

LAKE CITY GROWTH MANAGEMENT

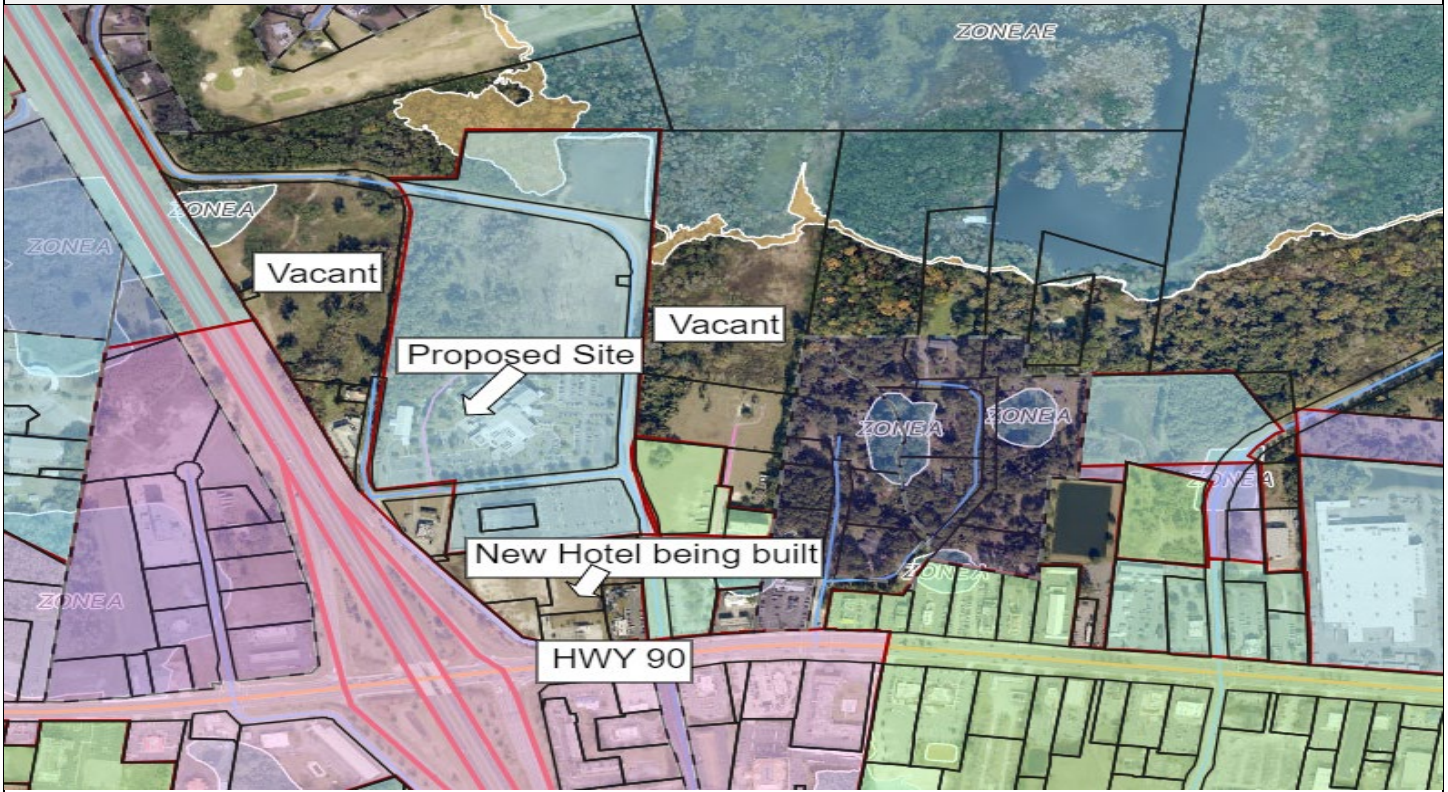
STAFF ANALYSIS REPORT

| Project Information | |
|------------------------------|--|
| Project Name and Case No. | HCA Florida Lake City Hospital- Tower Expansion |
| Applicant | Samuel Boadi, COO |
| Owner | Natomi Hospitals of Florida INC |
| Requested Action | Site plan review for HCA Florida Hospital Tower Expansion. |
| Hearing Date | 08-01-2023 |
| Staff Analysis/Determination | Sufficient for Review |
| Prepared By | Robert Angelo |

