

LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Lake City Hotels Phase 2 site plan review SPR24-06
Applicant	Christopher Gmuer, PE
Owner	ERA Investments, LLC
Requested Action	Site plan review for a, hotel, on parcel 02582-002
Hearing Date	06-11-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 3.971 Acres
Location	Located behind Olive Garden
Parcel Number	02582-002
Future Land Use	Commercial
Proposed Future Land Use	Commercial
Current Zoning District	Commercial Intensive
Proposed Zoning	Commercial Intensive
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	CI	Restaurant	
E	Commercial	CI	Hotel	
S	Commercial	CHI	Vacant	
W	Commercial	CHI	Hotel and Restaurant	

Map of Location



Picture of Location



Summary of Request

Applicant has petitioned for a site plan review for the above parcels to build a hotel. This is phase 2.