

LAKE CITY GROWTH MANAGEMENT

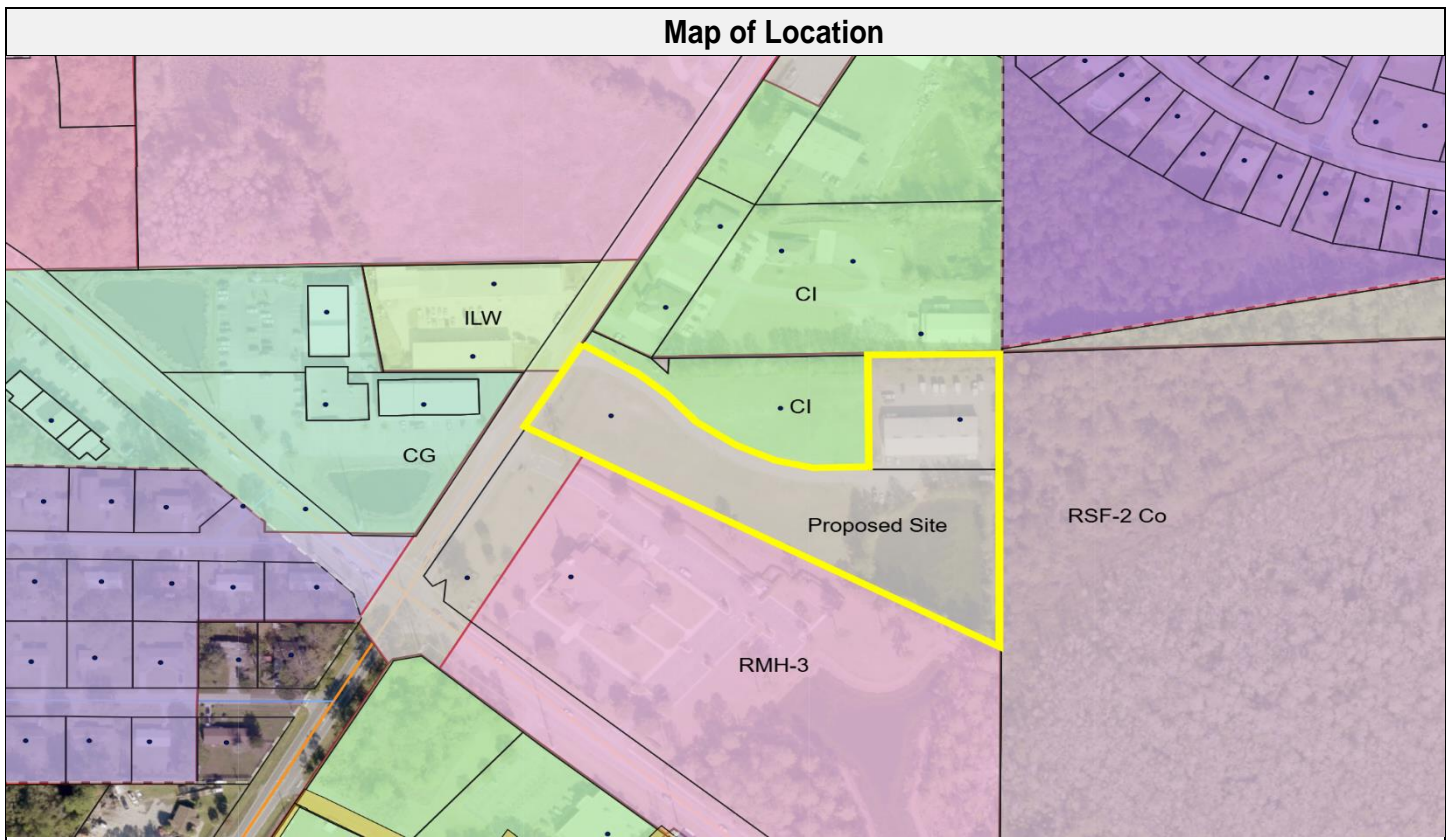
STAFF ANALYSIS REPORT

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"> • Comp Plan Amendment to change the FLUM from Residential Medium to Industrial. • Rezoning to change the Official Zoning Atlas from Residential Mobile Home 3 to Industrial Light Warehouse.
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.