

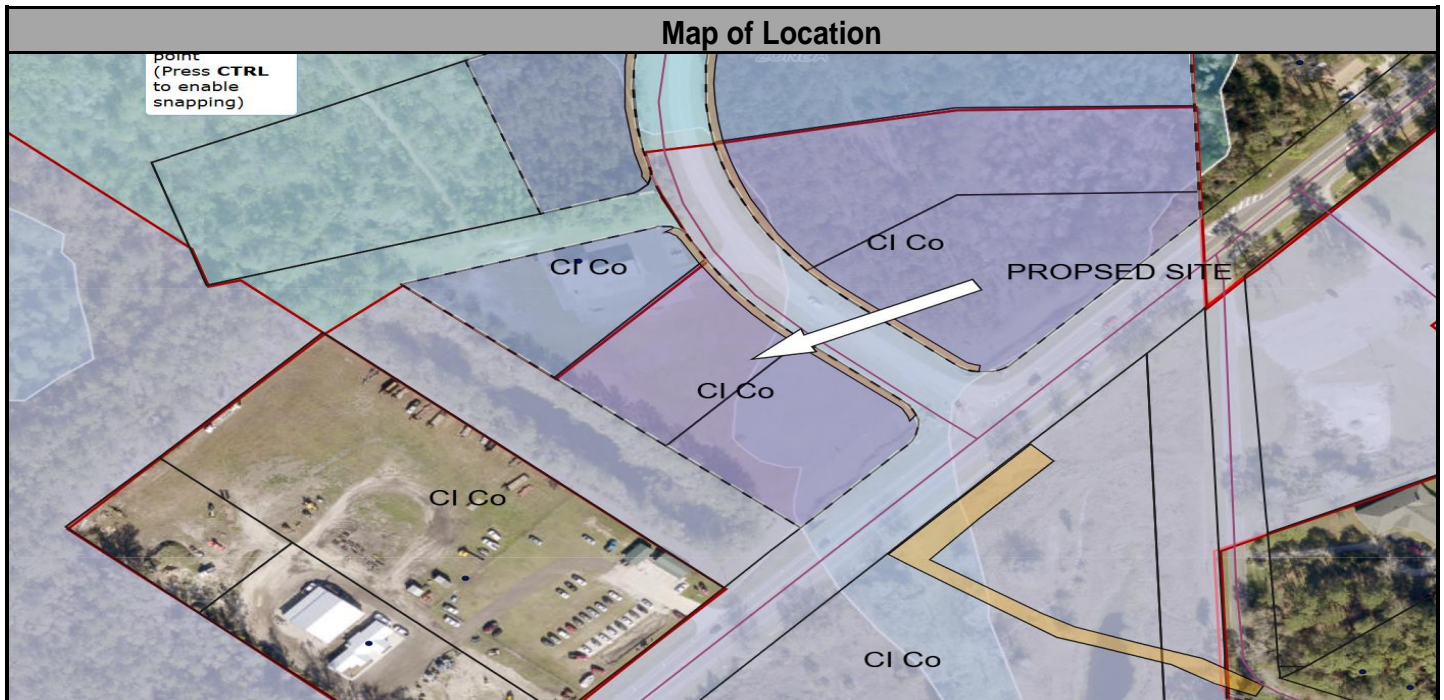
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Lake City Auto Source Site Plan Review SPR 25-12
Applicant	Carol Chadwick, PE, agent
Owner	Chad Strait
Requested Action	<ul style="list-style-type: none"> Review a site plan for a new construction auto retailer.
Hearing Date	01-13-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

