



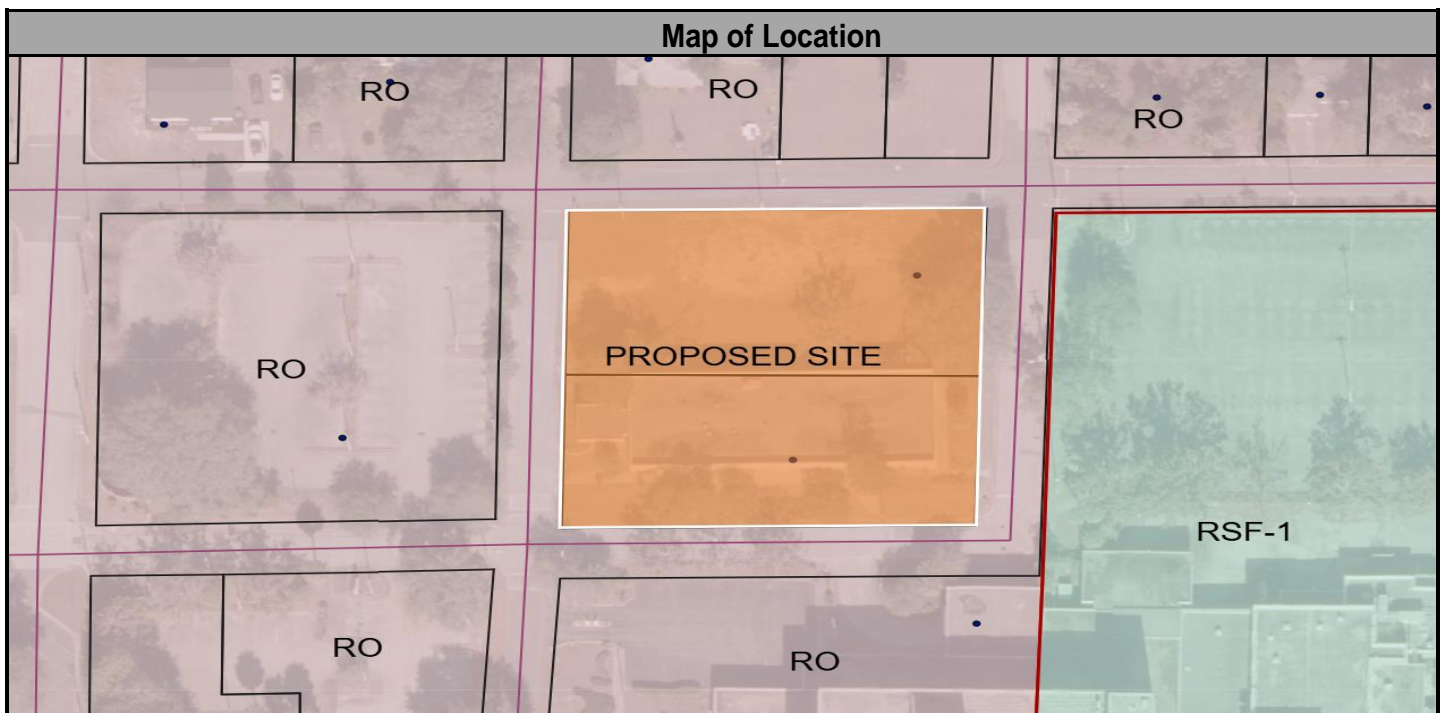
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Palms Medical Group Site Plan Review SPR 26-01
Applicant	Carol Chadwick, PE, agent
Owner	Lake Shore Hospital Authority
Requested Action	<ul style="list-style-type: none"> Review a site plan for a medical clinic.
Hearing Date	01-13-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

Subject Property Information		
Size	+/- 0.95 Acres	
Location	422 NE Lake Shore Terrace, Lake City, FL	
Parcel Number	12113-000 and 12112-001	
Future Land Use	Residential Medium	
Proposed Future Land Use	Residential Medium	
Current Zoning District	Residential Office	
Proposed Zoning	Residential Office	
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	Residential	
E	Public	RSF-1	Medical	
S	Public	RO	Medical	
W	Residential Medium	RO	Parking Lot	

Zoning Review		
Zoning Requirements	Required/Section of LDR	Actual
Minimum lot requirements.	None/ art. 4.10.6.4	0.95 ac
Minimum yard requirements (setbacks) Front-Each Side-Rear.	4.10.7.4 Front 30' Side 20' Rear 20'	Meets standards.
Are any structure within 35 feet of a wetland?	35-foot buffer/ art. 4.10.7	No wetland
Max height of signs.	18-foot/ 4.2.20.7.3	NA
Max square footage of signs.	1.5 times lot frontage/ art. 4.2.22.7.8	NA
Lot coverage of all buildings.	35%/ art. 4.10.9	18.96 % coverage.
Minimum landscape requirements.	10 foot if abutting a residential district or none if not/ art. 4.10.10	Meets requirements.
Minimum number of parking spaces.	28 spaces plus 1 space for each emp./ art. 4.2.15.16	28 spaces
Minimum number of ADA parking spaces.	2 spaces	7 space
Parking space size requirement.	10' x 20'	10' x 20
'ADA parking space size.	12'x20' with 5'x20' access aisle.	12'x20' with 5'x20' access aisle.



