



**City of Lake City Growth Management  
Special Exception  
SE 26-01**

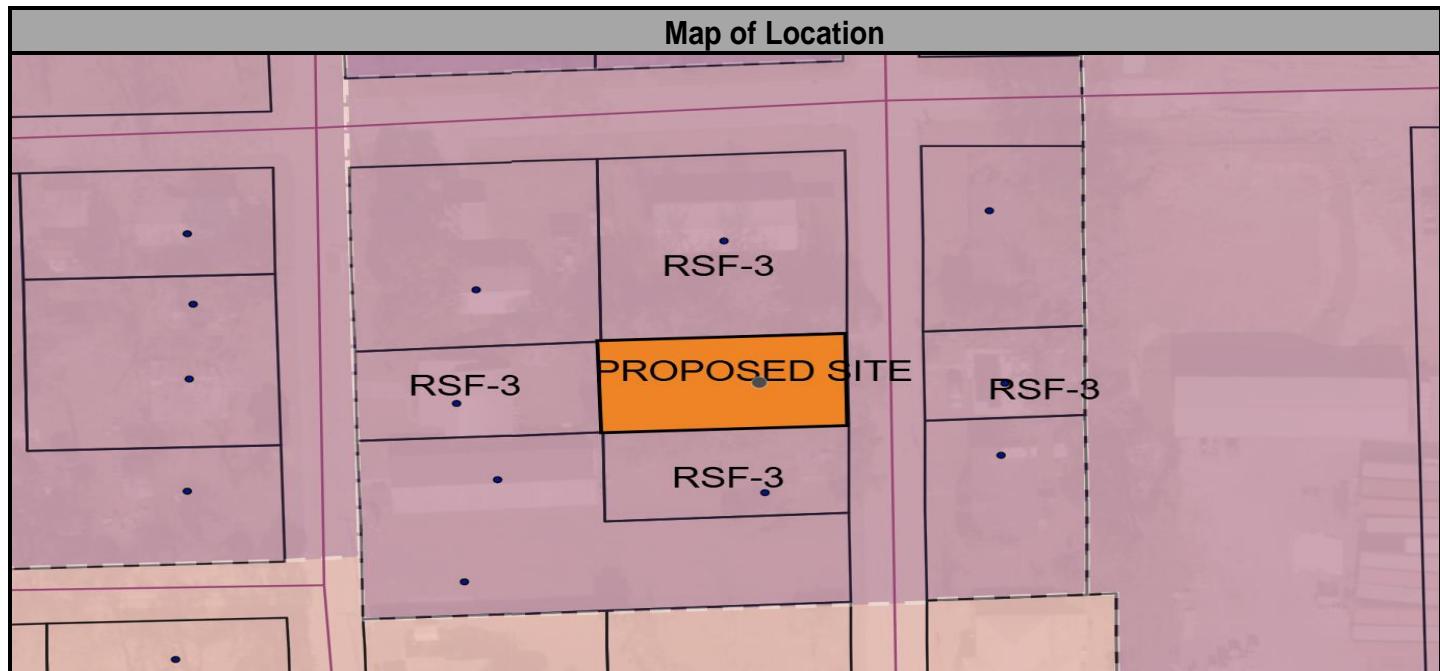
**STAFF ANALYSIS REPORT**

<b>Project Information</b>	
Project Name and Case No.	Special Exception, SE 26-01, for Manuad Group Corp
Applicant	Jon DeFrancesco, agent
Owner	Manuad Group Corp
Requested Action	<ul style="list-style-type: none"><li>Seeking approval of a special exception to allow a standard design manufactured home in an RSF-3 zoning district.</li></ul>
Hearing Date	02-10-2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

