

Project: **RaceTrac #1750 Lake City US90 @ CR252B**  
 CWI Project No.: **24-01-0053**  
 Type of Review: **City of Lake City Comments – SPR 26-02**  
 Date: **March 12, 2026**

| NAME   | ITEM NO. | COMMENTS   | RESPONSE  |
|--|----------|--|---|
| <b>Growth Management (Building, Planning and Zoning, Code Enforcement, Permitting)</b> |          |  |   |
| Scott Thomason<br><b>Building Department</b>   | 1        | Separate permits for demolition, site-work, building, tanks and fuel systems, and irrigation will be required. Silt fencing is required prior to commencing of any work.   | Noted.  |
| Marshall Sova<br><b>Business License &amp; Code Enforcement)</b>                       | 1        | Will need to apply for a business tax receipt.   | Noted.  |
|  | 2        | No liens, codes or violations. Property was recently annexed into the city limits.   | Noted.  |
| Robert Angelo<br><b>Planning and Zoning</b><br>386-719-5754                            | 1        | Need dimensions of all structures.   | Please see sheet C7 for dimensions on all proposed structures.  |
|  | 2        | Need dimensions on dumpster enclosure.   | Dimensions for the dumpster have been added, please see sheet C7.   |
|  | 3        | There is no lighting plan. Are light poles being installed.  | Please see the Photometric and Electrical Plans submitted with this submittal package.  |
|  | 4        | There is no off-street loading area. This will need to be provided per Section 4.2.15.15 of the City LDR.  | Please see the updated civil plans. A 12x30 foot striped out area for loading zone has been added to the plans.   |
|  | 5        | There is no traffic movements noted on the site plan. This needs to be shown on the site plan.   | Please see the AutoTurn Exhibit included with this submittal.   |
|  | 6        | Several times the site plan references Columbia County Planning. This should state the City of Lake City. Contact for Planning is Robert Angelo and for Public Works is Kim Moore.   | Please see updated plans for all reference to note City of Lake City unless noted otherwise.  |
|  | 7        | On page GN, Items 9 and 10 should be County for CR 252 and State for Hwy 90.   | Note 9 & 10 have been updated to reference County and State for work within the right-of-way.   |
|  | 8        | On page GN, item 12 should be City of Lake City and Suwannee River Water Management.   | Note 12 has been updated to reference the City of Lake City and Suwannee River Water Management.  |
|  | 9        | Parking spaces need to be dimensioned and show the width of the drive aisles between parking spaces.   | Please see sheet C7 for parking space dimensions and the drive aisle widths between parking spaces.   |
|  | 10       | Sign noted on sheet C3 needs to show distance from the intersection. There is a 30 feet by 30 feet visibility triangle at intersection. Site plan needs to show height of sign to top and to the bottom of the sign from the ground.               | Please see updated plans, 30'x30' visibility triangle has been added to the plans. Dimensions for the visibility triangle are provided on sheet C7 but also called out on C4. As of right now, RaceTrac is working on a lease agreement for the existing billboard sign. If RaceTrac is allowed to use LED lights on the Billboard then the monument sign will go away. |
|  | 11       | On the landscape plan there are three (3) oaks being removed. Type of oak needs to be noted on plan. If they are on the list of heritage trees in the City tree ordinance, then they will need to be replaced with a heritage tree from that list. | Please see updated landscape plans.   |

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| <b>Utilities (Water, Sewer, Gas, Water Distribution/Collections, Customer Service)</b>         |          |   |   |
| <b>Water Distribution/Collection</b><br>Brian Scott  | 1        | Utilities are on site. Please protect   | Please see the demolition and utility plan. There are callouts for the contractor to protect existing utilities during construction.  |
| <b>Customer Service</b><br>Shasta Pelliam  | 1        | A tap application must be submitted in order to apply for water, sewer, and/or natural gas services. 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, utility plans, and receipt of your payment for all applicable fees.   | Noted.  |
| <b>Fire Department</b><br>Ret Tompkins   | 1        | Nothing to comment, at this time. We would like to use the building for training before they demolish it.   | Noted.  |
| <b>State and County (FDOT, Suwannee River Water Management, School Board, Columbia County)</b> |          |   |   |
| <b>Suwannee River Water Management</b><br>Sara Ferson  | 1        | There is an existing permit on this property (ERP-023-211046-1) that was issued in 2006. This activity will be required to get a new environmental resource individual permit from our office. A pre-application meeting is encouraged.   | We are currently working on getting approval and permit from the Suwannee River Water Management. Once received, we will submit under a different submittal package. Application # is ERP-023-253437-1.   |
| <b>School Board</b><br>Robert Hartley  | 1        | Congestion concerns with westside morning and afternoon traffic. Especially with the 5 tractor trailer fuel pumps. The road will need to be widened to address flow issues to Westside Elementary. Also, if I am correct, all entrance and exit points are on 252b, which will cause more concern for the flow of traffic to Westside Elementary.   | Please see the current plans. There are two driveways for CR252B and a driveway along US 90. The plans per sheet TS1.1 for widening and restricting vehicular movement at CR252B and Deputy J Davis Road. |
| <b>County Engineer</b><br>Chad Williams  | 1        | This project will require, at a minimum, a driveway permit from Columbia County. Once a design is submitted, additional permits from the County may be required. 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 regulation. | Noted. We have submitted and received comments, please see County Submittal.  |