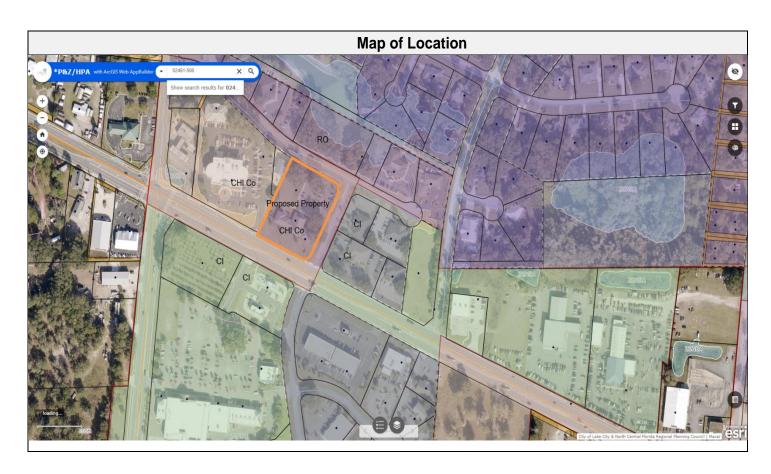
LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

	Project Information		
Project Name and Case No.	Odom Moses CPA 25-01 and Z 25-01		
Applicant	Lance Jones, agent		
Owner	Odom Moses and Company, LLP		
Requested Action	 Comp Plan Amendment to change the FLUM from Highway Interchange County to Commercial City. Rezoning to change the Official Zoning Atlas from Commercial Highway Interchange County to Commercial Intensive City. 		
Hearing Date	04-15-2025		
Staff Analysis/Determination	Sufficient for Review		
Prepared By	Robert Angelo		

Subject Property Information				
Size	+/- 1.989 Acres			
Location	4641 W US Highway 90, Lake City, FL			
Parcel Number	36-3S-16-02461-506			
Future Land Use	High Interchange Co			
Proposed Future Land Use	Commercial City			
Current Zoning District	Commercial Highway Interchange County			
Proposed Zoning	Commercial Intensive City			
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	CI	Office		
S	Commercial City	CI	Retail		
W	High Interchange Co	CHI Co	Office		

Zoning Review				
Zoning Requirements	Current Zoning	Proposed Zoning		
Minimum lot requirements.	One Acre	None		
Minimum yard requirements (setbacks)	F-20, S-None, R-15	F-20, S-None, R-15		
Front-Each Side-Rear.	N.O.	NI A		
Are any structure within 35 feet of a wetland?	NA	NA		
Max height of signs.	35 feet	No sign proposed		
Max square footage of signs.	NA	1.5 SQFT times lot		
		frontage		
Lot coverage of all buildings.	35%	1.0		
Minimum landscape requirements.	30 foot if abutting a	10 foot if abutting a		
	residential district or none	residential district or none		
	if not.	if not.		
Minimum number of parking spaces.	One for every 500	One for every 200 Square		
	Square feet	feet		
Minimum number of ADA parking spaces.	1 Space for every 25 up	1 Space for every 25 up to		
	to 100	100		
Parking space size requirement.	10x20	10x20		
ADA parking space size.	12x20 with 5x20 access	12x20 with 5x20 access		
	aisle.	aisle.		





Summary of Request

Applicant has petitioned to change the FLUM from Highway Interchange County to Commercial City and change the Official Zoning Atlas from Commercial Highway Interchange County to Commercial Intensive City.