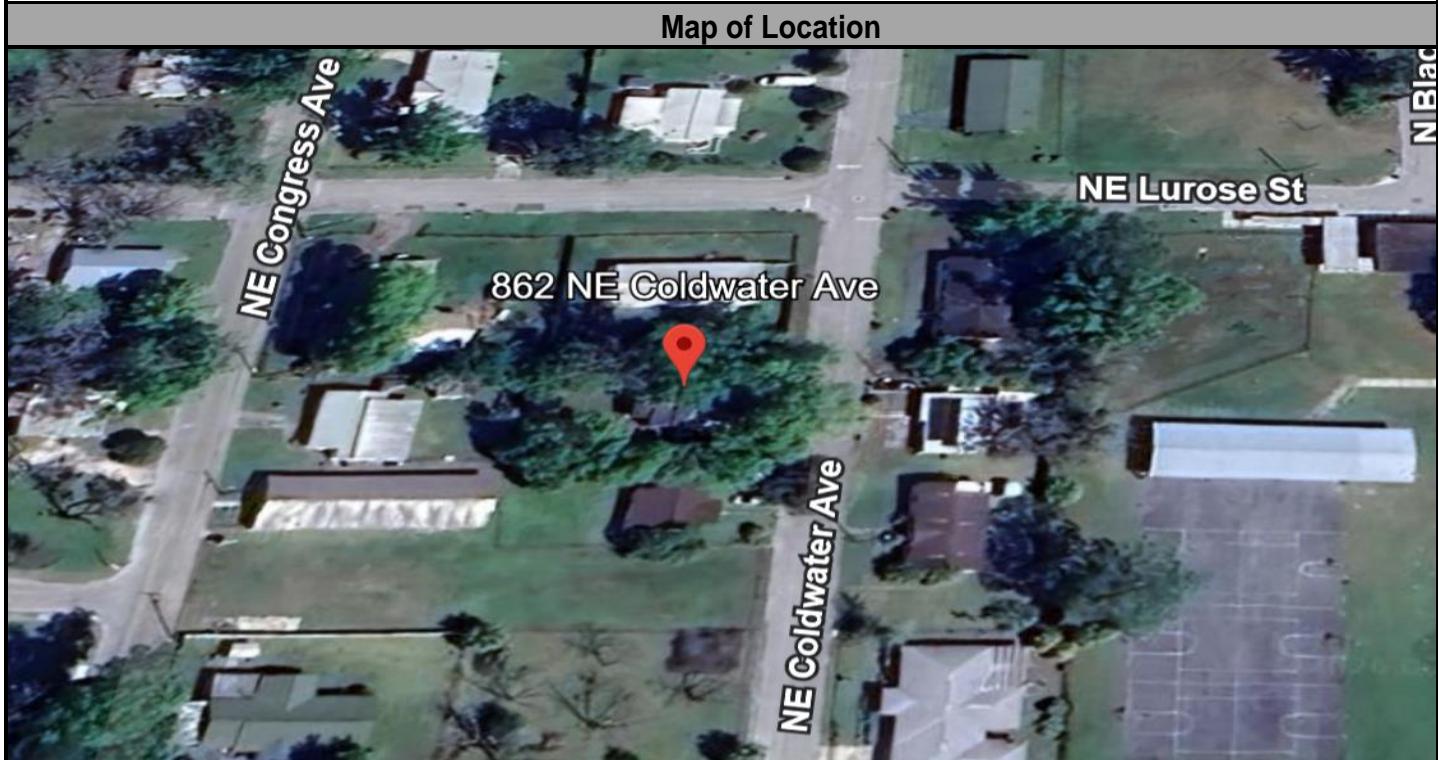
<b>Subject Property Information</b>		
Size	+/- 0.127 Acres	
Location	862 NE Coldwater Ave, Lake City, FL	
Parcel Number	11156-000	
Future Land Use	Residential Medium	
Proposed Future Land Use	Residential Medium	
Current Zoning District	Residential Single-Family 3	
Proposed Zoning	Residential Single Family 3	
Flood Zone-BFE	Flood Zone X	Base Flood Elevation-N/A

<b>Land Use Table</b>				
<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>Comments</b>
N	Residential Medium	RSF-3	Residential	
E	Residential Medium	RSF-3	Residential	
S	Residential Medium	RSF-3	Residential	
W	Residential Medium	RSF-3	Residential	

Zoning Review		
Zoning Requirements	Required/Section of LDR	Actual
Minimum lot requirements.	6,000 Square Feet/4.5.6	5,532 Square Feet
Minimum yard requirements (setbacks) Front-Each Side-Rear.	4.5.7.4 Front 20' Side 10' Rear 15'	Meets requirements.
Are any structure within 35 feet of a wetland?	35-foot buffer/ 4.5.7	No wetland
Max height of signs.	NA	NA
Max square footage of signs.	NA	NA
Lot coverage of all buildings.	40%/ 4.5.9	13% coverage.
Minimum landscape requirements.	None 4.10.10	Meets requirements.
Minimum number of parking spaces.	2 spaces 4.2.15.16	Meets requirements.
Minimum number of ADA parking spaces.	NA	NA
Parking space size requirement.	NA	NA
'ADA parking space size.	NA	NA