Map of Location



Flood and Wetland Map

National Flood Hazard Layer FIRMette

99°6'38"W 40°42'46"N



Legend

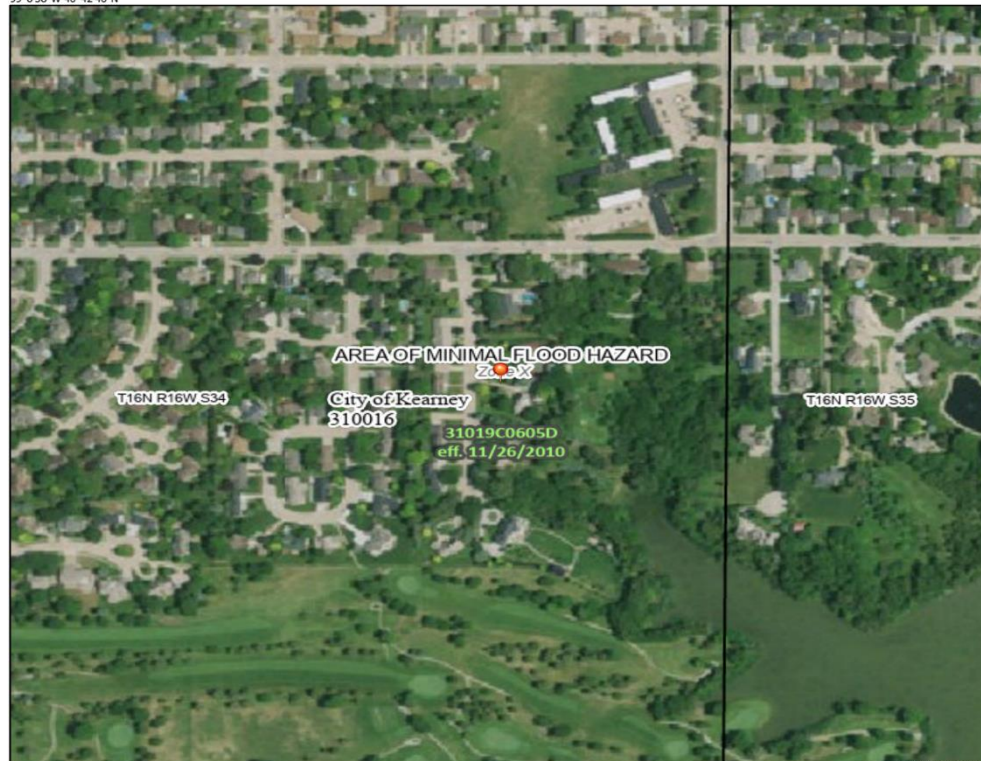
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AE, AH, VE, AR
	With BFE or Depth Zone AE, AO, AH, VE, 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
GENERAL STRUCTURES	Area of Undetermined Flood Hazard Zone D
	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
	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 4:07 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 undomesticated areas cannot be used for regulatory purposes.



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Summary of Staff Analysis

Parking

Applicant has stated that the employees will park in the parking lot next-door. The lot is owned by Columbia County. The applicant stated on their application that they will have fourteen exam rooms, ten employees, and five professionals. They will need forty-three (43) parking spaces to meet the City parking standards. We will need a floor plan to confirm the number of exam rooms.

If the applicant is using the parking lot next-door then the applicant will need to provide a written agreement showing, they have permission to use the parking lot next door.

Setbacks

The Residential Office zoning district requires the following setbacks, front- 30 feet, side and rear 20 feet. This property is surrounded on all sides by a road; therefore, all sides will be considered a front yard and will require a 30 feet setback. This needs to be noted on the site plan.

Signage

There is no proposed signage for this site plan.

Landscaping

The site has residential use to the north and will require a ten (10) foot landscape buffer.

Land Use

The property is surrounded on the west, south and north by Residential Office zoning and on the east by Residential Single-Family 1 zoning. The property to the east and south is currently used by Lake Shore Hospital Authority and currently does not have a tenant. The property to the north is used for residential. The property to the west is used as parking.

Lot Coverage of All Building

The Residential Office zoning district requires maximum lot coverage of 35%. The proposed site plan shows that the lot coverage of all buildings will be 18%.

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 per Suwannee River Water Management Flood Mapping.