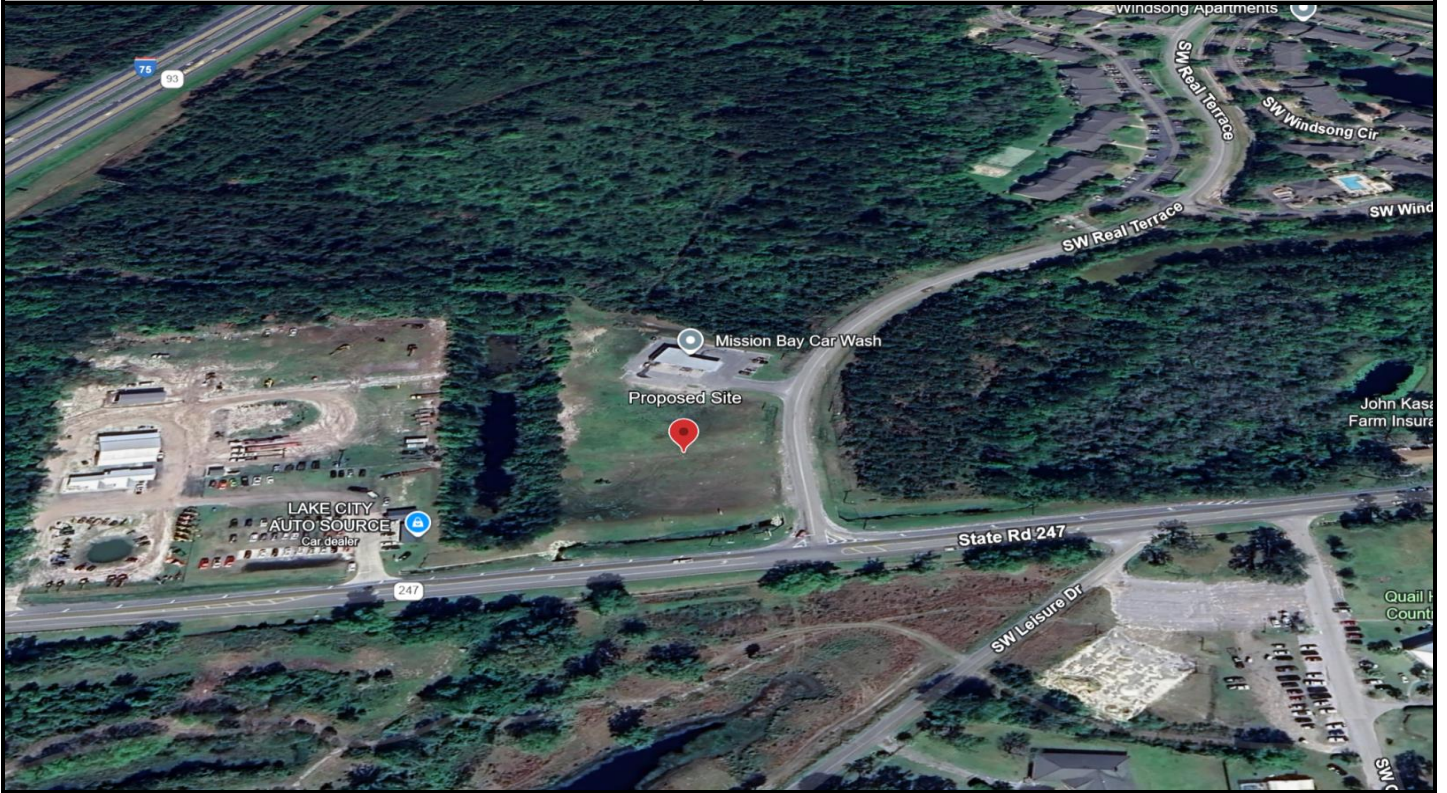
Subject Property Information	
Size	+/- 1.93 Acres
Location	TBD, Lake City, FL
Parcel Number	02-4S-16-02714-104 and 105
Future Land Use	Commercial County
Proposed Future Land Use	Commercial County
Current Zoning District	Commercial Intensive County
Proposed Zoning	Commercial Intensive County
Flood Zone-BFE	Flood Zone X and Flood Zone A, Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial County	CI Co	Car Wash	
E	Commercial County	CI Co	Vacant	
S	Commercial County	CI Co	Vacant	
W	Commercial County	CI Co	Auto Retail and Equipment Rental	

Zoning Review		
Zoning Requirements	Required/Section of LDR	Actual
Minimum lot requirements.	None/ 4.14.6.1	1.93
Minimum yard requirements (setbacks) Front-Each Side-Rear.	4.14.7.1 Front 20 Side 0 Rear 15	Meets required setbacks.
Are any structure within 35 feet of a wetland?	35-foot buffer/ 4.14.7	No wetland
Max height of signs.	35-foot/ 4.2.20.7.3	NA
Max square footage of signs.	1.5 times lot frontage/ 4.2.22.7.8	NA
Lot coverage of all buildings.	1.0/ 4.14.9	6.4 % coverage.
Minimum landscape requirements.	30 foot if abutting a residential district or none if not/ 4.15.10	Meets requirements.
Minimum number of parking spaces.	5 spaces/ 4.14.11	7 spaces
Minimum number of ADA parking spaces.	1 space	1 space
Parking space size requirement.	10x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle.	12x20 with 5x20 access aisle.

