



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: 06/15/2025

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

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

Project Number: SPR22-14

Project Name: Sonic (Centurion Loop)

Project Address: NW Centurion Ct, Lake City FL

Project Parcel Number: 35-3S-16-02524-103

Owner Name: Parker Neely

Owner: Address: 2682 NW Noegel Rd

Owner Contact Information: telephone number 704-577-2475 e-mail Dneely@highcotton-cep.com

Owner Agent Name: Chris Potts, PE

Owner Agent Address: 3530 NW 43rd St Gainesville FL

Owner Agent Contact Information: telephone 352-375-8999 e-mail chris.potts@jbpro.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: N/A

Planning and Zoning: Approve Disapprove Reviewed by: Robert Angelo

Comments: Zoning is consistent with the LDR

Zoning is consistent with the LDR

Business License: Approve Disapprove Reviewed by: Marshall Sova

Comments: Will need to apply for a business license

Code Enforcement: Approve Disapprove Reviewed by: Marshall Sova

Comments: No concerns at this time

Permitting: Approve Disapprove Reviewed by: Ann Jones

Comments: No concerns at this time

No concerns at this time

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

Water Department: Approved Disapproved Reviewed by: _____

Comments: N/A

Sewer Department: Approved Disapproved Reviewed by: _____

Comments: N/A

Gas Department: Approved Disapproved Reviewed by: Steve Brown

Comments: Need BTU totals

Water Distribution/Collection: Approved Disapproved Reviewed by: Brian Scott

Comments: _____
If they do not use the taps in place they will be required to make new ones and
cut and cap sewer and dig to water main and shut off before construction.

Customer Service: Approved Disapproved Reviewed by: Shasta Pelham

Comments: A tap application would be required to access city utilities. The tap fees, impact fees and utility deposits
will be calculated upon approval of the tap application. City utilities border the property; locates must be obtained to
ensure that the utility infrastructure is not damaged or obstructed. An appliance list with the btu loads are required for natural gas.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Approved Disapproved Reviewed by: Steve Brown

Comments: No concerns at this time

Fire Department: Approve Disapprove Reviewed by: Assistant Chief Boozer

Comments: Key access box and lightweight truss placard needed

Police Department: Approve Disapprove Reviewed by: Assistant Chief Andy

Comments: No concerns 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.