

Project Summary

Project Name: Publix Liquor Store Special Exception

Project Number: SE23-01

Parcel Number: 02611-024

Project Notes

- Project type: Special Exception
- Future land use is: Commercial
- Zoning designation is: Commercial Intensive
- Proposed use of the property: Package Store for sale of alcoholic beverages
- Land is conducive for use: Only with a Special Exception 4.13.5.2
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project SE23-01 is for a special exception and has been reviewed by city staff and North Central Florida Regional Planning Council. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. At this time the City has no concerns.

Publix Liquor Store

Special Exception



1 Current Publix Super Market

2 Proposed Publix Liquor Store-
Suite to the west of the current
Publix

3 **Future Land Use-** Commercial
County
Zoning District- Commercial
Intensive County

4 **Future Land Use-** Commercial
Zoning District- Commercial
Intensive



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF ADJUSTMENT AND
HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 2/9/23

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☒ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☐ Certificate of Appropriateness (COA) ☐

Project Number: SE-00

Project Name: Publix Liquor Store Special Exception

Project Address: 295 NW Commons Loop, Lake City, FL 32055

Project Parcel Number: 36-3S-16-02611-024

Owner Name: Inland Diversified Lake City Commons LLC

Owner Address: 30 S Meridian St, Suite 100, Indianapolis, IN 46204

Owner Contact Information: telephone number _____ e-mail _____

Owner Agent Name: David Smith

Owner Agent Address: PO Box 3299 Tampa, FL 33601

Owner Agent Contact Information: telephone 813-223-4800 e-mail dsmith@stearnsweaver.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following:

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Approved ☐ Disapproved ☐ Reviewed by: _____

Comments: _____

Planning and Zoning: Approve ☒ Disapprove ☐ Reviewed by: Robert Angelo

Comments: Land is conducive with approved special exception per land development regulation

Land is conducive with approved special exception per land development regulation
section 4.13.5.2.

Business License: Approve ☒ Disapprove ☐ Reviewed by: Marshall Sova
Marshall Sova (Feb 14, 2023 08:08 EST)

Comments: Will need to apply for a business license

Code Enforcement: Approve ☒ Disapprove ☐ Reviewed by: Marshall Sova
Marshall Sova (Feb 14, 2023 08:08 EST)

Comments: No code violations at this location

Permitting: Approve ☒ Disapprove ☐ Reviewed by: Ami Jane

Comments: Permitting will be under County web portal for over \$4000 projects, for this build out.

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Approved ☒ Disapproved ☐ Reviewed by Michael L. Osborn Jr.
Michael L. Osborn Jr. (Feb 14, 2023 11:41 EST)

Comments: Make sure proper backflow device is installed and inspected before final.

Sewer Department: Approved ☒ Disapproved ☐ Reviewed by Cody Pridgeon
Cody Pridgeon (Feb 14, 2023 08:10 EST)

Comments: None

Gas Department: Approved ☒ Disapproved ☐ Reviewed by Steve Brown
Steve Brown (Mar 10, 2023 07:33 EST)

Comments: _____

WaterDistribution/Collection: Approved ☒ Disapproved ☐ Reviewed by Brian Scott
Brian Scott (Feb 15, 2023 07:22 EST)

Comments: _____

Customer Service: Approved ☒ Disapproved ☐ Reviewed by Shasta Pelham
Shasta Pelham (Mar 13, 2023 13:00 EDT)

Comments: We will need a Demo Plumbing Plan and a New Plumbing Plan in order to
accuratley reassess the impact fees.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Approved ☒ Disapproved ☐ Reviewed by Steve Brown
Steve Brown (Mar 10, 2023 07:33 EST)

Comments: _____

Fire Department: Approve ☒ Disapprove ☐ Reviewed by: Dwight Booger

Comments: No Concerns at this time

Police Department: Approve ☐ Disapprove ☐ Reviewed by _____

Comments: _____

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.