



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto: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: 06/20/2024

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

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

Project Number: SPR 24-07

Project Name: Momex Investments

Project Address: 798 SW Main Blvd

Project Parcel Number: 14086-000

Owner Name: Momex Investments, LLC

Owner Address: 798 SW Main Blvd

Owner Contact Information: Telephone Number: 386-397-3800 Email: jmoses@teammomex.com

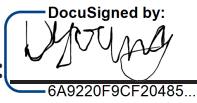
Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.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:**  **Date:** 6/21/2024

No comments at this time

**Planning and Zoning: Reviewed by:**  **Date:** 7/2/2024

Per section 4.12.2.6 Business and Professional Offices are a permitted use.

**Business License: Reviewed by:**  **Date:** 6/24/2024

will need to apply for a business license

**Code Enforcement: Reviewed by:**  **Date:** 6/24/2024

No liens, codes or violations

**Permitting: Reviewed by:**  **Date:** 6/21/2024

no comments at this time

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

**Water Department: Reviewed by:** DocuSigned by: Mike Osborn 899E039544B74E3... **Date:** 6/21/2024

no comments at this time

**Sewer Department: Reviewed by:** DocuSigned by: Cody Prignon DBA01E755AAJ2196... **Date:** 6/21/2024

None

**Gas Department: Reviewed by:** DocuSigned by: Steve Brown 8B57D0CE8F2F4B5... **Date:** 6/21/2024

We supply gas to this location, please call in locates.

**Water Distribution/Collection: Reviewed by:** DocuSigned by: Brian Scott F599EB6125784F8... **Date:** 7/8/2024

no comment

**Customer Service: Reviewed by:** DocuSigned by: Shasta Pelham 6B097A03165C4E0... **Date:** 7/1/2024

The impact fees for office space is calculated per square foot. Additional impact fees will be required. Locates must be obtained in order to ensure that the existing utility infrastructure is not damaged or obstructed.

**Public Safety – Public Works, Fire Department, Police Department**

**Public Works: Reviewed by:** DocuSigned by: Steve Brown 8B5700CE9F2F4B5... **Date:** 6/21/2024

No comment.

**Fire Department: Reviewed by:** DocuSigned by: Joshua Weinger 8AA3758BA88A46E... **Date:** 6/21/2024

I have no issues. Will need an access box and light weight truss emblem.

**Police Department: Reviewed by:** Signed by: Sue Trull 065374359EAC4D8... **Date:** 7/30/2024

No comments 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: \_\_\_\_\_

[Empty box for FDOT comments]

Suwannee River Water Management: Reviewed by: DocuSigned by: Garrett Spencer Date: 6/24/2024  
650C0305882842D

The site has a previous permit, ERP-023-205828-1. The permit will need to be modified.

School Board: Reviewed by: DocuSigned by: Keith Hatcher Date: 6/24/2024  
660999119106C425

No comments at this time.

County: Reviewed by: DocuSigned by: Chad Williams Date: 6/20/2024  
20A9E1202526247670

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.

**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.**