

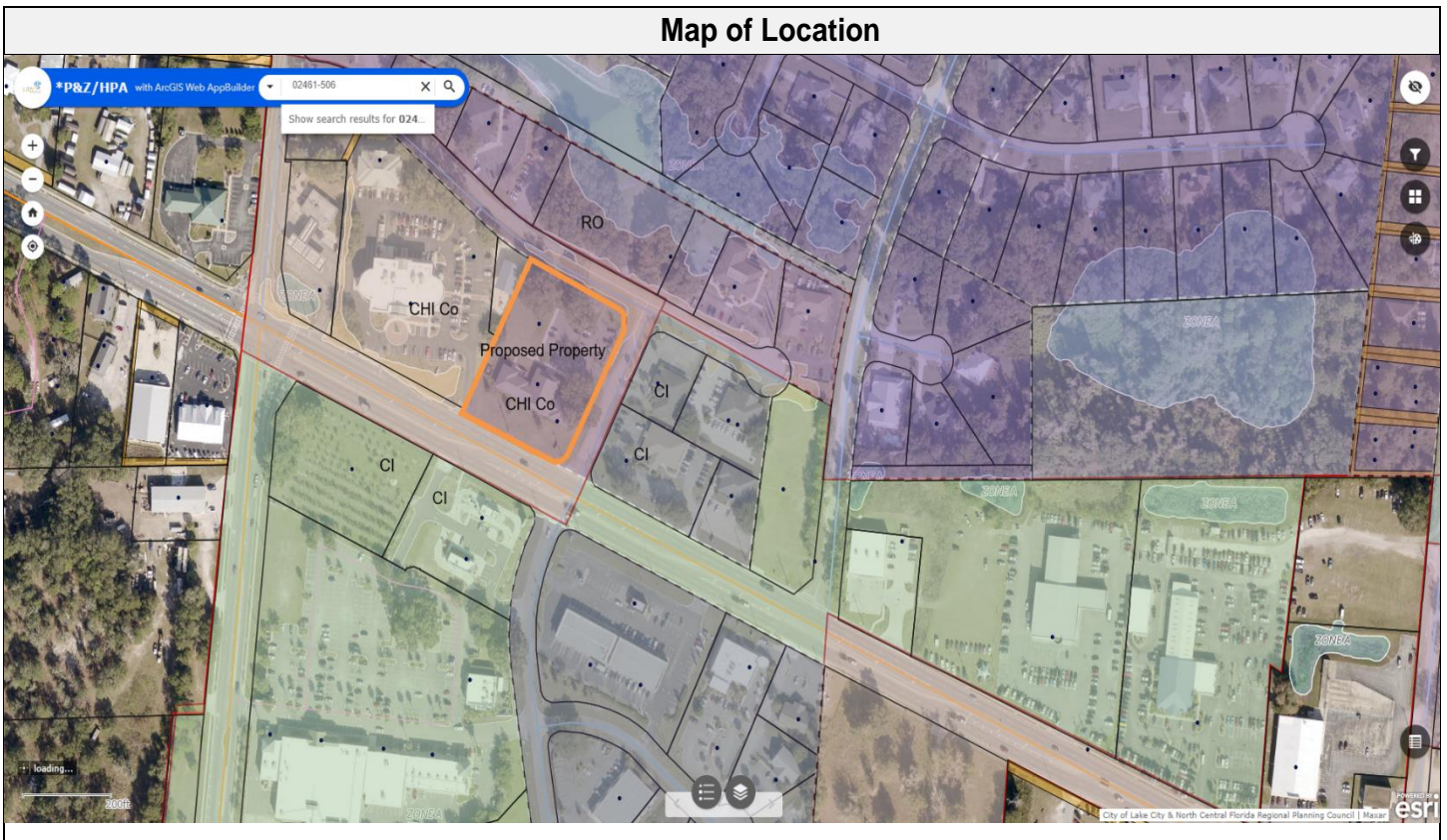
AKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

| Project Information | |
|------------------------------|--|
| Project Name and Case No. | Odom Moses Expansion Site Plan Review SPR 25-05 |
| Applicant | Lance Jones, agent |
| Owner | Odom Moses and Company, LLP |
| Requested Action | <ul style="list-style-type: none"> Review a site plan for an expansion of the existing use. |
| Hearing Date | 04-15-2025 |
| Staff Analysis/Determination | Sufficient for Review |
| Prepared By | Robert Angelo |

| Subject Property Information | |
|------------------------------|---------------------------------------|
| Size | +/- 1.989 Acres |
| Location | 4641 W US Highway 90, Lake City, FL |
| Parcel Number | 36-3S-16-02461-506 |
| Future Land Use | High Interchange Co |
| Proposed Future Land Use | High Interchange Co |
| Current Zoning District | Commercial Highway Interchange County |
| Proposed Zoning | Commercial Highway Interchange County |
| 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 | RO | Office | |
| E | Commercial | CI | Office | |
| S | Commercial City | CI | Retail | |
| W | High Interchange Co | CHI Co | Office | |

| Zoning Review | | |
|---|--|--|
| Zoning Requirements | Required/Section of LDR | Actual |
| Minimum lot requirements. | 1 Acre/ 4.15.6.1 200 Feet lot frontage | 1.989 Acres |
| Minimum yard requirements (setbacks) Front-Each Side-Rear. | 4.13.7.1 Front 20 Side 0 Rear 15 | Meets required setbacks. |
| Are any structure within 35 feet of a wetland? | 35-foot buffer/ 4.13.7 | No wetland |
| Max height of signs. | 35-foot/ 4.2.20.7.3 | No sign proposed |
| Max square footage of signs. | No signs proposed/ 4.2.20.7.5 | No sign proposed |
| Lot coverage of all buildings. | 1.0/ 4.13.9 | 13 % coverage. |
| Minimum landscape requirements. | 20 foot if abutting a residential district or none if not/ 4.15.10 | Does not abut a residential district. |
| Minimum number of parking spaces. | 57 spaces/ 4.2.15.16 | 57 spaces |
| Minimum number of ADA parking spaces. | 3 space | 3 space |
| Parking space size requirement. | 10x20 | 10x20 |
| ADA parking space size. | 12x20 with 5x20 access aisle. | 12x20 with 5x20 access aisle. |



Picture of Location



Summary of Request

Applicant has petitioned to get an approval of a site plan to expand the existing site.