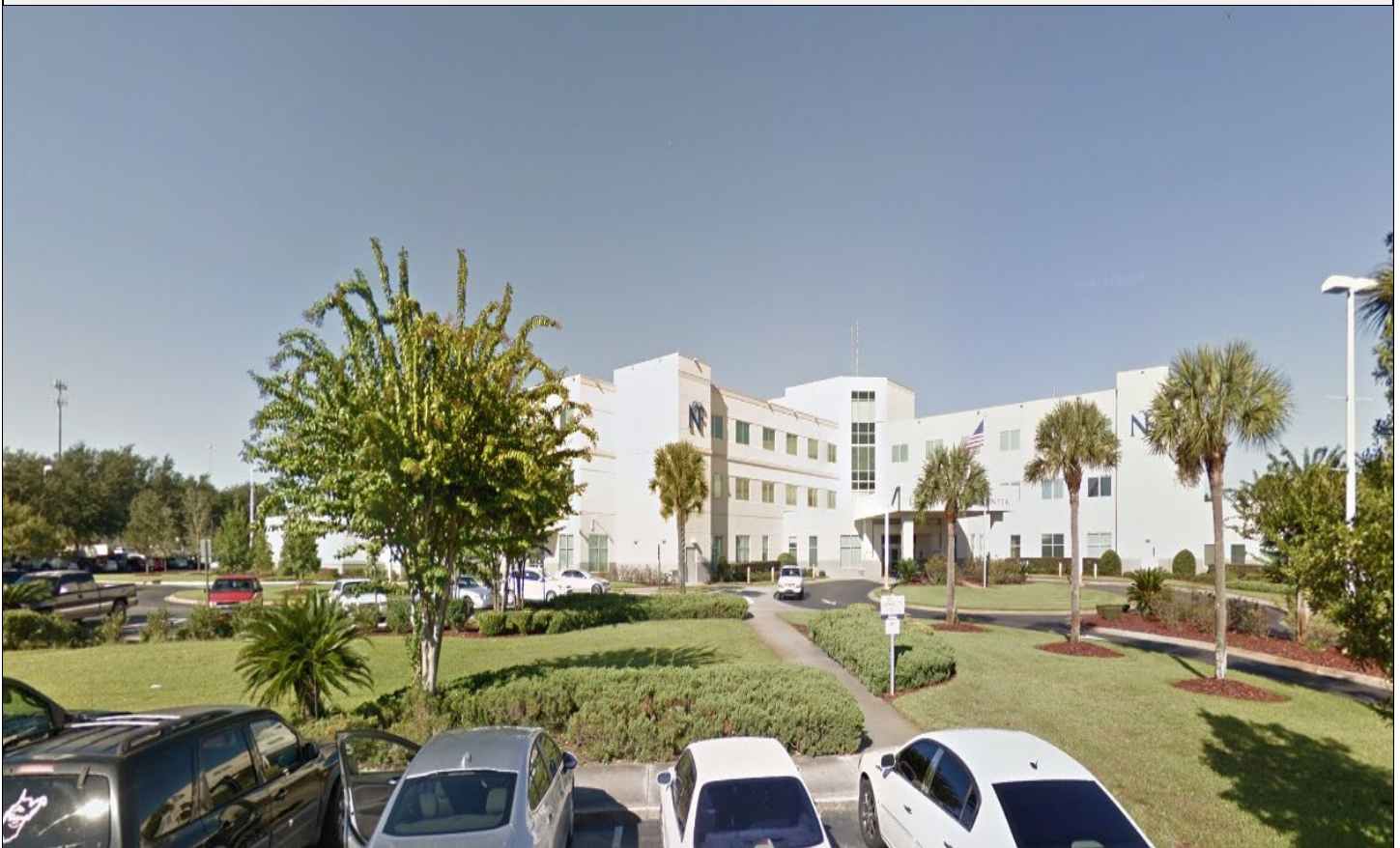
| Subject Property Information | |
|------------------------------|---------------------------------------|
| Size | +/- 41.25 Acres |
| Location | 340 NW Commerce Dr., Lake City, FL |
| Parcel Number | 02556-003 |
| Future Land Use | Commercial |
| Proposed Future Land Use | Commercial |
| Current Zoning District | Commercial General |
| Proposed Zoning | Commercial General |
| Flood Zone-BFE | Flood Zone X Base Flood Elevation-N/A |

| Land Use Table | | | | |
|----------------|-----------------|--------|--------------|---------------------|
| Direction | Future Land Use | Zoning | Existing Use | Comments |
| N | | | Residential | RMF-1 County Zoning |
| E | | | Commercial | CG County Zoning |
| S | | | Hospitality | CHI County Zoning |
| W | | | Vacant | CHI County Zoning |

Map of Location



Picture of Location



| Summary of Request |
|---|
| <p>Applicant has petitioned to build a new patient tower. The new tower will add 28 additional beds to the current facility. This is an expansion to the existing building.</p> |