

AKE CITY GROWTH MANAGEMENT

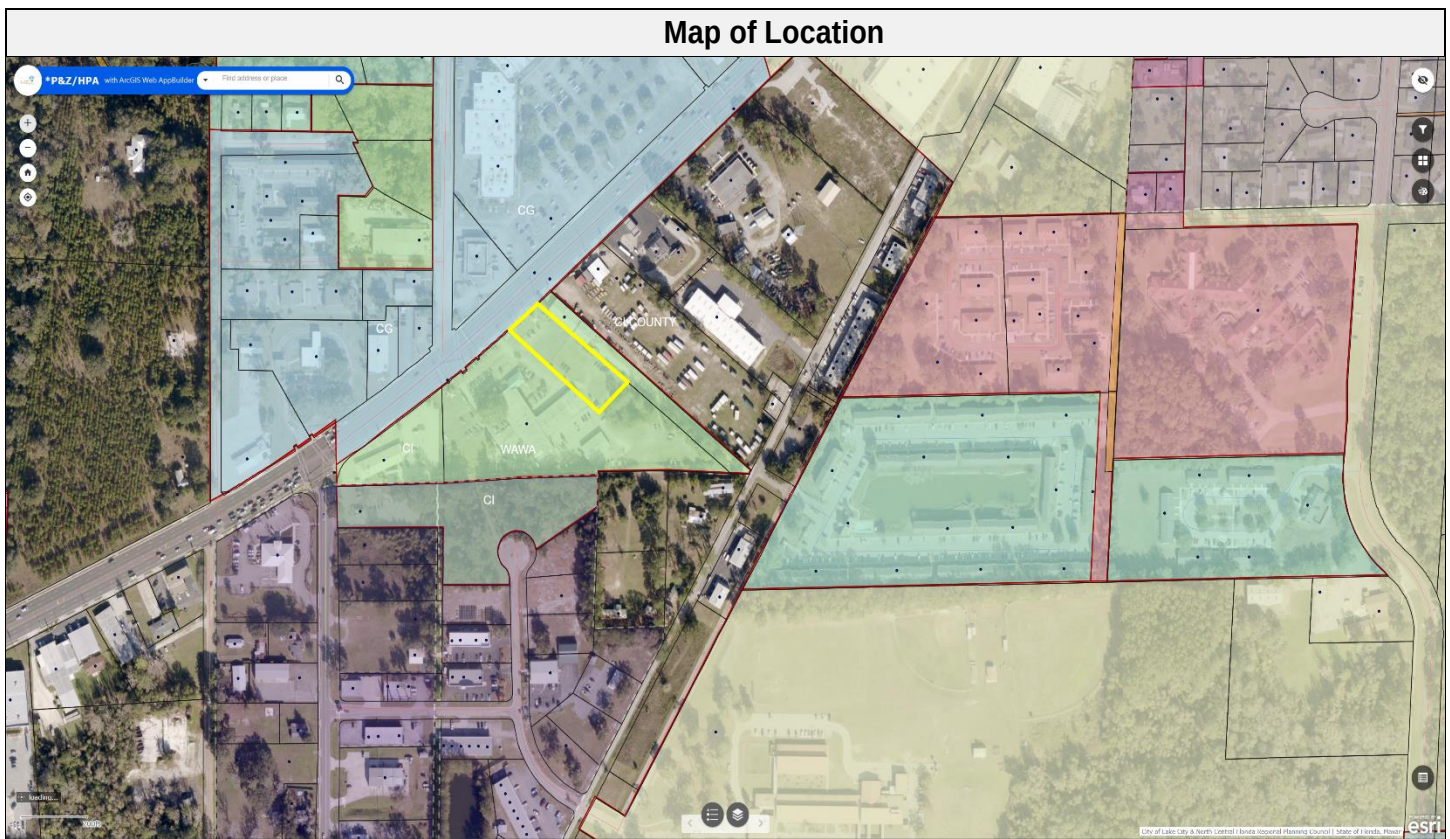
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Big Dan's Carwash Site Plan Review SPR 25-08
Applicant	Aubrey Sharp, PE, agent
Owner	BDCW Holdings, LLC
Requested Action	Review a site plan for a new construction carwash facility.
Hearing Date	09-09-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 1.32 Acres
Location	TBD, Lake City, FL
Parcel Number	31-3S-17-06185-000
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	CI	Office/Retail	
E	Commercial County	CI Co	Retail	
S	Commercial	CI	Vacant	
W	Commercial	CI	Restaurant	

Zoning Review		
Zoning Requirements	Required/Section of LDR	Actual
Minimum lot requirements.	None/ 4.13.6.1 200 Feet lot frontage	1.32
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	Meets LDR Standards
Max square footage of signs.	No signs proposed/ 4.2.20.7.5	Meets LDR Standards
Lot coverage of all buildings.	1.0/ 4.13.9	6 % 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.	12 spaces/ 4.2.15.16	28 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 new carwash facility.