

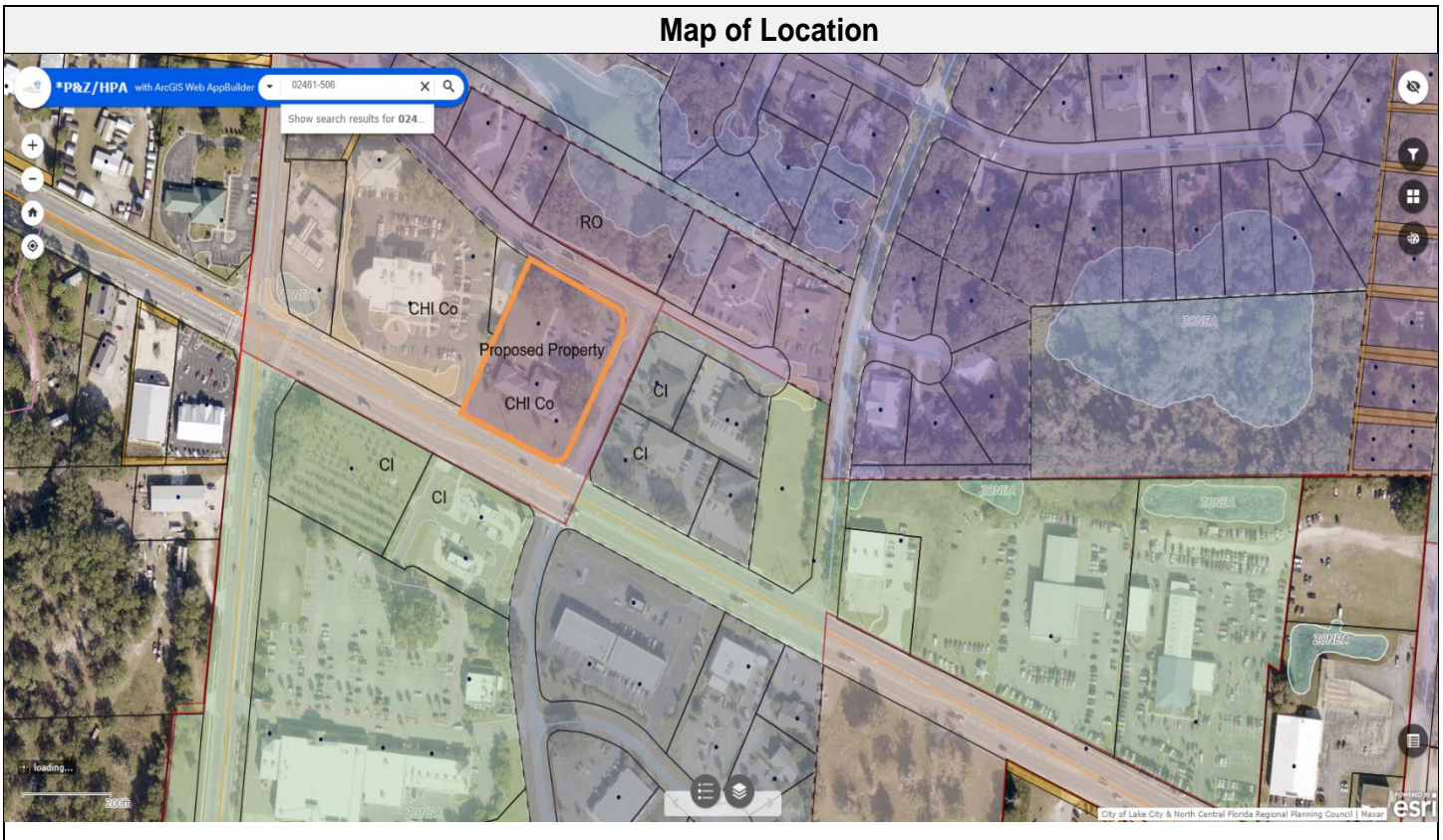
# LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

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	<ul style="list-style-type: none"> <li>• Comp Plan Amendment to change the FLUM from Highway Interchange County to Commercial City.</li> <li>• Rezoning to change the Official Zoning Atlas from Commercial Highway Interchange County to Commercial Intensive City.</li> </ul>
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) Front-Each Side-Rear.	F-20, S-None, R-15	F-20, S-None, R-15
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 residential district or none if not.	10 foot if abutting a residential district or none if not.
Minimum number of parking spaces.	One for every 500 Square feet	One for every 200 Square feet
Minimum number of ADA parking spaces.	1 Space for every 25 up to 100	1 Space for every 25 up to 100
Parking space size requirement.	10x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle.	12x20 with 5x20 access aisle.



### Picture of Location



### 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.