

# LAKE CITY GROWTH MANAGEMENT

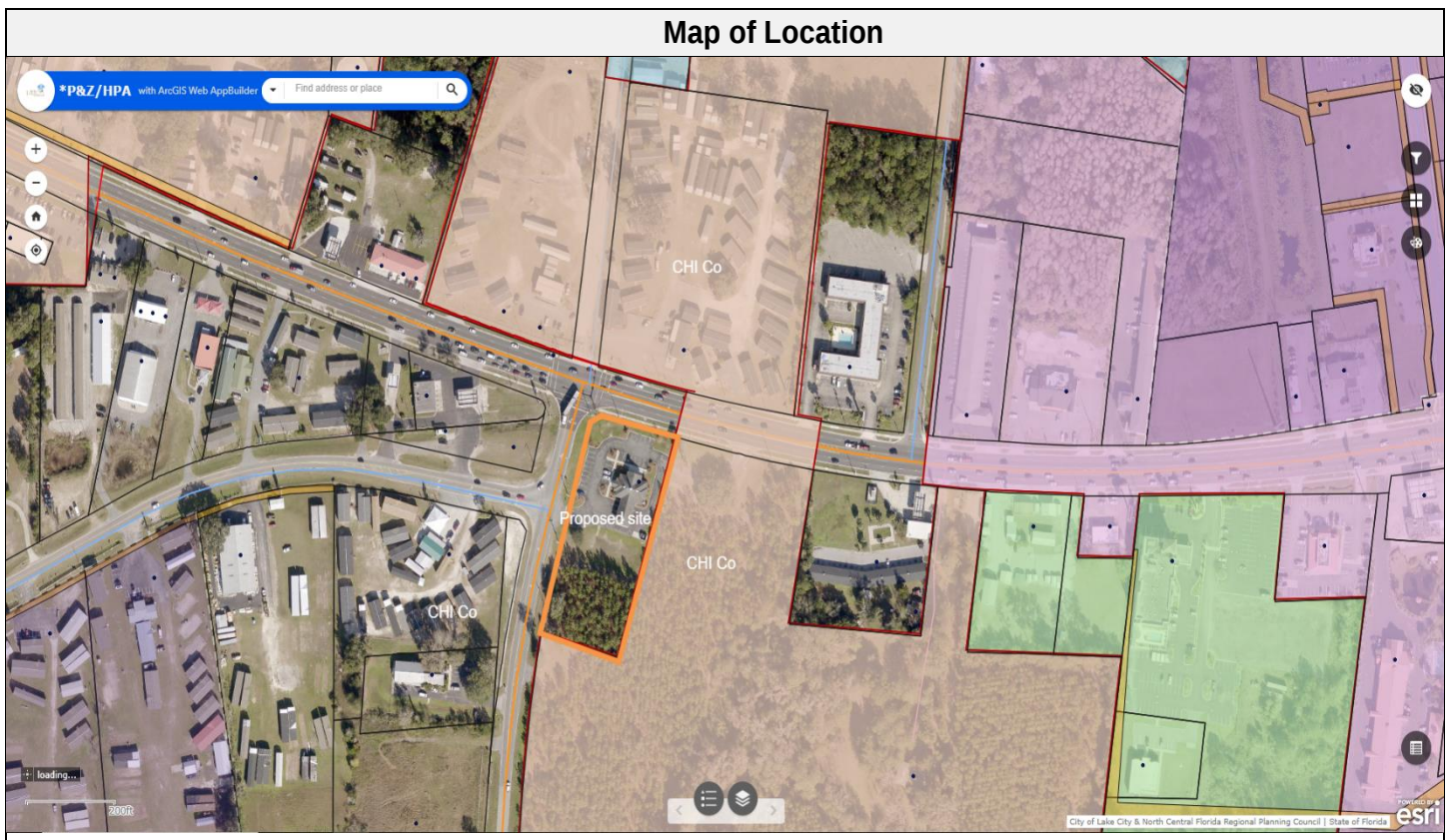
## STAFF ANALYSIS REPORT

| 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.