



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
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: 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: Signed by: Scott Thompson 7C2DC476A33B441... **Date:** 9/29/2025

No comments at this time

Planning and Zoning: Reviewed by: DocuSigned by: Robert Angelo F0D1ED33B98E4BE... **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: Signed by: Marshall Sosa E8B18D144D974CD... **Date:** 9/29/2025

Will need to apply for a business tax receipt


Code Enforcement: Reviewed by: Signed by: Marshall Sosa E8B18D144D974CD... **Date:** 9/29/2025

No liens, codes or violations on property.

Permitting: Reviewed by: Signed by: Loy 8546153A5E144C0... **Date:** 9/29/2025

No comments at this time.

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

Water Department: Reviewed by:  **Date:** 9/30/2025

No comments at this time

Sewer Department: Reviewed by:  **Date:** 10/10/2025

No comments at this time

Gas Department: Reviewed by:  **Date:** 10/13/2025

No comment at this time.

Water Distribution/Collection: Reviewed by:  **Date:** 10/13/2025

no comments at this time

Customer Service: Reviewed by:  **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:  Date: 10/13/2025

No comment at this time.

Fire Department: Reviewed by:  Date: 9/29/2025

Nothing to comment at this point.

Police Department: Reviewed by:  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:

Signed by:

Sara Ferson

SF12F69007AE4A9...

 _____ 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:

Signed by:

Keith Hatcher

CSA889F E198C42E...

 _____ Date: 10/10/2025

No objections or comments at this time.

County Engineer: Reviewed by:

DocuSigned by:

Chad Williams

350472C1E283F416...

 _____ 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: _____