## Map of Location



## Flood and Wetland Map

### National Flood Hazard Layer FIRMette



#### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**Without Base Flood Elevation (BFE)**  
Zone X, V, A, P  
With BFE or Depth Zone AE, AO, AH, VE, AR  
Regulatory Floodway

#### SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee, See Notes, Zone X

Area with Flood Risk due to Levee Zone D

#### OTHER AREAS OF FLOOD HAZARD

Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

#### OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

#### GENERAL STRUCTURES

20.2 Cross Sections with 1% Annual Chance

17.8 Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

#### OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

#### MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

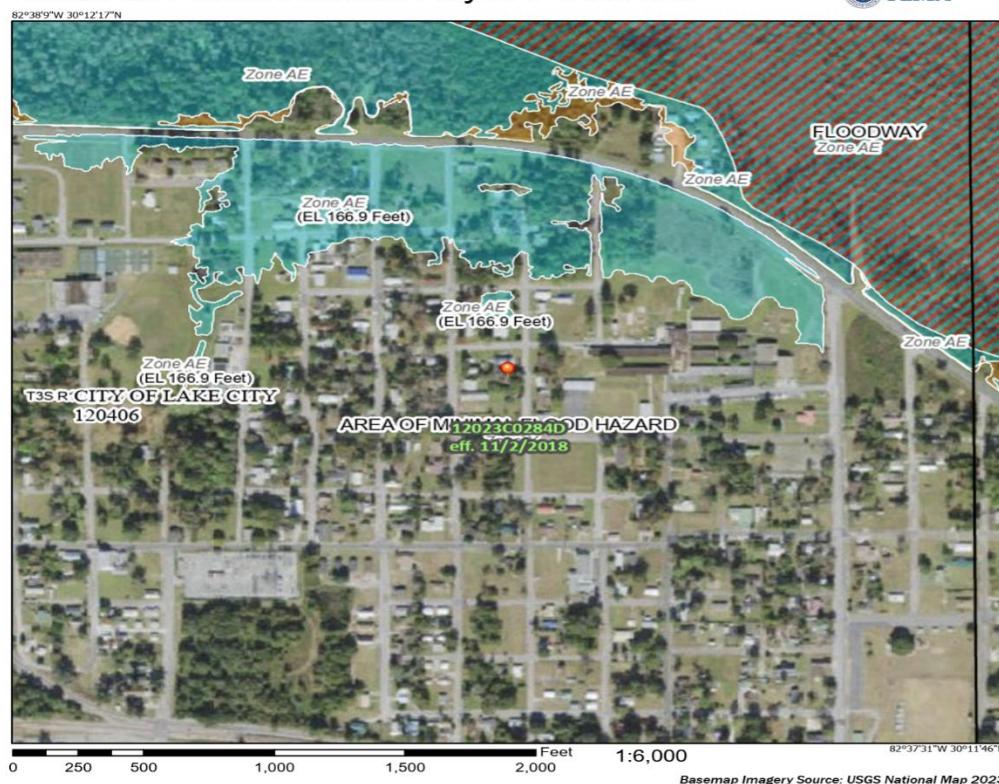
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below.

The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map

was exported on 1/28/2026 at 2:01 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legal property lines, property labels, property boundaries, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



## Summary of Staff Analysis

### **Parking**

Does not apply for one (1) and two (2) family dwellings per section 4.2.15.1.4 of the Lake City Land Development Regulation.

### **Setbacks**

The Residential Single Family 3 zoning district requires the following setbacks, front- 20 feet, side- 10 feet each side and rear- 15 feet.

### **Signage**

Not applicable.

### **Landscaping**

Not applicable.

### **Land Use**

The property is surrounded by Residential Single Family 3 zoning. The property on all sides is used for residential.

### **Lot Coverage of All Building**

The Residential Office zoning district requires maximum lot coverage of 40%. The proposed site plan shows that the lot coverage of all buildings will be 13%.

### **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.