



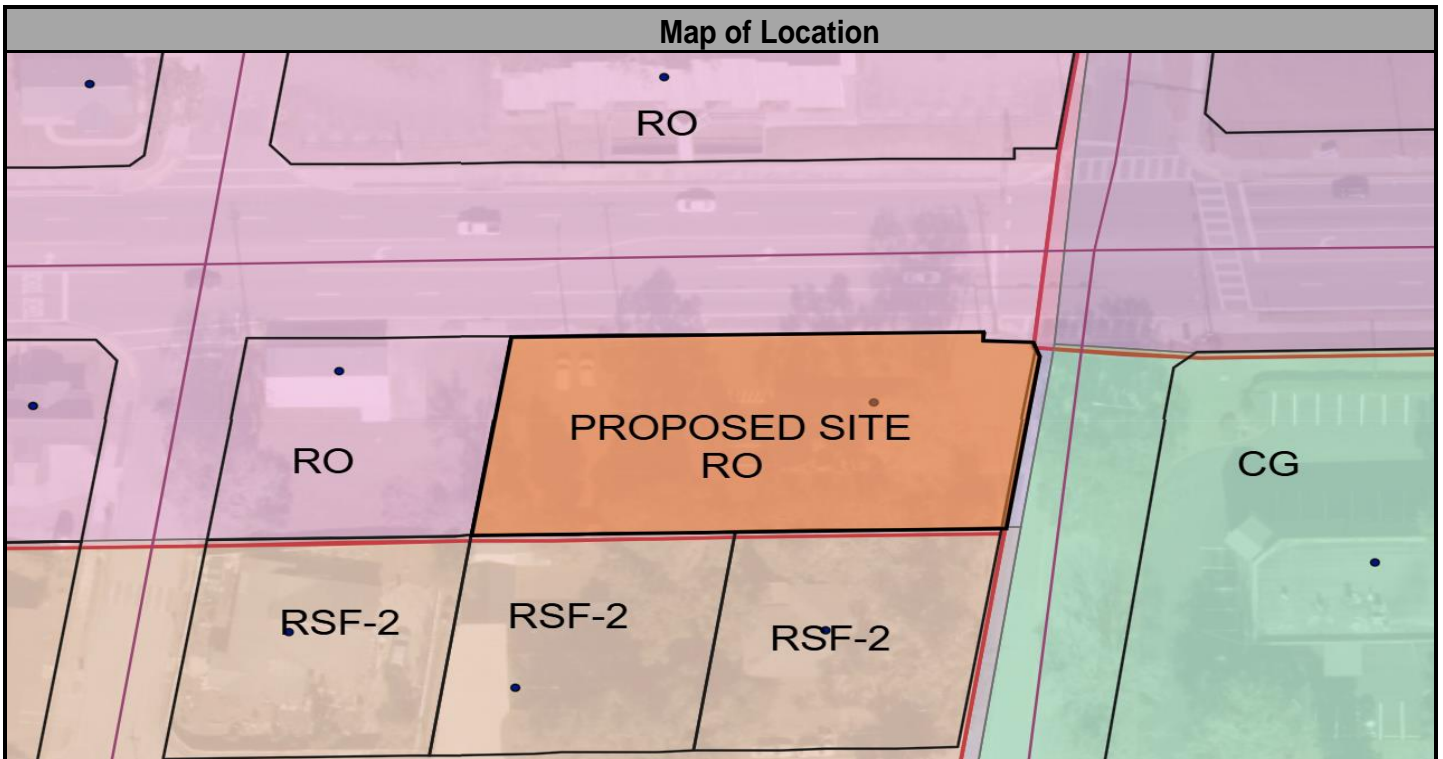
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Variance for Gateway Prescription Center, V 26-01
Applicant	Carl Allison, agent
Owner	Gateway Prescription Center INC.
Requested Action	The applicant is looking to get approval to the setback provision requiring a 20' setback.
Hearing Date	May 12, 2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

