

# LAKE CITY GROWTH MANAGEMENT

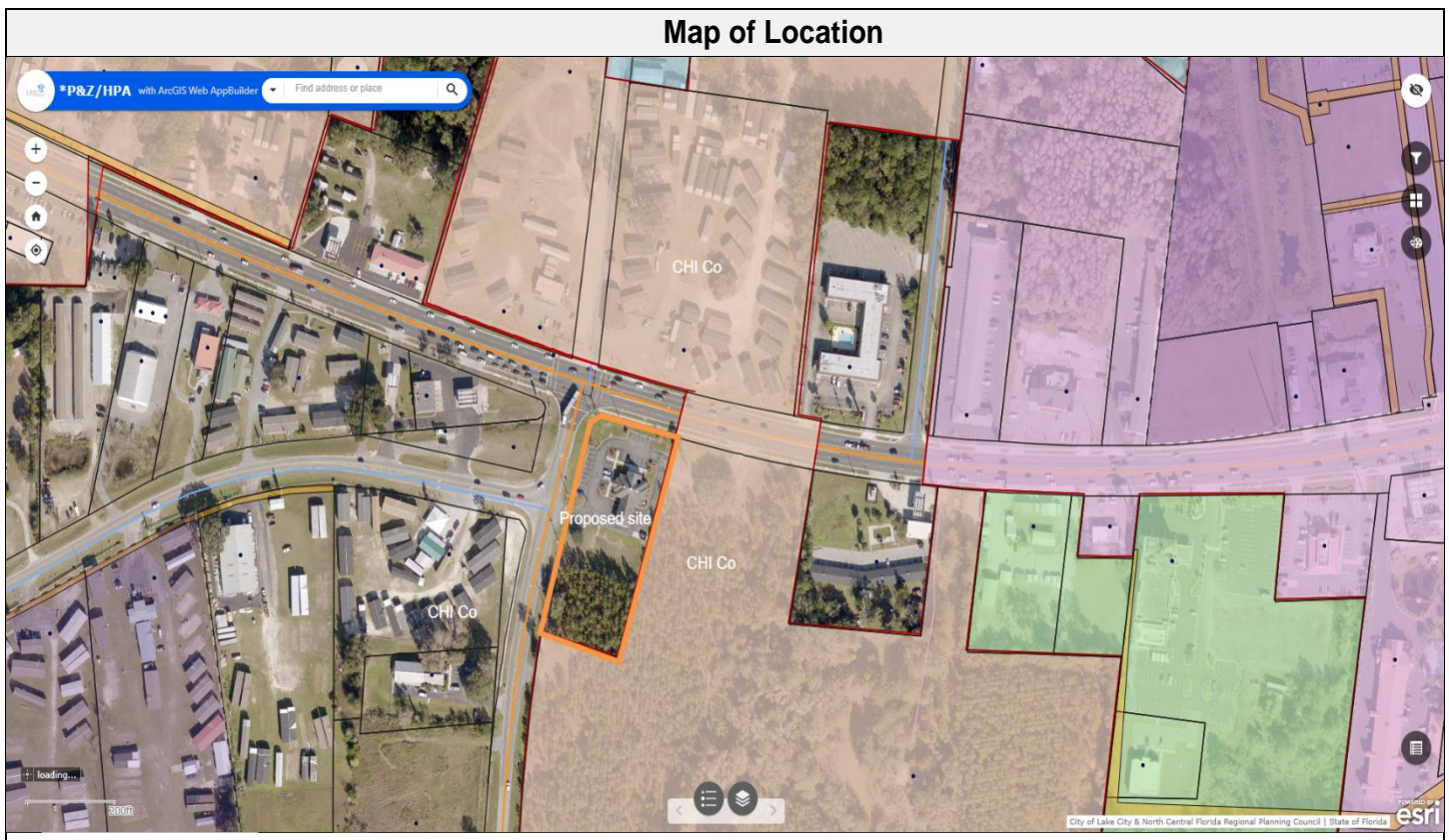
## STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Seacoast National Bank CPA 25-02 and Z 25-02
Applicant	Jacob Cremer, agent
Owner	Seacoast National Bank f/k/a Drummond Community Bank
Requested Action	<ul style="list-style-type: none"> <li>• Comp Plan Amendment- to change the FLUM from Highway Interchange County to Commercial City.</li> <li>• Rezoning- to change the Official Zoning Atlas from Commercial Highway Interchange County to Commercial Highway Interchange City.</li> </ul>
Hearing Date	05-13-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 2.01 Acres
Location	8332 W US Highway 90, Lake City, FL
Parcel Number	36-3S-16-02498-003
Future Land Use	High Interchange Co
Proposed Future Land Use	Commercial City
Current Zoning District	Commercial Highway Interchange County
Proposed Zoning	Commercial Highway Interchange City
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Highway Interchange Co	CHI Co	Manufactured Home Sales	
E	Commercial	CHI Co	Vacant	
S	Commercial	CHI Co	Vacant	
W	High Interchange Co	CHI Co	Manufactured Home Sales	County jurisdiction.

Zoning Review		
Zoning Requirements	Current Zoning (County)	Proposed Zoning
Minimum lot requirements.	One Acre	One Acre
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-None, R-15	F-30, S-30, R-30
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	35 feet	35 feet
Max square footage of signs.	NA	1.5 SQFT times lot frontage
Lot coverage of all buildings.	35%	35%
Minimum landscape requirements.	20 feet if abutting a residential district or none if not.	20 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	One for every 150 Square feet	One for every 300 Square feet
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.	9x20	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 change the FLUM from Highway Interchange County to Commercial City and change the Official Zoning Atlas from Commercial Highway Interchange County to Commercial Highway Interchange City.