

LAKE CITY GROWTH MANAGEMENT

STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Circle K- Lake City Site Plan Review SPR 25-10
Applicant	Michael D. Miles, PE, agent
Owner	The Little Pond Farm Land Trust
Requested Action	<ul style="list-style-type: none"> Review a site plan for a new construction automotive self-service station.
Hearing Date	11-11-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

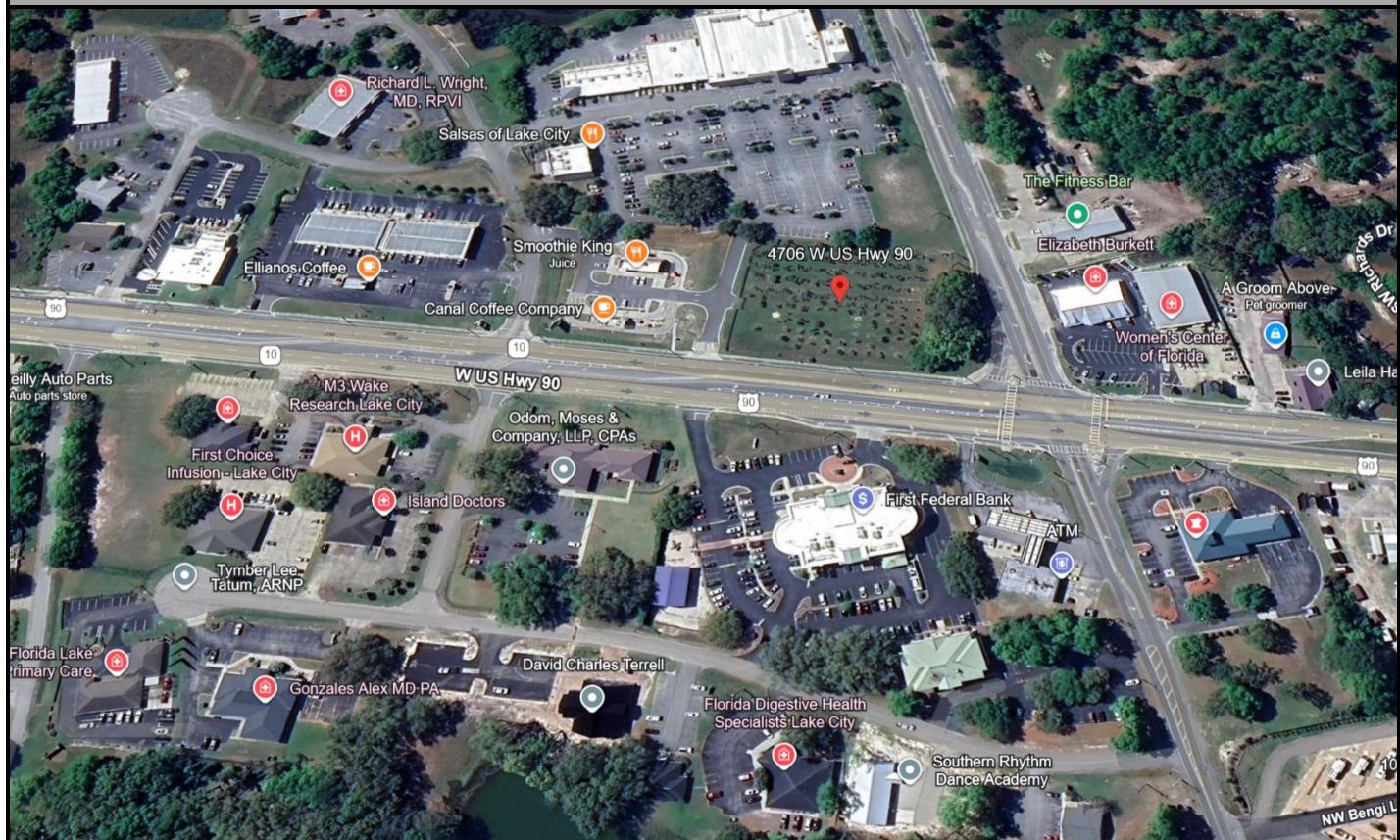
Subject Property Information	
Size	+- 1.77 Acres
Location	4706 W US Hwy 90, Lake City, FL
Parcel Number	34-3S-16-02465-010
Future Land Use	Commercial
Proposed Future Land Use	Commercial
Current Zoning District	Commercial Intensive
Proposed Zoning	Commercial Intensive
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Highway Interchange Co	CHI Co	Bank	
E	Commercial	CI	Retail	
S	Commercial	CI	Retail	
W	Highway Interchange Co	CHI Co	Medical Office	

Zoning Review		
Zoning Requirements	Required/Section of LDR	Actual
Minimum lot requirements.	None/ 4.13.6.1 200 Feet lot frontage	1.77
Minimum yard requirements (setbacks) Front-Each Side-Rear.	4.13.7.1 Front 20 Side 0 Rear 15	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	NA
Max square footage of signs.	1.5 times lot frontage/ 4.2.20.7.5	NA
Lot coverage of all buildings.	1.0/ 4.13.9	5 % coverage.
Minimum landscape requirements.	10 foot if abutting a residential district or none if not/ 4.15.10	Meets requirements.
Minimum number of parking spaces.	14 spaces/ 4.2.15.16	24 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 an automotive self-service station.