



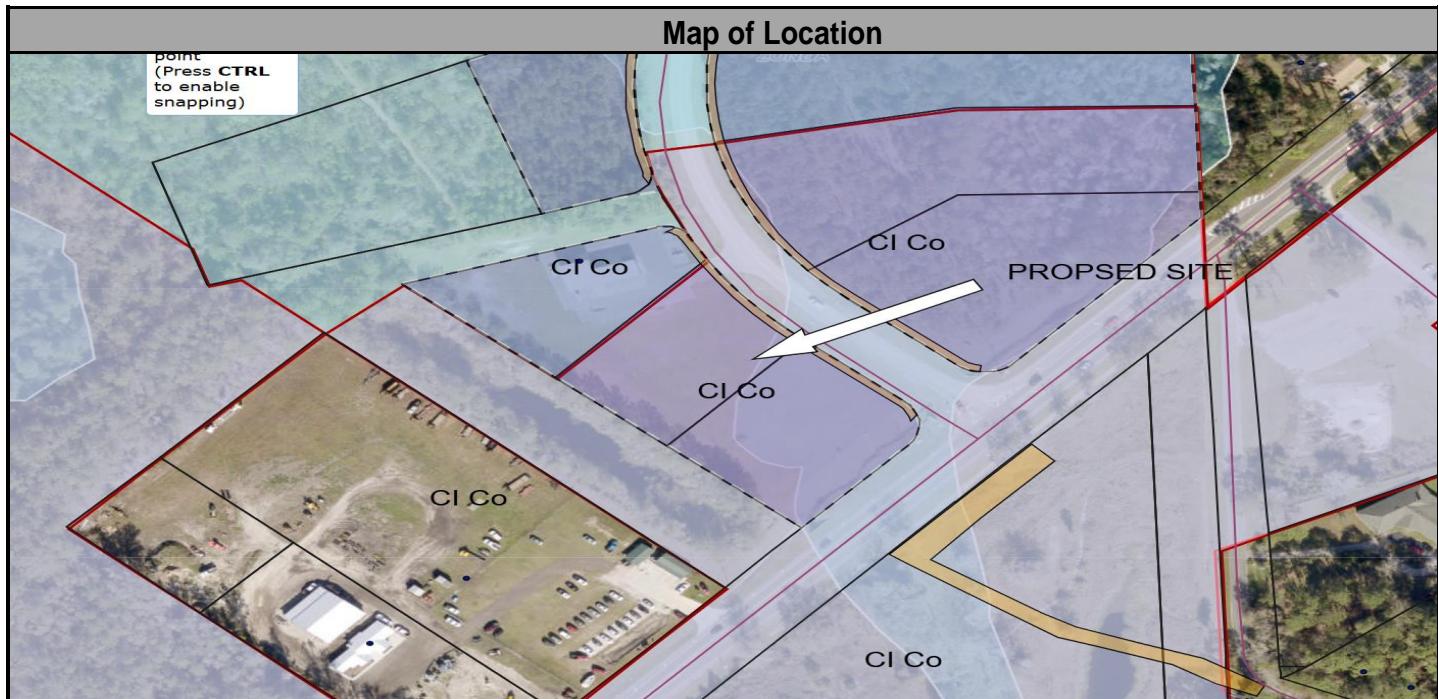
STAFF ANALYSIS REPORT

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



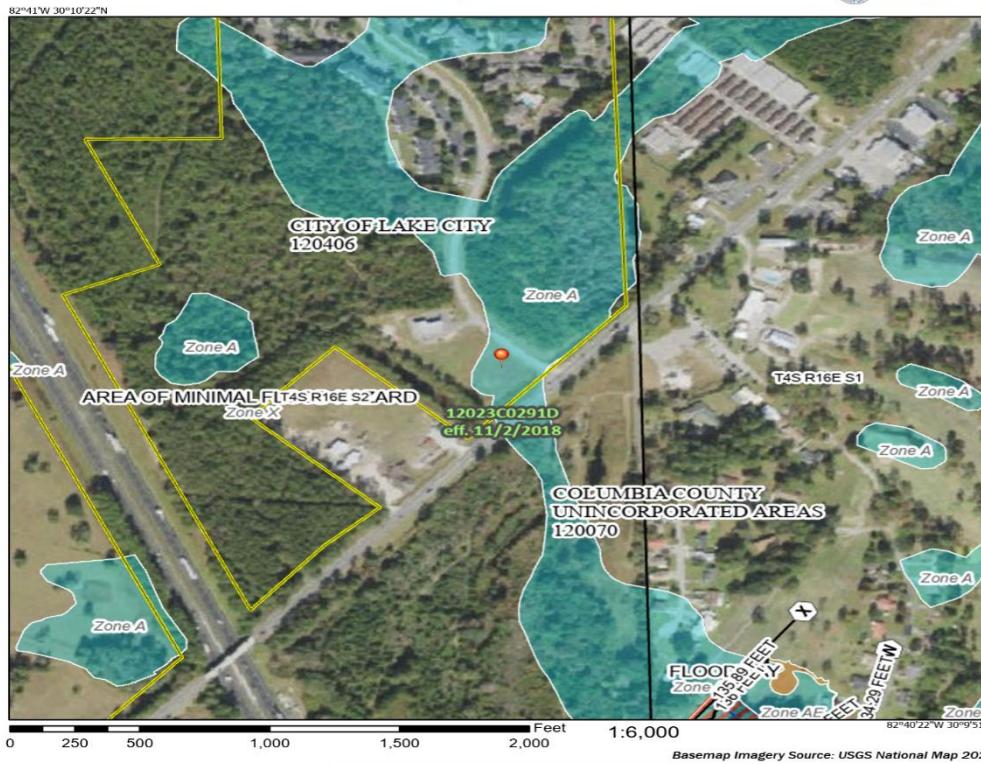
Legend

SEE FIR REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT	
SPECIAL FLOOD HAZARD AREAS	 Zone A - A9P
	 Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	 Future Conditions 1% Annual Chance Flood Hazard - Zone X
	 Area with Flood Risk due to Levee - Zone D
OTHER AREAS	 Area of Minimal Flood Hazard - Zone X
GENERAL STRUCTURES	 Effective LOMRs
	 Area of Undetermined Flood Hazard - Zone D
OTHER FEATURES	 20.2 Cross Section with 1% Annual Chance Water Surface Elevation
	 17.5 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

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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.