



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
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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: 02/15/2024

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

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

Project Number: SPR 24-03

Project Name: Wawa Site Plan Review

Project Address: 1518 W US Highway 90, Lake City, FL

Project Parcel Number: 06185-000 and 06233-000

Owner Name: WPG-Lake City, LLC (Michael Wagner, Manager)

Owner Address: 4211 W Boyscout Blvd, Suite 620, Tampa, FL

Owner Contact Information: Telephone Number: 813-284-7978 Email: sliakos@wagspg.com

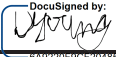
Owner Agent Name: _____

Owner Agent Address: _____

Owner Agent Contact Information: Telephone: _____ Email: _____

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: Reviewed by:  **Date:** 2/15/2024

No comment at this timr

Planning and Zoning: Reviewed by:  **Date:** 2/15/2024

An automotive self service station is a permitted use per section 4.13.2 and 4.13.2.17 of the land development regulations. Also see section 4.2.6, Automotive Service and Self Service Stations.

Business License: Reviewed by:  **Date:** 2/15/2024

Will need to apply for business tax receipt before opening

Code Enforcement: Reviewed by:  **Date:** 2/15/2024

No open code violations or liens on property.

Permitting: Reviewed by: _____ **Date:** _____

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

Water Department: Reviewed by: DocuSigned by: Mike Osborn F596E86125784F8... **Date:** 2/16/2024

No comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Prignon 10B01E35502C29E... **Date:** 2/15/2024

none

Gas Department: Reviewed by: DocuSigned by: Steve Brown 1057D0C11895F8E574D5... **Date:** 2/21/2024

No comment at this time.

Water Distribution/Collection: Reviewed by: DocuSigned by: Brian Scott F596E86125784F8... **Date:** 2/15/2024

no concerns

Customer Service: Reviewed by: DocuSigned by: Shasta Pelham 10B01E35502C29E... **Date:** 2/21/2024

A tap application would need to be submitted in order to request city utilities. The utility fees will be calculated upon approval of the tap application. A floor plan of the existing building that depicts the fixture units is needed to accurately calculate the impact fee credit. Fixture units consist of drinking fountains, laundry trays, showers (per showerhead), sinks with the type included (example: hand sink, mop sink, two compartment sink), urinal, toilets, washing machine, and floor drains (with the drain size).

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  **Date:** 2/21/2024

No comment at this time.

Fire Department: Reviewed by: _____ **Date:** _____

Police Department: Reviewed by:  **Date:** 2/22/2024

No comment at this time

NOTE: 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.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ **Date:** _____

Suwannee River Water Management: Reviewed by: DocuSigned by: Garnett Spencer 650C0305882642D... **Date:** 2/15/2024

The project will require an ERP Individual Permit. The development has an application currently under review. The application number is ERP-023-247984-1.

School Board: Reviewed by: DocuSigned by: Leitha Hatchler 28169F1D18BC425... **Date:** 2/20/2024

No comments or issues at this time.

County: Reviewed by: _____ **Date:** _____

NOTE: 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.