



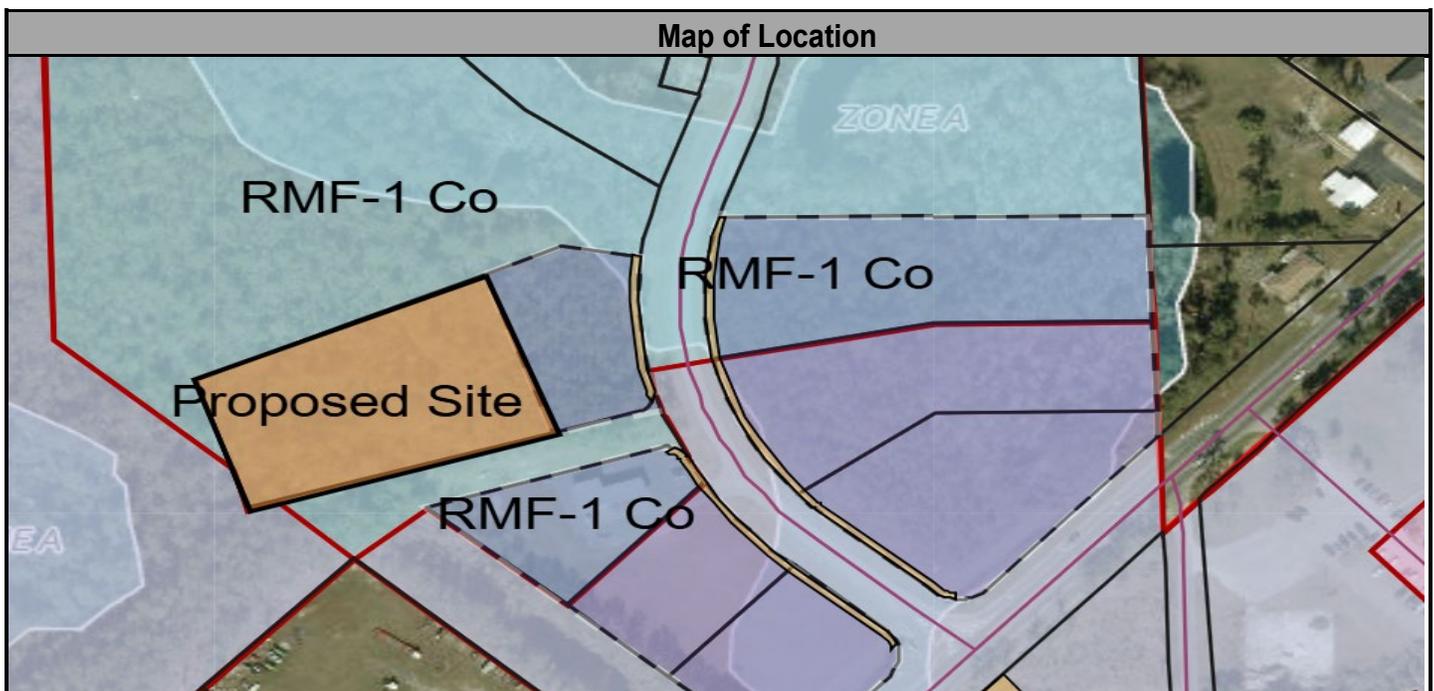
**STAFF ANALYSIS REPORT**

Project Information	
Project Name and Case No.	East Park LLC Z 26-02 and CPA 26-04
Applicant	Brian Pitman P.E. , agent
Owner	East Park LLC
Requested Action	<ul style="list-style-type: none"> <li>Change the FLU from Residential Medium/High County to Commercial City.</li> <li>Change the Zoning from Residential Multi-Family-1 County to Commercial Intensive City.</li> </ul>
Hearing Date	03-10-2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