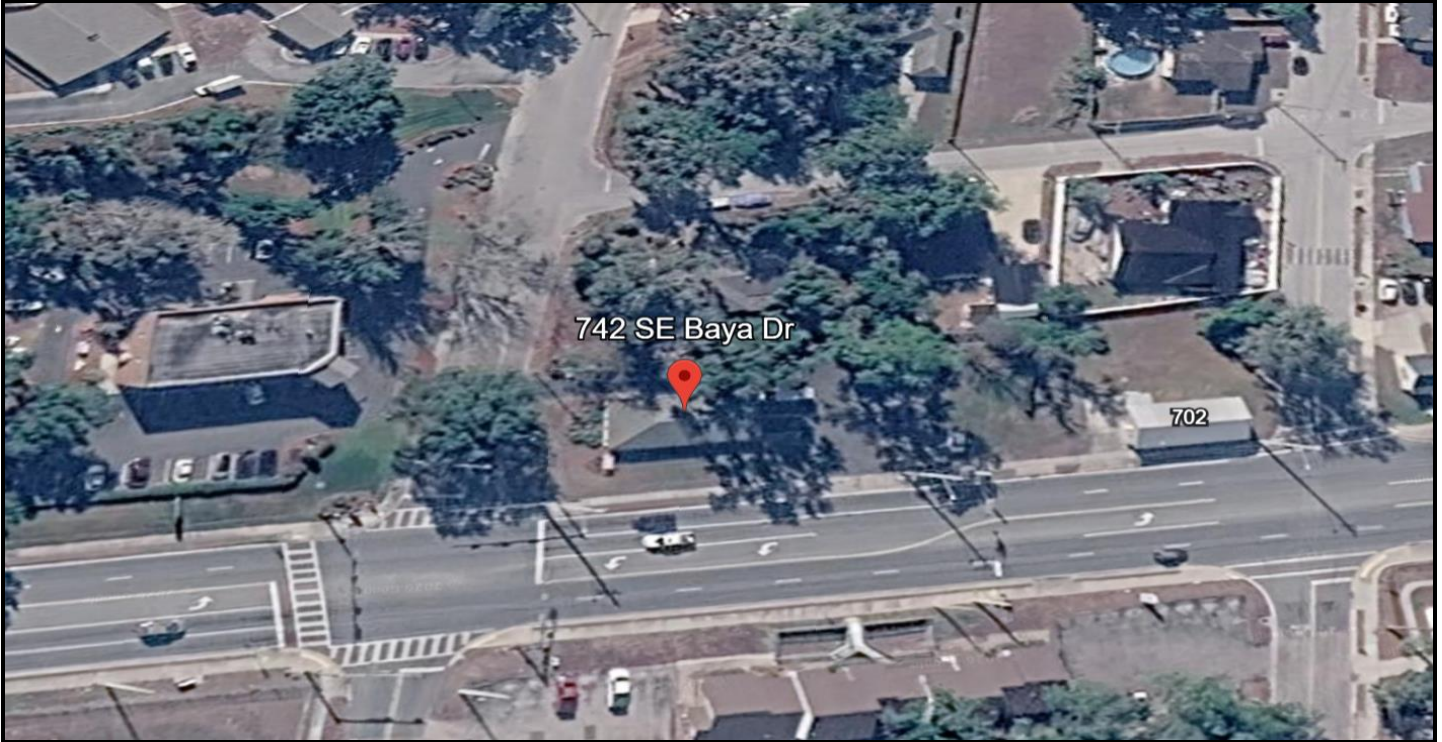
Subject Property Information		
Size	+/- 0.49 Acres	
Location	742 SE Baya Drive, Lake City, FL	
Parcel Number	13637-000	
Future Land Use	Residential Medium	
Proposed Future Land Use	Residential Medium	
Current Zoning District	Residential Office	
Proposed Zoning	Residential Office	
Flood Zone-BFE	Flood Zone X	Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Medium	RO	Office	
E	Commercial	CG	Retail	
S	Residential Moderate	RSF-2	Residential	
W	Residential Medium	RO	Residential	

Zoning Review		
Zoning Requirements	Required/Section of LDR	Actual
Minimum lot requirements.	None/ 4.10	0.49 ac
Minimum yard requirements (setbacks) Front-Each Side-Rear.	4.10.7.4 Front 30' Side 20' Rear 20'	Does not meet standards.
Are any structure within 35 feet of a wetland?	35-foot buffer/ art. 4.12.7	No wetland
Max height of signs.	35-foot/ 4.2.20.7.3	NA
Max square footage of signs.	1.5 times lot frontage/ art. 4.2.22.7.8	NA
Lot coverage of all buildings.	35 %/ art. 4.10.9	Meets standards
Minimum landscape requirements.	None/ art. 4.10.10	Meets requirements.
Minimum number of parking spaces.	NA/ art. 4.2.15.16	NA
Minimum number of ADA parking spaces.	NA	NA
Parking space size requirement.	10' x 20'	10' x 20
'ADA parking space size.	12'x20' with 5'x20' access aisle.	12'x20' with 5'x20' access aisle.



Map of Location



Flood and Wetland Map

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **00000013637000**
 Flood Zone: **X**
 Flood Risk: **LOW**

1% Annual Chance Base Flood Elev*	Not Available
10% Annual Chance Flood Elev*	Not Available
50% Annual Chance Flood Elev*	Not Available

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

1% Flood - Floodway (High Risk)	Area Not Included	CrossSections	Wetlands
1% Flood - Zone AE (High Risk)	SFHA Decrease	County Boundaries	
1% Flood - Zone A (High Risk)	SFHA Increase	FIRM Panel Index	
1% Flood - Zone VE (High Risk)	Depressions	Parcels	
0.2% Flood-Shaded Zone X (Moderate Risk)	Base Flood Elevations (BFE)	River Marks	

Supplemental Information

Watershed	Map Effective Date	11/2/2018	Special Flood Hazard Area	No
FIRM Panel(s)	12023C0292D			

Anywhere it can rain, it can flood
 Know your risk.



www.srwmdfloodreport.com

The information herein represents the best available data as of the effective date shown. Reliance on the Information is done solely at your own risk. The District makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of the Information. Users of the data should refer to the [District's full Disclaimer](#).

The Federal Emergency Management Agency (FEMA) Flood Map Service Center maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during community review periods, or through the appropriate process with FEMA Change Your Flood Zone Designation | FEMA.gov. Information about flood insurance may be obtained at www.floodsmart.com

Summary of Staff Analysis

Parking

NA

Setbacks

The Commercial General zoning district requires the following setbacks, front- 20 feet, side- none, and rear 15 feet.

Signage

NA

Landscaping

NA

Land Use

The property to the north and west is Residential Medium. The property to the south is Residential Moderate. The property to the east is Commercial.

Lot Coverage of All Building

The Residential Office zoning district has a maximum lot coverage of 35 %. The proposed site plan shows that the lot coverage of all buildings will not exceed 35%.

Wetland and Flood Zone

There is no wetland on the property. The site is in flood zone X per Suwannee River Water Management Flood Mapping.