



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

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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: 09/26/2025

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

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

Project Number: SPR 25-11

Project Name: Circle K- Lake City

Project Address: 4706 W US Hwy 90

Project Parcel Number: 02465-010

Owner Name: The Little Pond Farm Land Trust

Owner Address: 4411 SW Van Arsdall Glen, Lake City

Owner Contact Information: Telephone Number: 386-288-8989 Email: jvanardall@gmail.com

Owner Agent Name: Michael D. Miles, P.E.

Owner Agent Address: 100 NE 5th Ave, Suite B2, Delray Beach, FL

Owner Agent Contact Information: Telephone: 561-921-8570 Email: mmiles@dynamicec.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:** 9/29/2025

No comments at this time

**Planning and Zoning: Reviewed by:**  **Date:** 10/9/2025

Property is zoned Commercial Intensive. Use is permitted per Section 4.12.2.17 of the City of Lake City Land Development Regulations.

**Business License: Reviewed by:**  **Date:** 9/29/2025

Will need to apply for a business tax receipt

**Code Enforcement: Reviewed by:**  **Date:** 9/29/2025

No liens, codes or violations on property.

**Permitting: Reviewed by:**  **Date:** 9/29/2025

No comments at this time.

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

**Water Department: Reviewed by:**  Signed by: Mike Brown  
898E039544B74E3... **Date:** 9/30/2025

No comments at this time

**Sewer Department: Reviewed by:**  Signed by: Cindy Pridgon  
0B401E7539D249B... **Date:** 10/10/2025

No comments at this time

**Gas Department: Reviewed by:**  Signed by: Steve Brown  
8857DCE6F2F4B5... **Date:** 10/13/2025

No comment at this time.

**Water Distribution/Collection: Reviewed by:**  Signed by: Brian Scott  
F598EB6125784F8... **Date:** 10/13/2025

no comments at this time

**Customer Service: Reviewed by:**  Signed by: Shasta Pillham  
601091A0216534E5... **Date:** 10/14/2025

A tap application would need to 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 to 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, and receipt of payment for all applicable fees.

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

**Public Works: Reviewed by:**

Signed by:  
Steve Brown  
F057D0C28720-400...

**Date:** 10/13/2025

No comment at this time.

**Fire Department: Reviewed by:**

Signed by:  
Ric Tompkins  
F7031F1188E649F...

**Date:** 9/29/2025

Nothing to comment at this point.

**Police Department: Reviewed by:**

Signed by:  
Andy Miles  
09045FF4005543F...

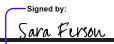
**Date:** 10/15/2025

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:** 9/29/2025

A permit application was received by our office for this project on 9/29/2025. Construction cannot commence until the permit has been issued.

**School Board: Reviewed by:**  **Date:** 10/10/2025

No objections or comments at this time.

**County Engineer: Reviewed by:**  **Date:** 10/30/2025

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

**County Planner: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_