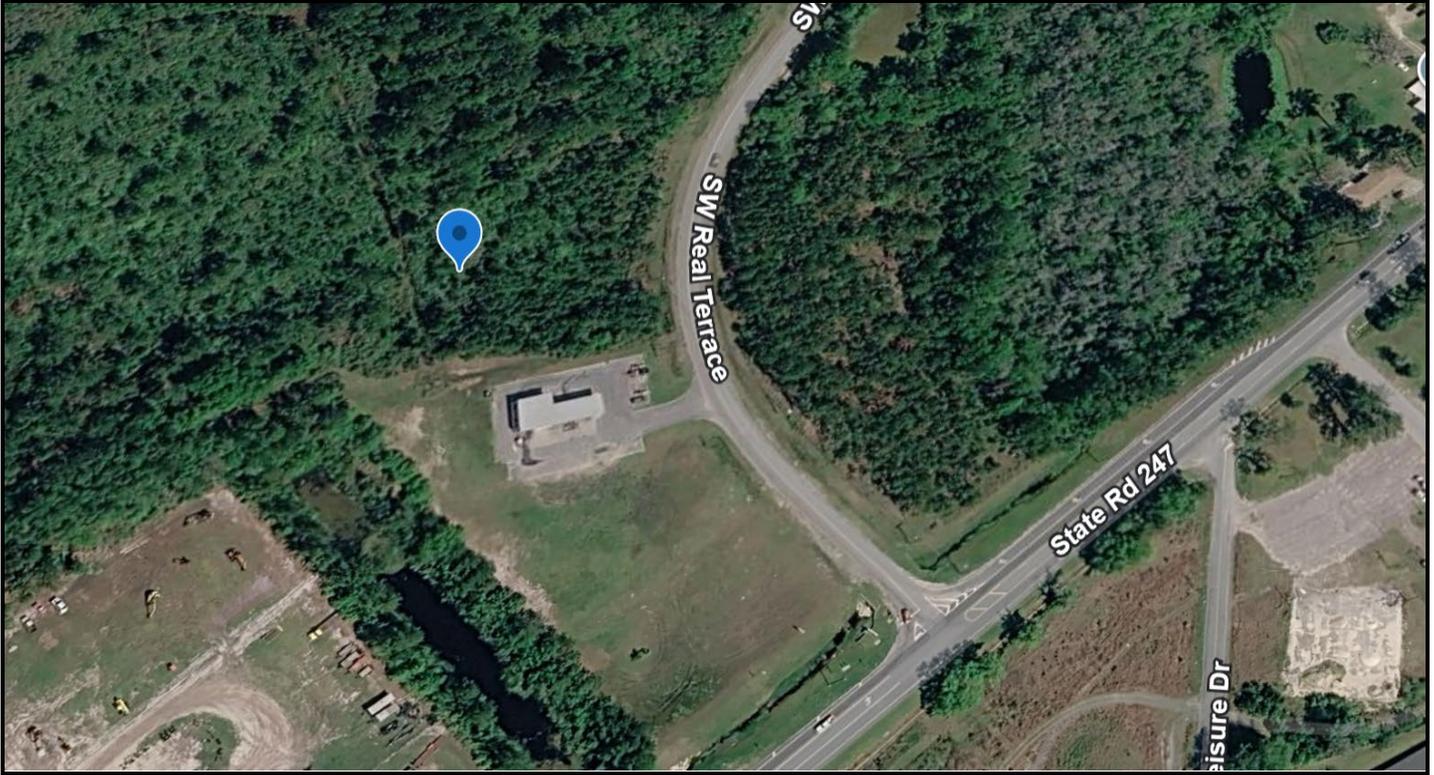
Subject Property Information		
Size	+/- 2.04 Acres	
Location	TBD	
Parcel Number	02712-009	
Future Land Use	Residential Medium/High County	
Proposed Future Land Use	Commercial City	
Current Zoning District	Residential Multi-Family 1 County	
Proposed Zoning	Commercial Intensive City	
Flood Zone-BFE	Flood Zone X	Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Medium/High County	RMF-1 County	Vacant	
E	Residential Medium/High County	RMF-1 County	Vacant	
S	Residential Medium/High County	RMF-1 County	Car Wash	
W	Commercial Co.	CI County	Vacant	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	6,000 SQFT.	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-10, R-15	F-20, S-0, 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.	18-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 40% depending on the use.	F.A.R. 1.0
Minimum landscape requirements.	10 or 15 foot if abutting a residential district or none if not. Depending on the use.	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

### EFFECTIVE FLOOD INFORMATION REPORT



#### Location Information

County: **COLUMBIA**  
 Parcel: **024S1602712000**  
 Flood Zone: **A, X**  
 Flood Risk: **HIGH**

1% Annual Chance Base Flood Elev\* **Not Applicable**  
 10% Annual Chance Flood Elev\* **Not Applicable**  
 50% Annual Chance Flood Elev\* **Not Applicable**

\* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

#### Legend with Flood Zone Designations

- |  |                            |                   |          |
|--|----------------------------|-------------------|----------|
| 1% Flood -Floodway (High Risk)           | Area Not Included          | CrossSections     | Wetlands |
| 1% Flood - Zone AE (High Risk)           | SFHA Decrease              | County Boundaries |          |
| 1% Flood - Zone A (HighRisk)             | SFHA Increase              | FIRM Panel Index  |          |
| 1% Flood - Zone VE (HighRisk)            | Depressions                | Parcels           |          |
| 0.2% Flood-Shaded Zone X (Moderate Risk) | BaseFlood Elevations (BFE) | River Marks       |          |

#### Supplemental Information

Watershed	Map Effective Date	11/2/2018	Special Flood Hazard Area	Yes
FIRM Panel(s)	12023C0291D			

Anywhere it can rain, it can flood  
 Know your risk.



[www.srwmdfloodreport.com](http://www.srwmdfloodreport.com)

The information herein represents the best available data as of the effective date shown. Reliance on the Information is done solely at your own risk. The District makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of the information. Users of the data should refer to the [District's full Disclaimer](#).

The [Federal Emergency Management Agency \(FEMA\) Flood Map Service Center](#) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during community review periods, or through the appropriate process with FEMA Change Your Flood Zone Designation | FEMA.gov. Information about flood insurance may be obtained at [www.floodsmart.com](http://www.floodsmart.com)

## 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 Residential Multi-Family 1 zoning district requires the following setbacks, front- 20 feet, side- 10, and rear 15 feet.

#### Proposed Zoning

The Commercial Intensive City zoning district requires the following setbacks, front- 20 feet, side- 10 feet, and rear 15 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 east, south and north by Residential Multi-Family 1 zoning and on the west by Commercial Intensive County zoning. The property to the south is currently used as a car wash facility. The property to the north, east, and west is vacant.

### **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 X per Suwannee River Water Management Flood Mapping.