



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: 03/26/25

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

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

Project Number: SPR 25-02

Project Name: Autozone

Project Address: N/A

Project Parcel Number: 34-3S-16-02461-007

Owner Name: Jemel Realestate Holdings

Owner Address: 1043 SW Pineview Circle, Live Oak, FL

Owner Contact Information: Telephone Number: 901-495-7253 Email: robert.ross@autozone.com

Owner Agent Name: Jeffery Scott

Owner Agent Address: 1043 SW Pineview Circle, Live Oak, FL

Owner Agent Contact Information: Telephone: 901-495-7253 Email: robert.ross@autozone.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: Reviewed by: Signed by: Scott Thomason 7C2DC476A33B441... **Date:** 3/28/2025

No Comments from the building department at this time.

Planning and Zoning: Reviewed by: Signed by: Bryan S. Thomas BOC7E588CB9E4F2... **Date:** 4/24/2025

Need to provide landscaping buffer on the north 150 feet of the east side of property, as well as along the north property line, as those areas abut residentially zoned properties (RSF-2 and R0 respectively).

Business License: Reviewed by: Signed by: Alina Gill FB87FE76C7AF457... **Date:** 3/26/2025

will need to apply for a Business license

Code Enforcement: Reviewed by: Signed by: Marshall Sava EBB1BD144D974CD... **Date:** 3/26/2025

No liens, codes or violations on this property

Permitting: Reviewed by: Signed by: Alina Gill FB87FE76C7AF457... **Date:** 3/26/2025

will need to submit a building permit application

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

Water Department: Reviewed by: Signed by: Mike L. Oshorn Jr. **Date:** 3/26/2025

will need proper backflows installed and inspected prior to service.

Sewer Department: Reviewed by: DocuSigned by: Cody Bridgman **Date:** 3/26/2025

Sewer Plant has capacity

Gas Department: Reviewed by: Signed by: Steve Brown **Date:** 3/26/2025

No gas request?

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott **Date:** 3/26/2025

How do they plan on protecting the city easement out back, and how will we have access to it? It looks like the storm pipe will cross the city utility in the rear, which is not a good idea.

Customer Service: Reviewed by: DocuSigned by: Shasta Pellam **Date:** 4/7/2025

A tap application would need to be submitted in order to apply for water, sewer and/or natural gas services. The concerns Mr. Scott, Distribution & Collection Director noted would have to be addressed prior to utility plan approval. This response does not represent the City of Lake City's commitment for or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service and receipt of your payment for all applicable fees.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: Signed by: Steve Brown 865700CE8F2F4B5... **Date:** 3/26/2025

Do they have stormwater approval?

Fire Department: Reviewed by: Signed by: RET 86B732AC01FEC481... **Date:** 3/27/2025

The plans packet shows Columbia County Fire Department as the approving fire department agency. That needs to be changed to our department.

Police Department: Reviewed by: Signed by: Sue Tull 865374359EAC4D8... **Date:** 3/28/2025

No comments at this time

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:
Garrett Spencer Date: 4/1/2025
650C0305882842D...

The site has a 10/2 permit for the development. Permit Number 0456684001EG.

School Board: Reviewed by: DocuSigned by:
Keith Hatcher Date: 3/26/2025
98699F1916DC42B...

No comments at this time.

County Engineer: Reviewed by: DocuSigned by:
Chad Williams Date: 4/1/2025
35A47263EAB741B...

No issues were identified by this office at this time. This comment is provided by the County Engineer based only on the information contained in the application provided. This response does not constitute the engineer's professional opinion with respect to the project and does not constitute approval of any committee or board for Columbia County. Such opinions and approvals, if any, shall be as provided by County code or regulations.

County Planner: Reviewed by: Signed by:
Quinn Date: 3/31/2025
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County has no comment at this time.