



**STAFF ANALYSIS REPORT**

Project Information	
Project Name and Case No.	Paradise RV Resort Site Plan Review SPR 26-04
Applicant	James Jones III, PE, agent
Owner	Daniel Crapps as Trustee
Requested Action	<ul style="list-style-type: none"> <li>Review a site plan for an RV Park.</li> </ul>
Hearing Date	04/14/2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

Subject Property Information		
Size	+/- 34.2 Acres	
Location	SW Commerce, Lake City, FL	
Parcel Number	02712-001 and 02714-009	
Future Land Use	Commercial	
Proposed Future Land Use	Commercial	
Current Zoning District	Commercial Highway Interchange	
Proposed Zoning	Commercial Highway Interchange	
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	CHI	Vacant	
E	Residential Medium/High	RMF-1 County	Residential	
S	Commercial County	CI County	Retail	
W	Commercial	CI	Vacant	

<b>Zoning Review</b>		
<b>Zoning Requirements</b>	<b>Required/Section of LDR</b>	<b>Actual</b>
Minimum lot requirements.	None/ 4.15	34.2 ac
Minimum yard requirements (setbacks) Front-Each Side-Rear.	4.15.7.4 Front 20' Side 0' Rear 15'	Meets standards.
Are any structure within 35 feet of a wetland?	35-foot buffer/ art. 4.15.7	Wetland on property
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% / 4.15.9	Meets standards
Minimum landscape requirements.	20 foot if abutting a residential district or none if not/ art. 4.12.10	Meets requirements.
Minimum number of parking spaces.	32 spaces/ 4.2.15.16	39 spaces
Minimum number of ADA parking spaces.	2 spaces	4 spaces
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.

# National Flood Hazard Layer FIRMette



82°41'57" W 30°10'35" N



Basemap Imagery Source: USGS National Map 2023

## Legend

SEE THE REPORT FOR DETAILED LEGEND AND MOCK MAP FOR FINAL PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) With BFE or Depth Zone A & X Regulatory Floodway
- 0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone A & X
- Future Conditions 1% Annual Chance Flood Hazard Zone A & X
- Area with Reduced Flood Risk due to Levees, See Notes, Zone A & X
- Area with Flood Risk due to Levees Zone A & X

**OTHER AREAS OF FLOOD HAZARD**

- NO SCREEN Area of Minimal Flood Hazard Zone A
- EFFECTIVE LOUARS Area of Undetermined Flood Hazard Zone A
- Channel Culvert, or Storm Sewer Levee, Dike, or Floodwall
- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**OTHER AREAS**

- GENERAL STRUCTURES
- Channel Culvert, or Storm Sewer Levee, Dike, or Floodwall

**OTHER FEATURES**

- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/13/2025 at 4:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMette panel number, and FEMA effective date. Map images for untrapped and unmodernized areas cannot be used for regulatory purposes.