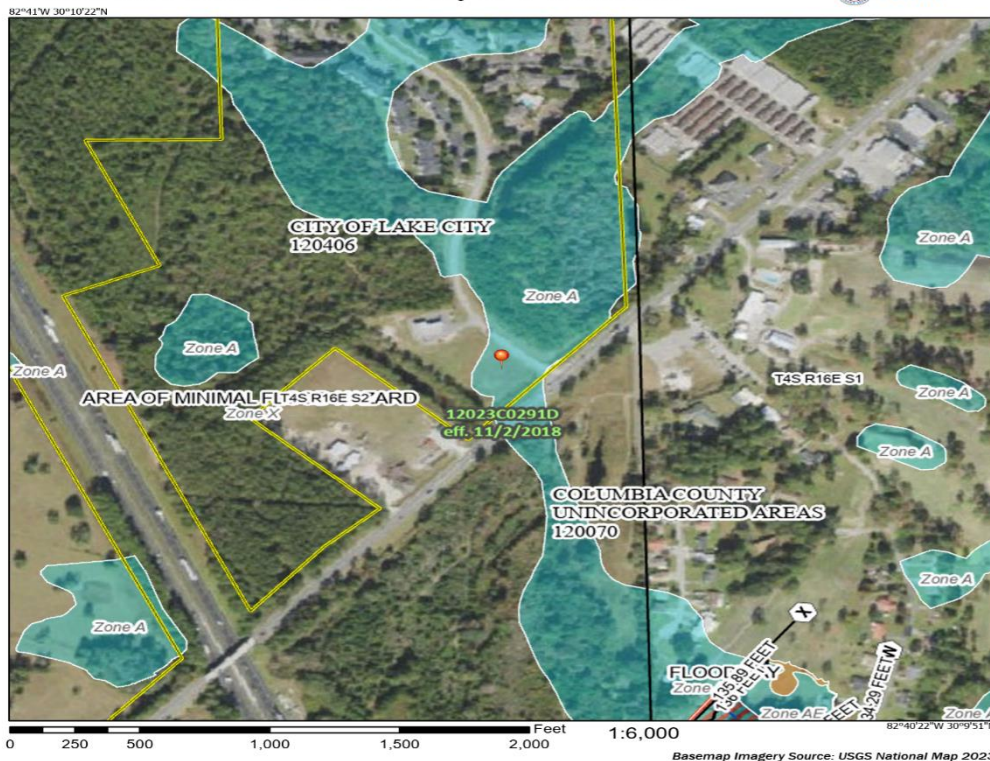


Map of Location



Flood and Wetland Map

National Flood Hazard Layer FIRMette



Legend

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

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, AE, AH, AO, AH, VC, AR With BFE or Depth Zone AE, AO, AH, VC, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	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	NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	Digital Data Available No Digital Data Available Unmapped

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 12/23/2025 at 4:36 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 unmodernized areas cannot be used for regulatory purposes.

Summary of Staff Analysis

Parking

Applicant is required to have 5 parking spaces and is proposing 7 parking spaces.

Setbacks

The Commercial Intensive zoning district requires the following setbacks, front- 20 feet, side- none, unless providing a side yard, then 10 feet, and rear- 15 feet. This property is contiguous to roadway on two sides; these sides will require a 20 feet setback. This needs to be noted on the site plan.

Signage

There is no proposed signage for this site plan.

Landscaping

The property is surrounded on all sides by commercial uses; therefore, no landscape buffer is required.

Land Use

The property is surrounded on all sides by commercial uses.

Lot Coverage of All Building

The Commercial Intensive zoning district has a maximum floor area ratio of 1.0. The proposed site plan shows that the lot coverage of all buildings will be 6.47%.

Wetland and Flood Zone

There are no known wetlands for this site, per Suwannee River Water Management Flood Mapping. The site is in flood zone X and A, per Suwannee River Water Management Flood Mapping.