



STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	RaceTrac Site Plan Review SPR 26-02
Applicant	Justen Giambalvo, PE, agent
Owner	Seacoast National Bank
Requested Action	<ul style="list-style-type: none"> Review a site plan for an automotive self service station.
Hearing Date	May 12, 2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

Subject Property Information	
Size	+/- 5.35 Acres
Location	3882 W Hwy 90, Lake City, FL
Parcel Number	02498-003 and 02498-000
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	Highway Interchange Co	CHI County	Retail	
E	Highway Interchange Co	CI County	Vacant	
S	Commercial	CHI	Vacant	
W	Commercial	CHI	Retail	

Zoning Review		
Zoning Requirements	Required/Section of LDR	Actual
Minimum lot requirements.	None/ 4.15	5.35 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% and F.A.R. 1.0 / 4.13.9	Meets standards
Minimum landscape requirements.	20 foot if abutting a residential district or none if not/ art. 4.15.10	Meets requirements.
Minimum number of parking spaces.	21 spaces/ 4.2.15.16	36 spaces
Minimum number of ADA parking spaces.	2 spaces	2 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.

Flood Map

National Flood Hazard Layer FIRMette



82°42'W 30°11'N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- 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 X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

- No Screen Area of Minimal Flood Hazard Zone X
- Effective LOMRs

OTHER AREAS

- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

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

20.2 Cross Sections with 1% Annual Chance

17.5 Water Surface Elevation

8 Coastal Transsect

5000 5000 Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transsect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- 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 **3/13/2026 at 7:34 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, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.

Wetland Map



U.S. Fish and Wildlife Service
National Wetlands Inventory

3882 W US HIGHWAY 90



March 13, 2026

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

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, service establishment, will require 21 parking spaces with one being handicap. The site plan shows that, 36 spaces with two 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 and the west is Highway Interchange County. The property to the east and south is Commercial.

Lot Coverage of All Building

The Commercial Highway Interchange zoning district has an F.A.R. of 1.0 and a maximum building coverage of 35%. The site will not exceed the F.A.R. of 1.0

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.