# Wetland Map



U.S. Fish and Wildlife Service  
National Wetlands Inventory

612 SW SYMPHONY Loop



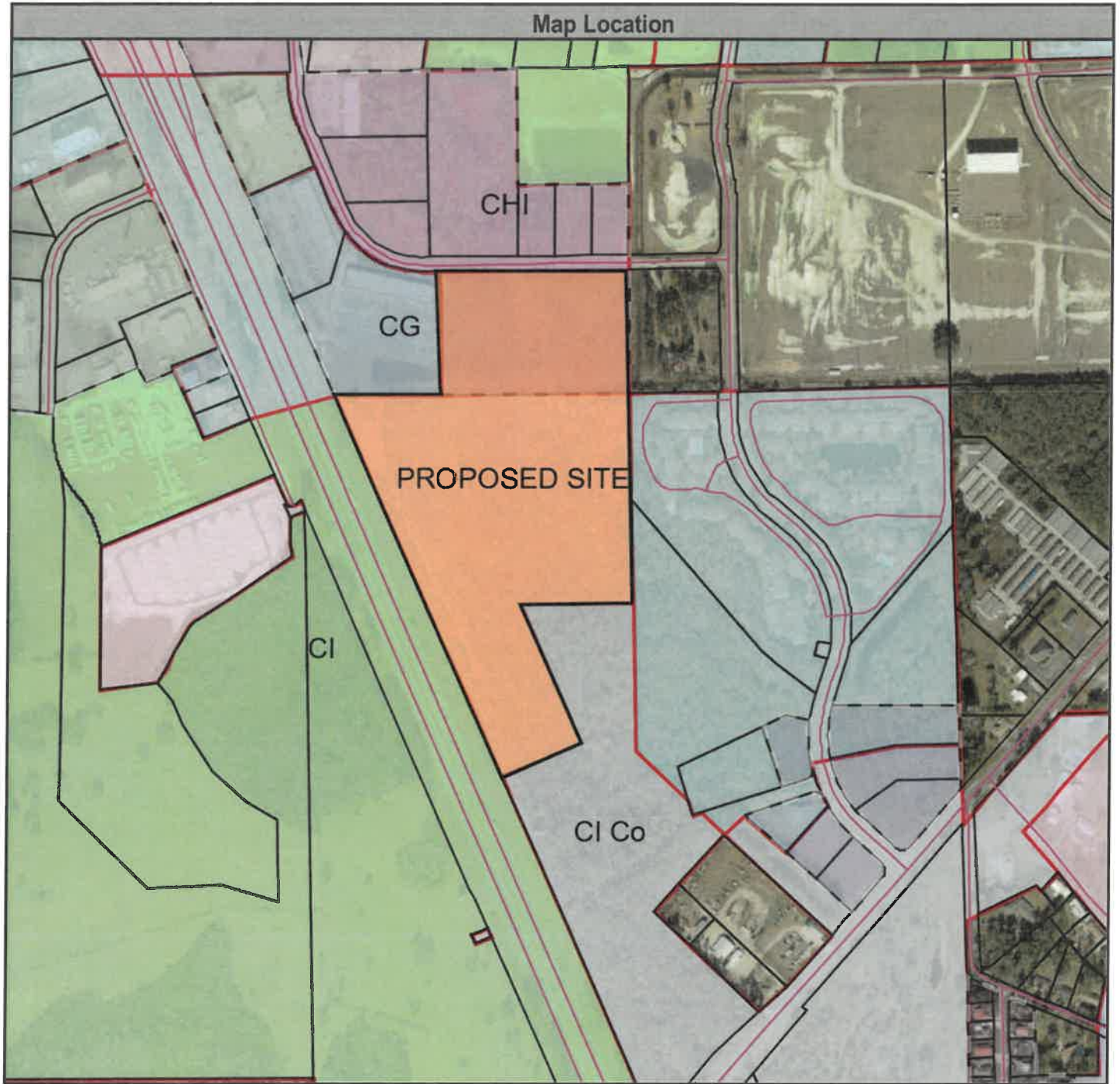
March 13, 2026

## Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverline

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI Mapper



## Summary of Staff Analysis

### **Parking**

The proposed use, RV Park, will require 32 parking spaces with two being handicap for the building structures. The site plan shows that 39 spaces with four being handicap will be provided.

### **Setbacks**

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

### **Signage**

There is a proposed monument sign. The proposed sign is consistent with the regulations.

### **Landscaping**

The site has residential use to the north and will require a ten (20) foot landscape buffer.

### **Land Use**

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

### **Lot Coverage of All Building**

The Commercial Highway Interchange zoning district has a FAR of 1.0 and a maximum lot coverage of 35%. The proposed site plan shows that the lot coverage of all buildings will be .43%.

### **Wetland and Flood Zone**

There is a wetland on the east side of the property. No construction can be within 35' of the wetland. The site is in flood zone X and A per Suwannee River Water Management Flood Mapping.