

LAKE CITY GROWTH MANAGEMENT

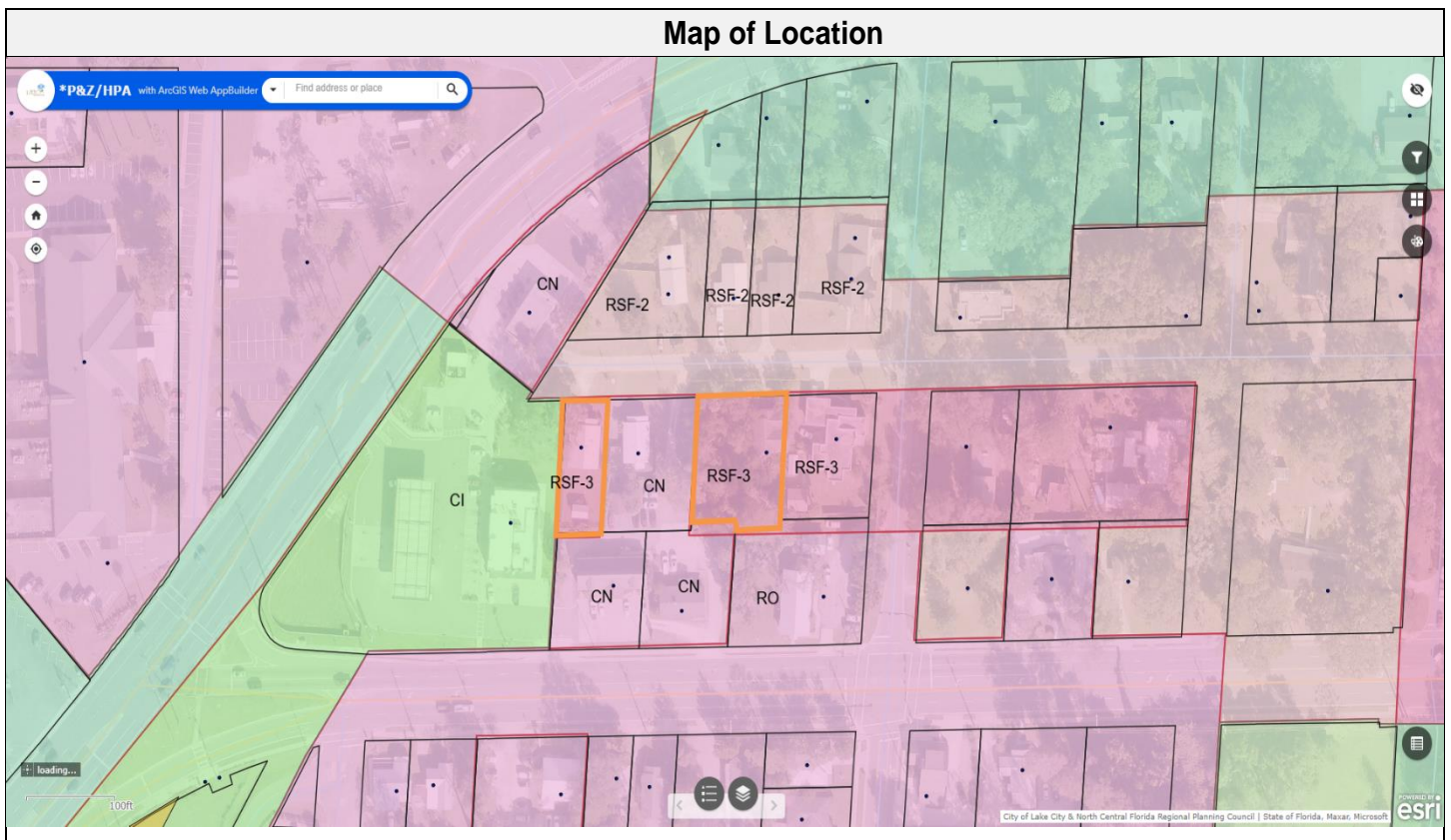
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Florida First Coast Investments Z 25-03
Applicant	Carol Chadwick, PE, agent
Owner	Florida First Coast Investments Corp
Requested Action	<ul style="list-style-type: none"> Rezoning to change the Official Zoning Atlas from Residential Single Family 3 to Commercial Neighborhood.
Hearing Date	05-13-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 0.143 and 0.290 Acres
Location	858 and 818 SW Laurel Lane, Lake City, FL
Parcel Number	12516-000 and 12514-000
Future Land Use	Residential Medium
Proposed Future Land Use	Residential Medium
Current Zoning District	Residential Single-Family 3
Proposed Zoning	Commercial Neighborhood
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	RSF-2	Residential	
E	Residential Medium	RSF-3 CN	Residential	
S	Residential Medium	CN	Office	
W	Commercial	CI	Automotive Self service Station	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	6000 Sq Ft	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-10, R-15	F-25, S-10, R-15
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	NA	18 Feet
Max square footage of signs.	NA	1.5 SQFT times lot frontage
Lot coverage of all buildings.	40%	1.0
Minimum landscape requirements.	None	20 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	Two spaces for each dwelling	One for every 300 Square feet, No use shall less than 3 spaces.
Minimum number of ADA parking spaces.	1 Space for every 25 up to 100	1 Space for every 25 up to 100
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

The applicant has petitioned to change the Official Zoning Atlas from Residential Single Family 3 to Commercial Neighborhood.