

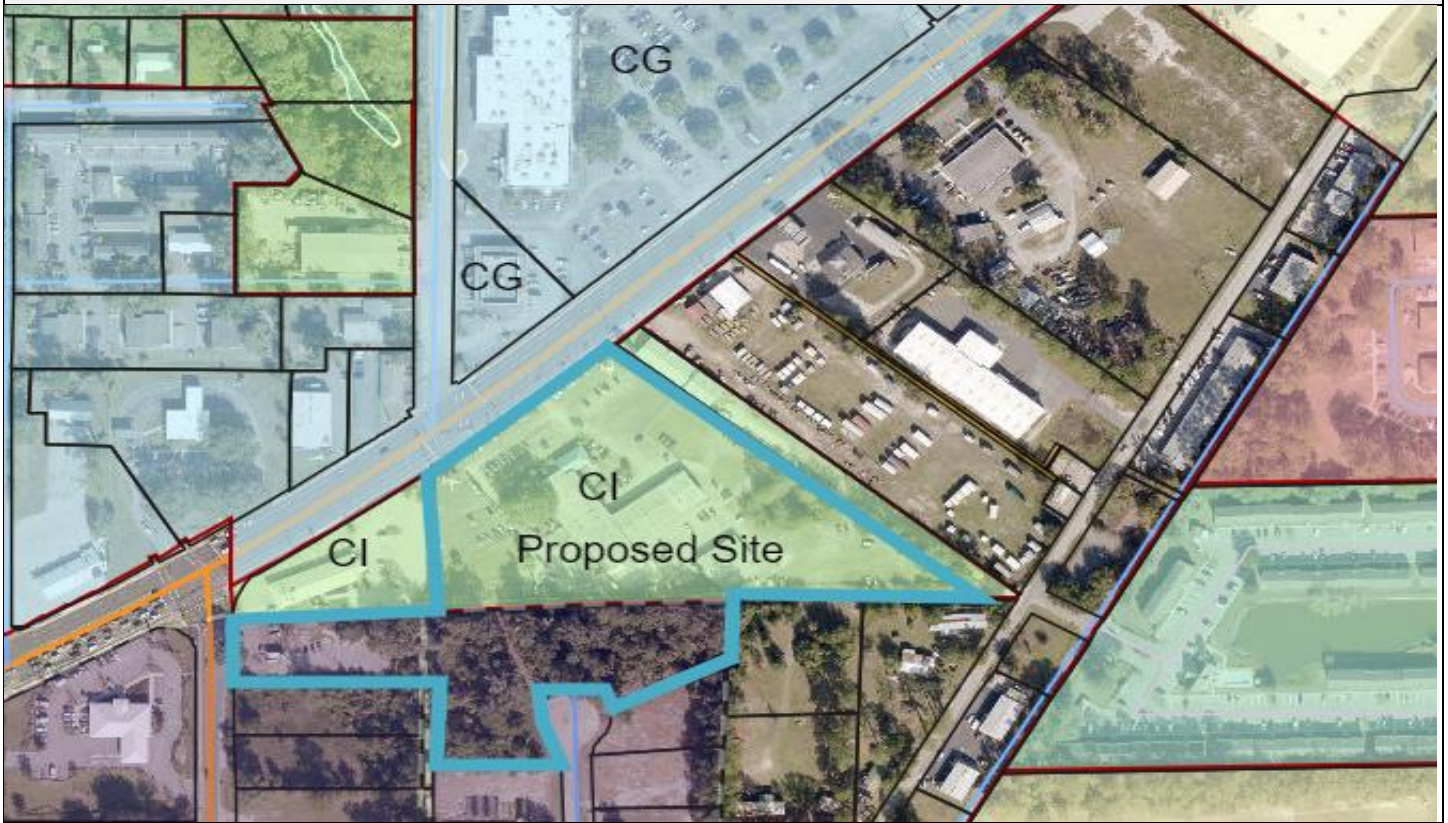
LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Wawa site plan review
Applicant	Michael Wagner
Owner	WPG- Lake City, LLC
Requested Action	Site plan review for Wawa, automotive service station, on parcels 06185-000 and 06233-000
Hearing Date	03-05-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 8.58 Acres
Location	1518 W US Highway 90, Lake City, FL
Parcel Number	06185-000 and 06233-000
Future Land Use	Commercial
Proposed Future Land Use	Commercial
Current Zoning District	Commercial Intensive (CI)
Proposed Zoning	Commercial Intensive (CI)
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial	CG	Retail	
E	Commercial	CI	Entertainment	
S	County		Business	
W	County		Business	

Map of Location



Picture of Location



Summary of Request

Applicant has petitioned for a site plan review for the above parcels to build an automotive service station.