

# LAKE CITY GROWTH MANAGEMENT

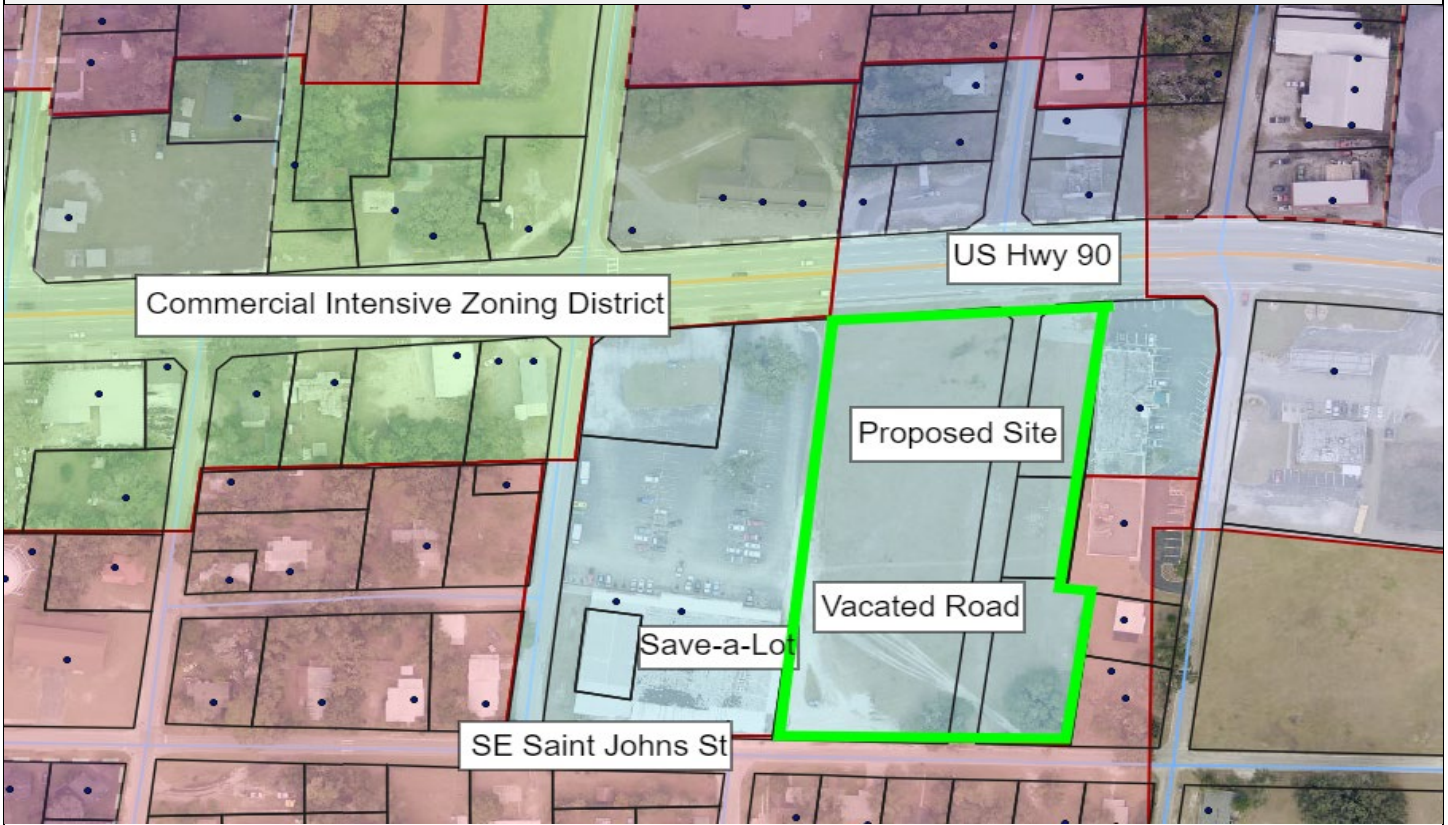
## STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Tractor Supply Rezoning-Z23-04
Applicant	H. Ray Hix, Jr
Owner	Boris Patricia Faye Revocable Living Trust
Requested Action	Rezone parcels 13061-000, 13070-000, 13079-000, and 13092-000 from Commercial General to Commercial Intensive.
Hearing Date	08-01-2023
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 3.56 Acres
Location	E. Duval St, Lake City, FL
Parcel Number	13061-000, 13070-000, 13079-000, and 13092-000
Future Land Use	Commercial
Proposed Future Land Use	Commercial
Current Zoning District	Commercial General (CG)
Proposed Zoning	Commercial Intensive (CI)
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial	CG	Retail	
E	Commercial/ Res. Medium	CG/ RSF-3	Office and Residential	
S	Res. Medium	RSF-3	Residential	
W	Commercial	CG	Retail	

Map of Location



Picture of Location



Summary of Request
<p>Applicant has petitioned to rezone the above parcels from Commercial General to Commercial Intensive. The parcels are not contiguous with the Commercial General Zoning District, but are in close proximity to it. The Commercial Intensive Zoning District is 253 feet to the west. If approved to rezone, section 4.13.2.1 of the Land Development Regulations would permit the proposed type of use of the land.</p>