



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
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[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: 03/21/2024

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

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

Project Number: SPR24-05

Project Name: Commercial Retail Store- Dollar General

Project Address: TBD

Project Parcel Number: 08127-005

Owner Name: Concept Companies

Owner Address: 1449 SW 74th Dr. Suite 200

Owner Contact Information: Telephone Number: 352-333-3233 Email: \_\_\_\_\_

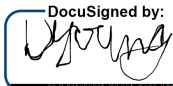
Owner Agent Name: Randall Olney, P.E.

Owner Agent Address: 11801 Research Drive, Alaucha, FL 32615

Owner Agent Contact Information: Telephone: 352-331-1976 Email: randyo@chw-inc.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

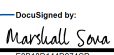
**Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting**

**Building Department: Reviewed by:**  **Date:** 3/22/2024


No comments at this time

**Planning and Zoning: Reviewed by:**  **Date:** 3/26/2024

The property is zoned Commercial Intensive. All permitted uses in Commercial General are permitted in Commercial Intensive per section 4.13.2. Retail stores are a permitted use per section 4.12.2.1.

**Business License: Reviewed by:**  **Date:** 3/22/2024

will need to apply for occupational license

**Code Enforcement: Reviewed by:**  **Date:** 3/22/2024

No liens, codes or violations

**Permitting: Reviewed by:**  **Date:** 3/22/2024

not at this time

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

**Water Department: Reviewed by:** DocuSigned by: Mike Osborn 996C03954874E3... **Date:** 3/22/2024

None at this time

**Sewer Department: Reviewed by:** DocuSigned by: Cody Pridgen DBA01EF55A0249B... **Date:** 3/22/2024

None

**Gas Department: Reviewed by:** DocuSigned by: Steve Brown BB57DCEBF2F4B5... **Date:** 3/22/2024

Cannot comment wit no address.

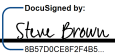
**Water Distribution/Collection: Reviewed by:** DocuSigned by: Brian Scott F309EBB125784F8... **Date:** 4/2/2024

no comment at this time


**Customer Service: Reviewed by:** DocuSigned by: Skasta Pelham 8BBD87A03165D4E0... **Date:** 4/9/2024

A tap application will need to be submitted in order to request city utilities. The utility fees will be calculated upon approval of the tap application.


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

**Public Works: Reviewed by:**  **Date:** 3/22/2024

No comment.

**Fire Department: Reviewed by:**  **Date:** 3/22/2024

I have no issues

**Police Department: Reviewed by:**  **Date:** 3/22/2024

no concerns 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 review comments]

Suwannee River Water Management: Reviewed by:  Date: 3/25/2024

The project will require an ERP Permit. It is recommended that the applicant schedule a pre-application meeting with SRWMD staff to go over the permitting requirements.

School Board: Reviewed by:  Date: 3/25/2024

No comments at this time.

County: Reviewed by:  Date: 4/9/2024

A driveway permit will be required. The County is currently in the process of permitting several developments west of this location along Bascom Norris Drive. For that reason, we ask that the applicant and agencies pay careful attention to the traffic issue. 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.

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