

# LAKE CITY GROWTH MANAGEMENT

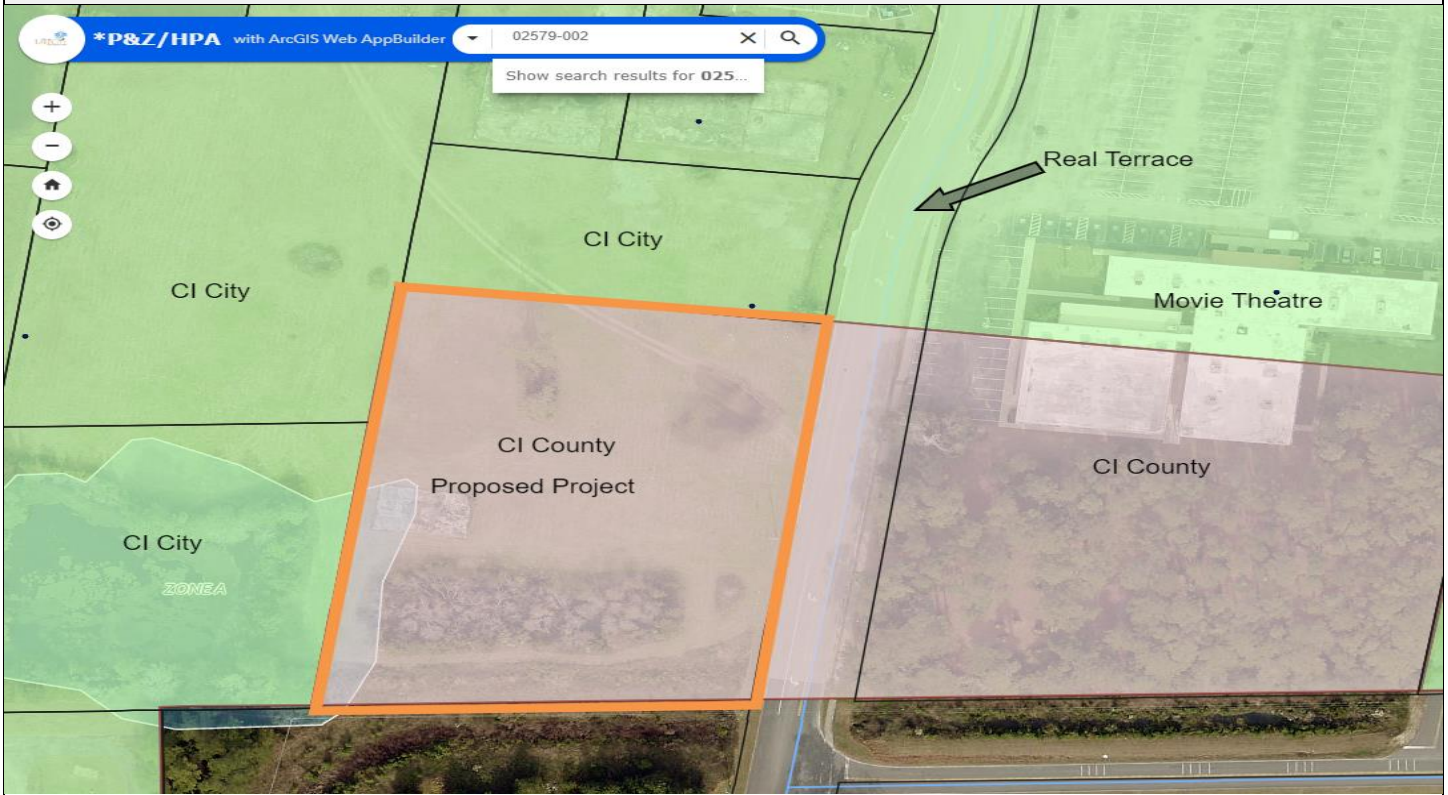
## STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Real Terrace LLC Rezoning-Z23-06
Applicant	Brandon Stubbs
Owner	Real Terrace LLC
Requested Action	Rezone parcels 02579-002 from Commercial Intensive County to Commercial Intensive City.
Hearing Date	09-12-2023
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 2.00 Acres
Location	Real Terrace, Lake City, FL
Parcel Number	02579-002
Future Land Use	Commercial County
Proposed Future Land Use	Commercial City
Current Zoning District	Commercial Intensive County (CI Co)
Proposed Zoning	Commercial Intensive (CI)
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	Commercial	CI	Vacant	
E	Commercial Co	CI Co	Entertainment	
S	County		Vacant	
W	Commercial	CI	Vacant	

## Map of Location



## Picture of Location



Summary of Request
<p>Applicant has petitioned to rezone the above parcel from Commercial Intensive County to Commercial Intensive City and change the FLU from Commercial County to Commercial City. The parcels are contiguous with the Commercial Intensive Zoning District. This is being proposed to help cleaning up the zoning map.</p>