

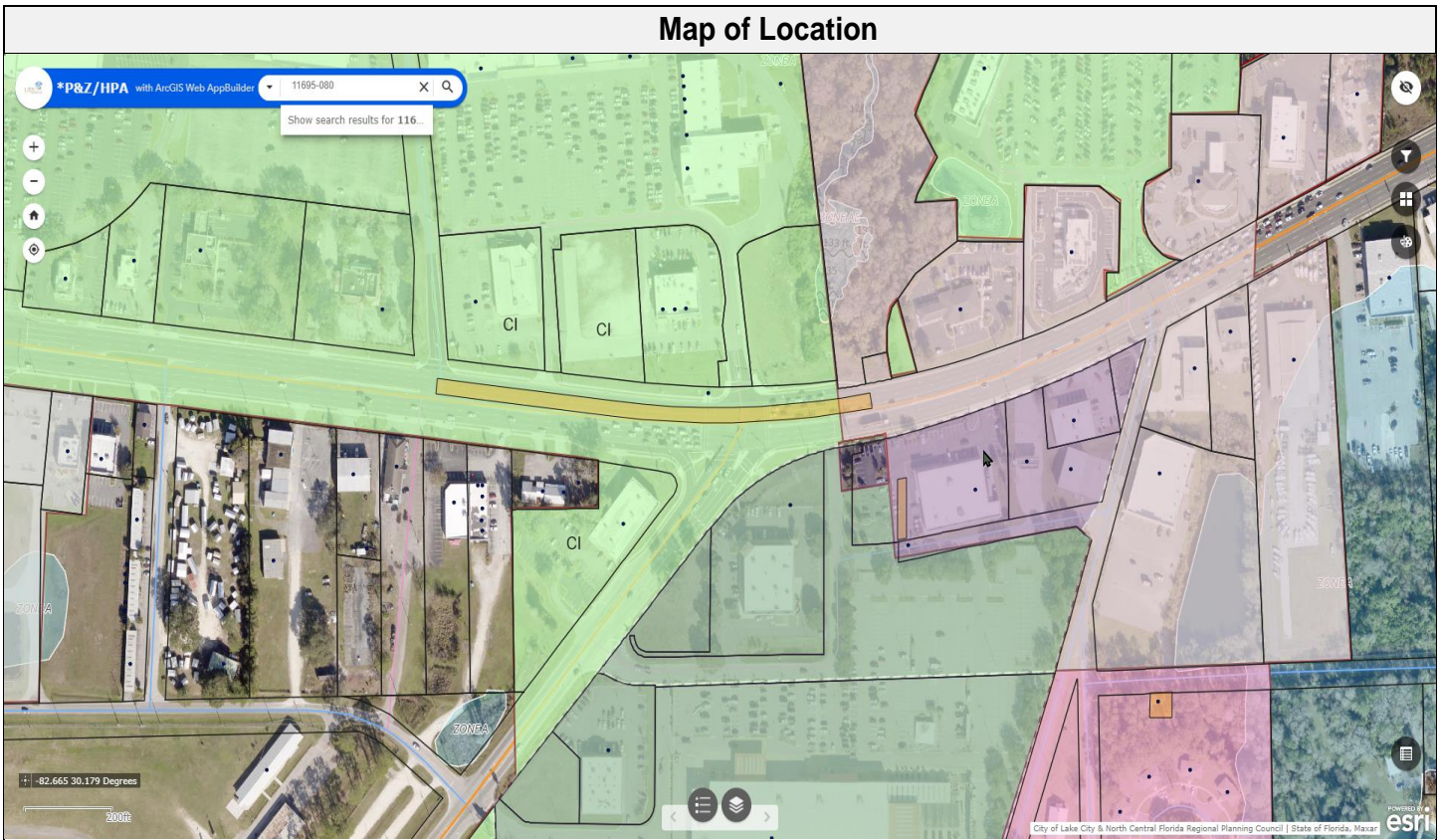
AKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Take 5 Site Plan Review SPR 25-01
Applicant	Charles Miller, agent
Owner	VYP, LLC
Requested Action	<ul style="list-style-type: none"> Review a site plan for a new Take 5 Oil change.
Hearing Date	01-08-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- .48 Acres
Location	2196 W US Highway 90, Lake City, FL
Parcel Number	36-3S-16-02631-000
Future Land Use	Commercial
Proposed Future Land Use	Commercial
Current Zoning District	Commercial Intensive
Proposed Zoning	Commercial Intensive
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial City	CI	Retail	
E	Commercial City	CI	Retail	
S	Commercial City	CI	Retail	
W	Commercial County	CI Co	Office	County Jurisdiction

Zoning Review		
Zoning Requirements	Required/Section of LDR	Actual
Minimum lot requirements.	None/ 4.13.6.1	20,908 square feet
Minimum yard requirements (setbacks) Front-Each Side-Rear.	20-10(none is no side yard provided)-15/ 4.13.7.1	Meets required setbacks.
Are any structure within 35 feet of a wetland?	35-foot buffer/ 4.13.7	No wetland
Max height of signs.	35-foot/ 4.2.20.7.3	10-foot
Max square footage of signs.	597.9 square feet/ 4.2.20.7.5	305 square feet
Lot coverage of all buildings.	1.0/ 4.13.9	8.16 % coverage.
Minimum landscape requirements.	10 foot if abutting a residential district or none if not/ 4.13.10	Does not abut a residential district.
Minimum number of parking spaces.	6 spaces/ 4.2.15.16	6 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.



Picture of Location



Summary of Request

Applicant has petitioned to get an approval of a site plan to build a Take 5 Oil Change.