Base Flood Elevation Line (BFE)  |
|                                    | Limit of Study   |
|                                    | Jurisdiction Boundary  |
|                                    | Coastal Transect Baseline  |
|                                    | Profile Baseline   |
|                                    | Hydrographic Feature   |
| <b>MAP PANELS</b>                  | Digital Data Available   |
|                                    | No Digital Data Available  |
|                                    | Unmapped   |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/28/2026 at 5:24 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

## Summary of Staff Analysis

### **Parking**

Rezoning is too conceptual to determine parking requirements. Parking requirements will be reviewed at time of site plan review.

### **Setbacks**

#### **Current Zoning**

The Commercial Highway Interchange County zoning district requires the following setbacks, front- 20 feet, side- None, and rear 15 feet.

The Commercial Intensive County zoning district requires the following setbacks, front- 20 feet, side- None, except where a side yard is provided, then 5 feet, and rear 15 feet.

#### **Proposed Zoning**

The Commercial Highway Interchange County zoning district requires the following setbacks, front- 30 feet, side- 30 feet, and rear 30 feet.

### **Signage**

Rezoning is too conceptual to determine signage requirements. Signage requirements will be reviewed at time of site plan review.

### **Landscaping**

Rezoning is too conceptual to determine landscape requirements. Landscape requirements will be reviewed at time of site plan review.

### **Land Use**

The property is surrounded on the west, south and north by Residential Office zoning and on the east by Residential Single-Family 1 zoning. The property to the east and south is currently used by Lake Shore Hospital Authority and currently does not have a tenant. The property to the north is used for residential. The property to the west is used as parking.

### **Lot Coverage of All Building**

Rezoning is too conceptual to determine lot coverage requirements. Lot coverage requirements will be reviewed at time of site plan review.

### **Wetland and Flood Zone**

There are no known wetlands for this site per Suwannee River Water Management Flood Mapping. The site is in flood zone AE per Suwannee River Water Management Flood Mapping. There is a floodway on the southeastern portion of parcel 08881-000.