

LAKE CITY GROWTH MANAGEMENT

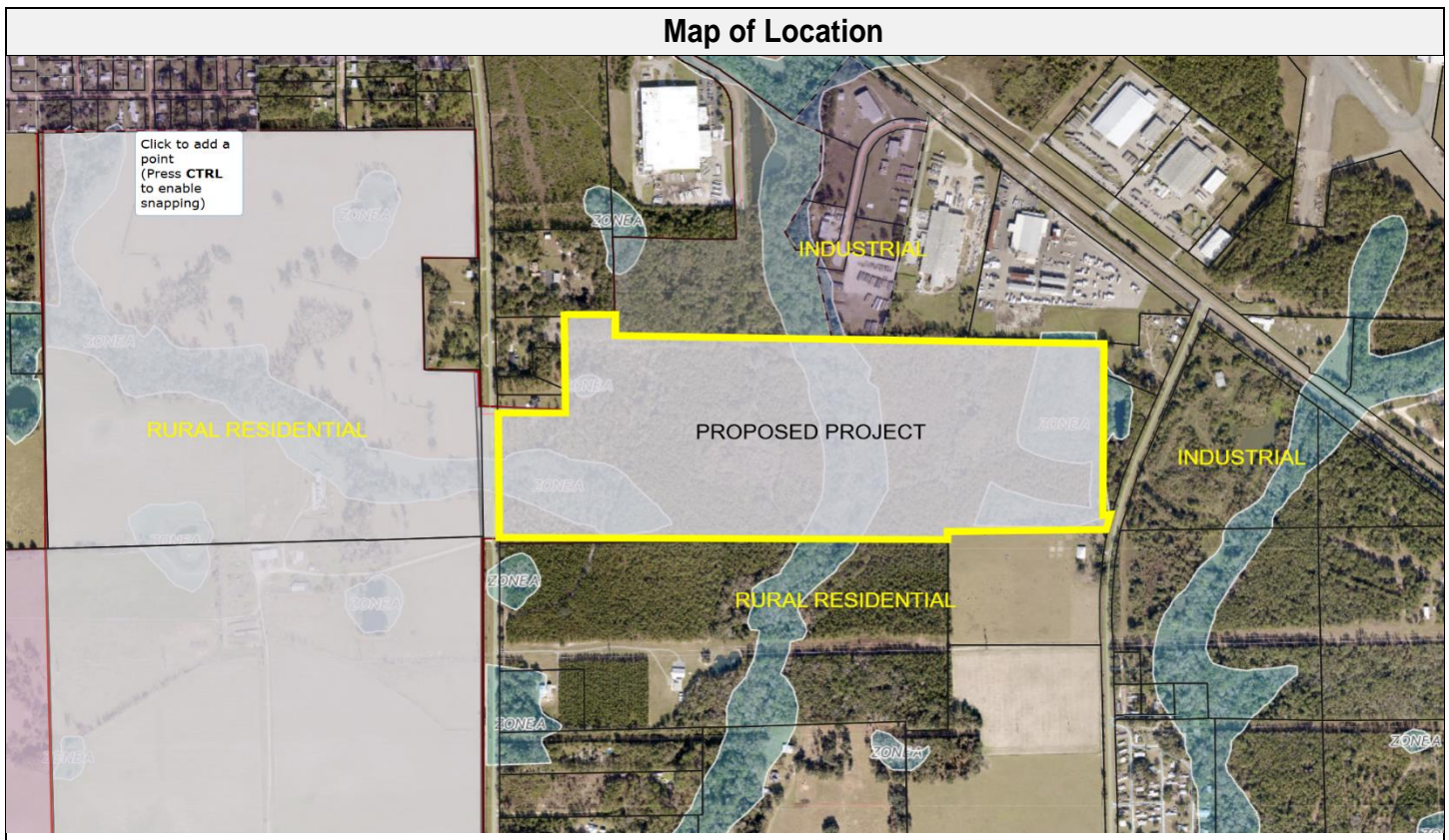
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Real Terr LLC, CPA 25-10 and Z 25-12
Applicant	Daniel Crapps, agent
Owner	Price Creek. LLC
Requested Action	<ul style="list-style-type: none"> • Comp Plan Amendment to change the FLUM from Residential Very Low Co to Industrial. • Rezoning to change the Official Zoning Atlas from Rural Residential Co to Industrial.
Hearing Date	09-09-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 113.09 Acres
Location	
Parcel Number	07481-003
Future Land Use	Residential Very Low Co
Proposed Future Land Use	Industrial
Current Zoning District	Rural Residential
Proposed Zoning	Industrial
Flood Zone-BFE	Flood Zone X and A Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Industrial Co	I Co	Warehousing and Manufacturing	
E	Industrial Co	I Co	Vacant	
S	Agriculture	A-3	Farmland	
W	Residential Very Low Co	RR Co	Vacant	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	NA	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	NA	F-20, S-15, R-15
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	NA	35 Feet
Max square footage of signs.	NA	1.5 SQFT times lot frontage
Lot coverage of all buildings.	NA	1.0
Minimum landscape requirements.	None	25 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	NA	It depends on the permitted use.
Minimum number of ADA parking spaces.	NA	1 Space for every 25 up to 100
Parking space size requirement.	NA	10x20
ADA parking space size.	NA	12x20 with 5x20 access aisle.



Picture of Location



Summary of Request

The applicant has petitioned to change the FLUM from Residential Very Low Co to Industrial and change the Official Zoning Atlas from Rural Residential Co to Industrial.