



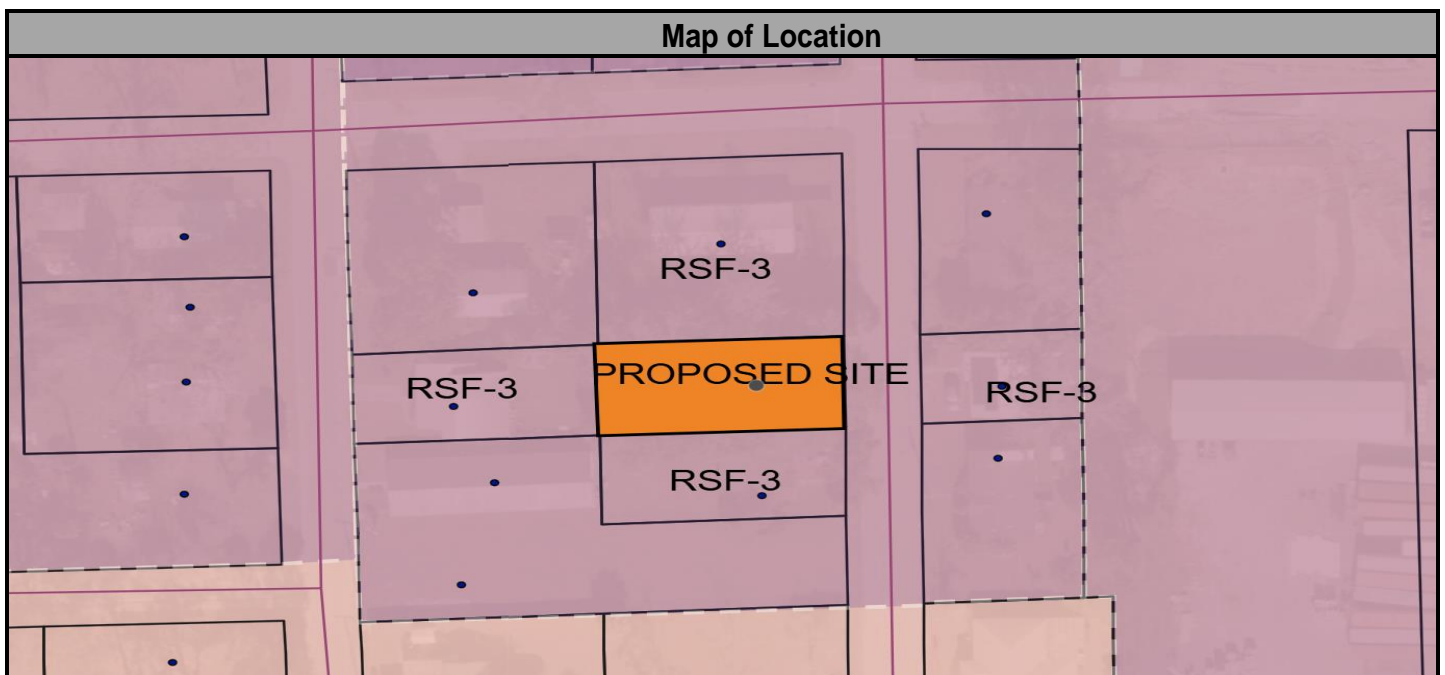
STAFF ANALYSIS REPORT

Project Information	
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"> Seeking approval of a special exception to allow a standard design manufactured home in an RSF-3 zoning district.
Hearing Date	02-10-2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

Subject Property Information		
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

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
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 THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AE, AH, AO, AH, VE, AR
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	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
OTHER AREAS OF FLOOD HAZARD	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

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



Basemap Imagery Source: USGS National Map 2023

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.