



DEPARTMENT OF GROWTH MANAGEMENT  
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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: 04/16/25

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

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

Project Number: CPA 25-01 and Z 25-01

Project Name: Seacoast National Bank

Project Address: 3882 W US Hwy 90

Project Parcel Number: 02498-003

Owner Name: Seacoast National Bank

Owner Address: 350 SW Main Blvd, Lake City, FL

Owner Contact Information: Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Owner Agent Name: Jacob Cremer, Stearns Weaver Miller

Owner Agent Address: PO Box 3299, Tampa, FL 33601

Owner Agent Contact Information: Telephone: 813-223-4800 Email: jcremer@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:** Reviewed by: Signed by: Scott Thomas 7C2DC476A33B441... **Date:** 4/28/2025

No Comments at this time.

**Planning and Zoning:** Reviewed by: Signed by: Bryan S. Thomas B0C7E588C88E4F2... **Date:** 4/28/2025

Land Use and Zoning petitions appear to be in compliance with Lake City Comp Plan and Land Development Regulations. Transportation related issues will need to be addressed at time of Site Plan application.

**Business License:** Reviewed by: Signed by: Ilina Gill FB87FE76C7AF457... **Date:** 5/1/2025

will need to submit and application for a business tax and COU

**Code Enforcement:** Reviewed by: Signed by: Marshall Sova E8B18C0144D974CD... **Date:** 4/28/2025

No liens, codes or violations

**Permitting:** Reviewed by: Signed by: Ilina Gill FB87FE76C7AF457... **Date:** 5/1/2025

will need to pull permits if any additions or remodeling will be done

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

Water Department: Reviewed by: Signed by: Mike L. Osborn Jr. 299ED39544B74E3... Date: 4/25/2025

No comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Bridgman DBA01EF55AD249B... Date: 4/25/2025

No comment at this time

Gas Department: Reviewed by: Signed by: Steve Brown BB57D0CEBF2F4B5... Date: 4/28/2025

No comment

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F569EB0125784F8... Date: 4/25/2025

no comments at this time

Customer Service: Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  Date: 4/28/2025

No comment

Fire Department: Reviewed by:  Date: 4/25/2025

Nothing to comment at this time.

Police Department: Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

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:  
 **Date:** 4/28/2025  
650C305882B42D...

The site will require an ERP Individual Permit for the stormwater system.

**School Board: Reviewed by:** DocuSigned by:  
 **Date:** 4/25/2025  
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The School District is concerned with increases in traffic congestion and potential safety hazards at this intersection relative to buses and parents, especially considering that there are two schools within 3 miles...westside 2 miles to the south and Pinemount 3 miles to the southwest. Of particular concern is the anticipated semi truck traffic in this area with what appears to be the planned inclusion of 5 diesel pumps.

**County Engineer: Reviewed by:** DocuSigned by:  
 **Date:** 5/5/2025  
35A47263EAB7416...

This site is currently under review for a driveway connection permit. 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:  
 **Date:** 4/25/2025  
009DC6991E7948F...

county has concerns and reservations about traffic management with any project at this intersection.