



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
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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: 12/31/2025

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

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

Project Number: SPR 26-02

Project Name: RaceTrac Site Plan Review

Project Address: 3882 W US Hwy 90, Lake City, FL 32055

Project Parcel Number: 02498-003 and 02498-000

Owner Name: Seacoast National Bank

Owner Address: _____

Owner Contact Information: Telephone Number: _____ Email: _____

Owner Agent Name: Justen Gianbalco

Owner Agent Address: 200 Galleria Parkway, Suite 900, Atlanta, GA

Owner Agent Contact Information: Telephone: 602-758-5328 Email: amuhammad@racetrac.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 7C2DC476A33841... **Date:** 1/14/2026

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.

Planning and Zoning: Reviewed by: DocuSigned by: Robert Angelo F001ED033898E48E... **Date:** 1/16/2026

See planning staff notes for SPR 26-02.

Business License: Reviewed by: Signed by: Marshall Sosa E8B18D144D974CD... **Date:** 1/8/2026

Will need to apply for a business tax receipt.


Code Enforcement: Reviewed by: Signed by: Marshall Sosa E8B18D144D974CD... **Date:** 1/8/2026

No liens, codes or violations. Property was recently annexed into the city limits.

Permitting: Reviewed by: Signed by: Loy Stockstill 0546153A8E148C0... **Date:** 1/13/2026

No comments at this time

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

Water Department: Reviewed by:  **Date:** 1/9/2026

No comments at this time


Sewer Department: Reviewed by:  **Date:** 1/15/2026

None

Gas Department: Reviewed by: _____ **Date:** _____

Water Distribution/Collection: Reviewed by:  **Date:** 2/5/2026

Utilities are on site. Please protect

Customer Service: Reviewed by:  **Date:** 2/9/2026

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.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: _____ **Date:** _____

Fire Department: Reviewed by: Signed by: *Ret. Tompkins* _____ **Date:** 1/9/2026

Nothing to comment at this time. We would like to use the building for training before they demolish it.

Police Department: Reviewed by: Signed by: *Andy Miles* _____ **Date:** 1/20/2026

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.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

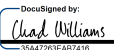
FDOT: Reviewed by: _____ **Date:** _____

Suwannee River Water Management: Reviewed by:  **Date:** 1/8/2026

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.

School Board: Reviewed by:  **Date:** 1/9/2026

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.

County Engineer: Reviewed by:  **Date:** 2/11/2026

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 regulations

County Planner: Reviewed by: _____ **Date:** _____