

# LAKE CITY GROWTH MANAGEMENT

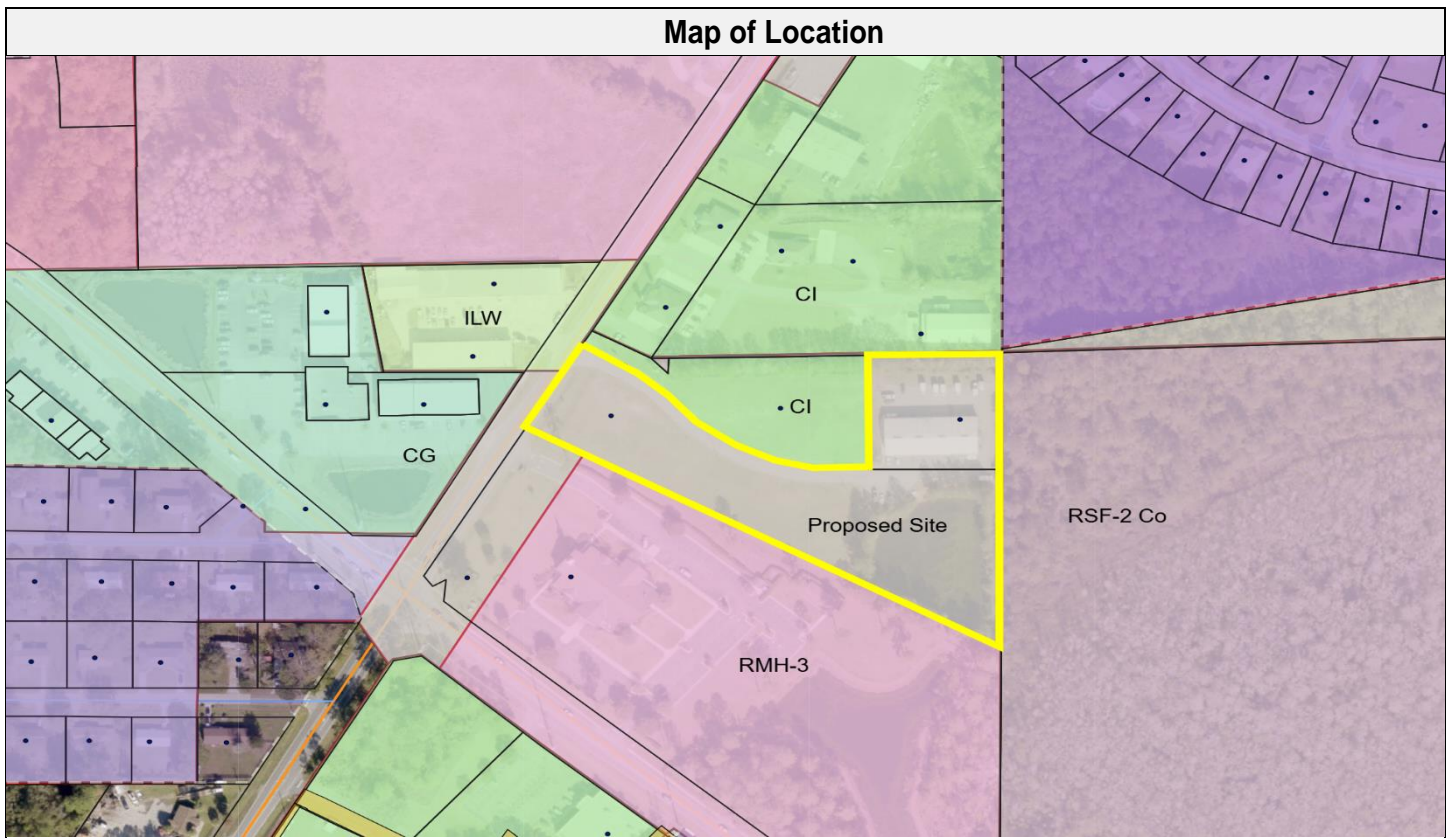
## STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Peeler/Riverwood Investments CPA 25-04 and Z 25-06
Applicant	Carol Chadwick, PE, agent
Owner	Peeler/Riverwood Investments
Requested Action	<ul style="list-style-type: none"> <li>• Comp Plan Amendment to change the FLUM from Residential Medium to Industrial.</li> <li>• Rezoning to change the Official Zoning Atlas from Residential Mobile Home 3 to Industrial Light Warehouse.</li> </ul>
Hearing Date	07-08-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 3.329 Acres
Location	
Parcel Number	01-4S-16-02703-012 and 01-4S-16-02703-004
Future Land Use	Residential Medium
Proposed Future Land Use	Industrial
Current Zoning District	Residential Mobile Home 3
Proposed Zoning	Industrial Light Warehouse
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial	CI	Vacant	
E	Residential Low	RSF-2 Co	Vacant	
S	Residential Medium	RMH-3	Church	
W	Commercial and Industrial	CG ILW	Repair Shops	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	6000 Sq Ft	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-10, R-15	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.	40%	1.0
Minimum landscape requirements.	None	25 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	It depends on the permitted use.	It depends on the permitted use.
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.	10x20	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 Residential Medium to Industrial and change the Official Zoning Atlas from Residential Mobile Home 3 to Industrial Light Warehouse.