

AKE CITY GROWTH MANAGEMENT

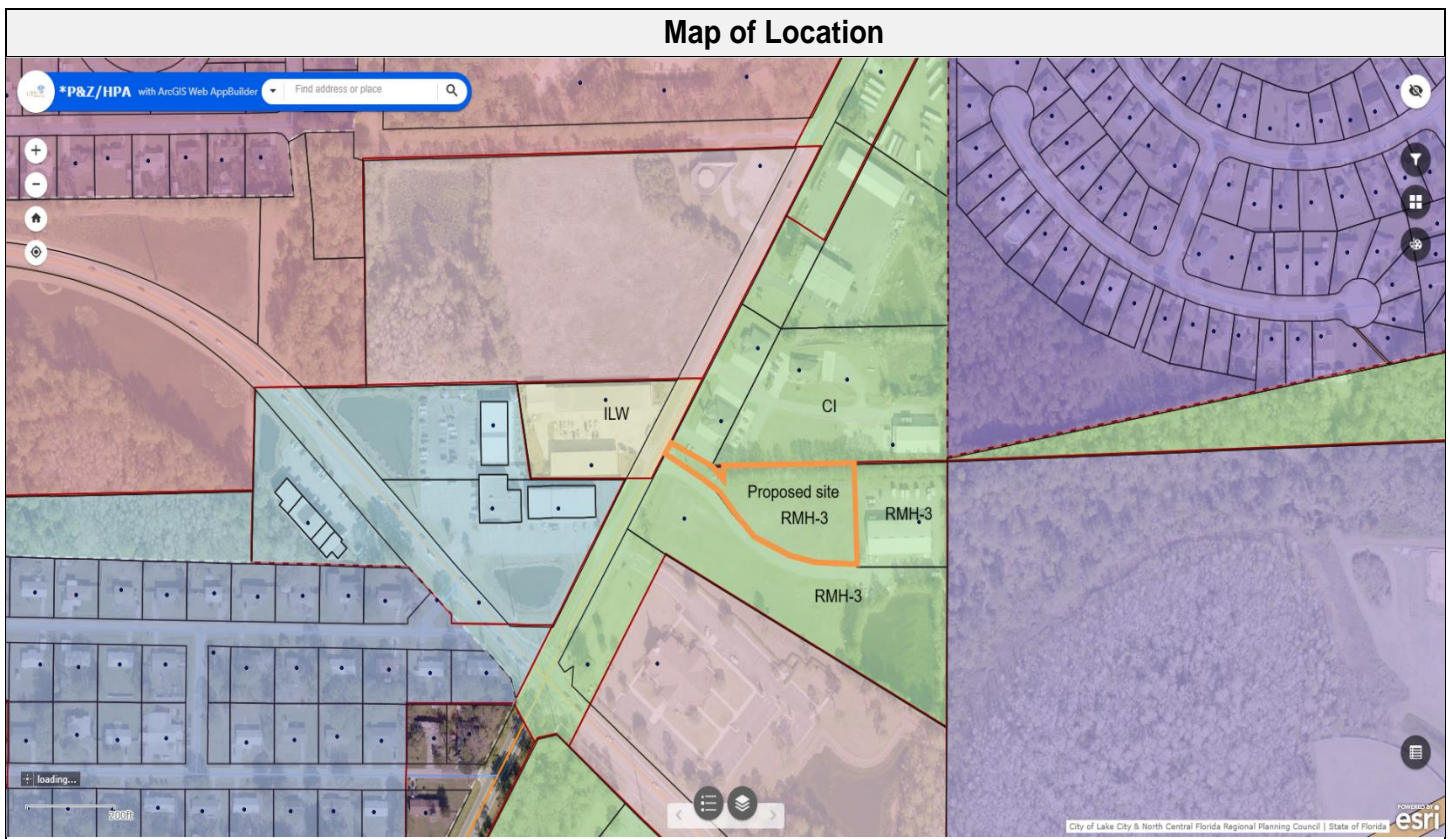
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Envy Elite Site Plan Review SPR 25-06
Applicant	Carol Chadwick, PE, agent
Owner	TJL Associates, LLC
Requested Action	<ul style="list-style-type: none"> Review a site plan for a new construction Cheerleading Club, private club.
Hearing Date	07-08-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 1.21 Acres
Location	TBD, Lake City, FL
Parcel Number	01-4S-16-02703-014
Future Land Use	Commercial
Proposed Future Land Use	Commercial
Current Zoning District	Commercial Intensive
Proposed Zoning	Commercial Intensive
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	Office	
E	Residential Medium	RMH-3	Warehouse Building	
S	Residential Medium	RMH-3	Vacant	
W	Commercial	ILW	Repair Shops	

Zoning Review		
Zoning Requirements	Required/Section of LDR	Actual
Minimum lot requirements.	None/ 4.13.6.1 200 Feet lot frontage	1.989 Acres
Minimum yard requirements (setbacks) Front-Each Side-Rear.	4.13.7.1 Front 20 Side 0 Rear 15	Meets required setbacks.
Are any structure within 35 feet of a wetland?	35-foot buffer/ 4.13.7	No wetland
Max height of signs.	35-foot/ 4.2.20.7.3	No sign proposed
Max square footage of signs.	No signs proposed/ 4.2.20.7.5	No sign proposed
Lot coverage of all buildings.	1.0/ 4.13.9	13 % coverage.
Minimum landscape requirements.	10 foot if abutting a residential district or none if not/ 4.15.10	Meets requirements.
Minimum number of parking spaces.	15 spaces/ 4.2.15.16	15 spaces
Minimum number of ADA parking spaces.	1 space	1 space
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 get an approval of a site plan to build a new cheerleading club.