



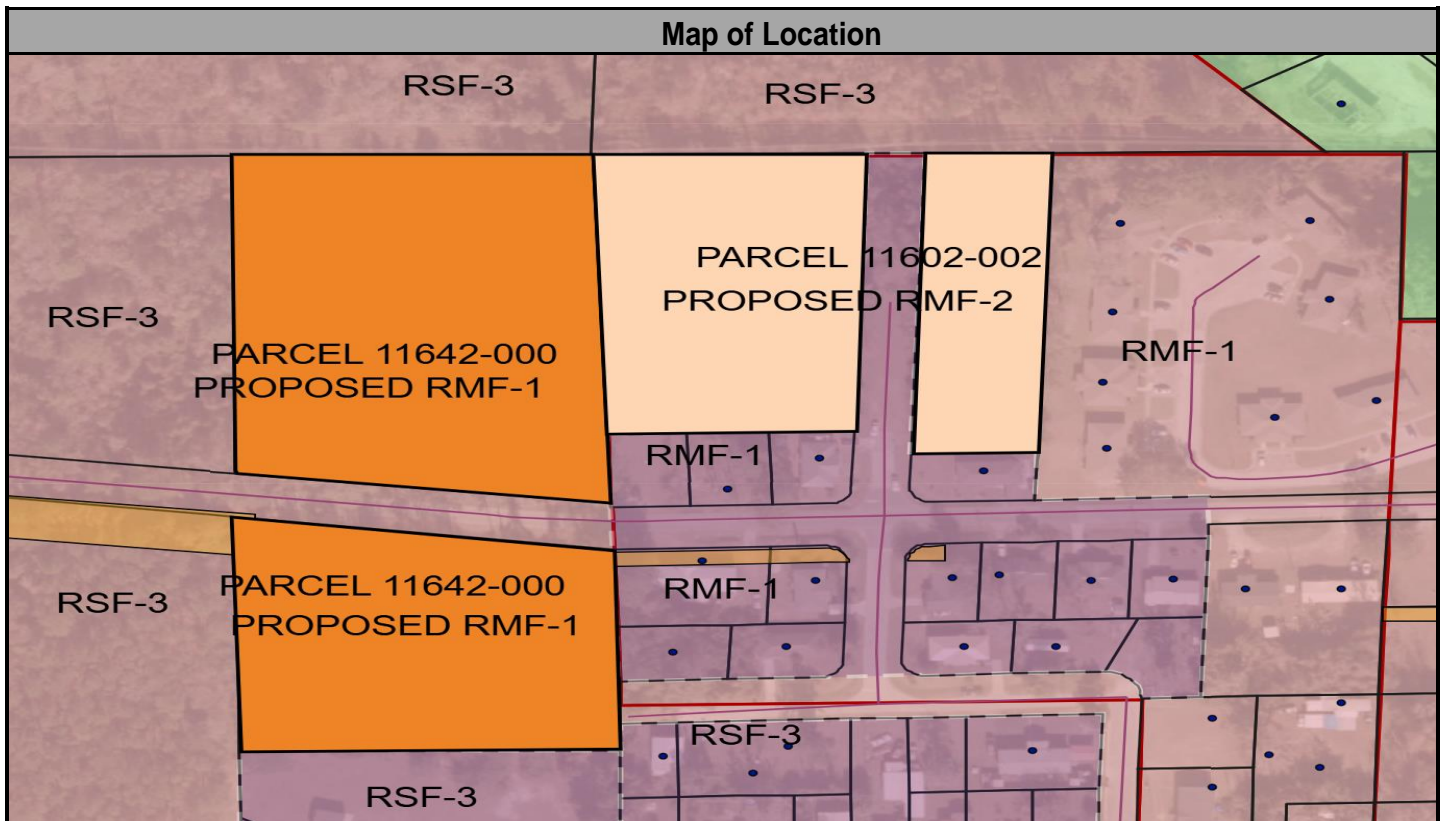
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Winsberg Z 26-04S and CPA 26-06S
Applicant	David Winsberg P.E., owner
Owner	David Winsberg
Requested Action	<ul style="list-style-type: none"> Change the FLU from Residential Medium to Residential High on parcel 11602-002. Change the Zoning from Residential Multi-Family-1 to Residential Multi-Family-2 on parcel 11602-002. Change the Zoning from Residential Single Family-3 to Residential Multi-Family-1 on parcel 11642-000.
Hearing Date	06-09-2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

Subject Property Information	
Size	+/- 2.65 Acres
Location	TBD
Parcel Number	11602-002 and 11642-000
Future Land Use	Residential Medium
Proposed Future Land Use	Residential High on parcel 11602-002
Current Zoning District	Residential Multi-Family 1 and Residential Single Family-3
Proposed Zoning	Parcel 11602-002, RMF-2 and 11642-000, RMF-1
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Residential Medium	RSF-3	Vacant	
East	Residential Medium	RMF-1	Vacant	
South	Residential Medium	RMF-1 & RSF-3	Residential	
West	Residential Medium	CI County	Residential	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	6,000 SQFT.	6,000 SQFT.
Minimum yard requirements (setbacks) Front-Each Side-Rear.	Front-20, Side-10, Rear-15	Front-20, Side-10, Rear-15.
Are any structure within 35 feet of a wetland?	35-foot buffer to wetland	35-foot buffer to wetland.
Max height of signs.	NA	NA
Max square footage of signs.	NA	NA
Lot coverage of all buildings.	35% and 40% depending on the use.	35% and 40% depending on the use.
Minimum landscape requirements.	10 or 15 foot if abutting a residential district or none if not. Depending on the use.	10 or 15 foot if abutting a residential district or none if not. Depending on the use.
Minimum number of parking spaces.	NA	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.



Flood and Wetland Map

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **00000011516021**
 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 (HighRisk) | SFHA Increase | FIRM Panel Index | |
| 1% Flood - Zone VE (HighRisk) | Depressions | Parcels | |
| 0.2% Flood-Shaded Zone X (Moderate Risk) | BaseFlood Elevations (BFE) | River Marks | |

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



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Supplemental Information

Watershed	Map Effective Date	11/2/2018	Special Flood Hazard Area	No
FIRM Panel(s)	12023C0284D			

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

Rezoning is too conceptual to determine parking requirements. Parking requirements will be reviewed at time of site plan review.

Setbacks

Current Zoning

The Residential Multi-Family 1 and Residential Single Family-3 zoning district requires the following setbacks, front- 20 feet, side- 10, and rear 15 feet.

Proposed Zoning

The Residential Multi-Family-1 and Residential Multi-Family-2 zoning district requires the following setbacks, front- 20 feet, side- 10 feet, and rear 15 feet.

Signage

Rezoning is too conceptual to determine signage requirements. Signage requirements will be reviewed at time of site plan review.

Landscaping

Rezoning is too conceptual to determine landscape requirements. Landscape requirements will be reviewed at time of site plan review.

Land Use

The property is surrounded on the east, south, west and north by Residential Medium density.

Lot Coverage of All Building

Rezoning is too conceptual to determine lot coverage requirements. Lot coverage requirements will be reviewed at time of site plan review.

Wetland and Flood Zone

There are known wetlands for this site per Suwannee River Water Management Flood Mapping. The site is in flood zone X per Suwannee River Water Management Flood Mapping.