



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: 07/31/2025

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

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

Project Number: SPR 25-08

Project Name: Big Dan's Car Wash Site Plan

Project Address: TBD

Project Parcel Number: 31-3S-17-06185-000

Owner Name: BDCW Holding, LLC

Owner Address: 205 East 1st Ave, Suite 100, Rome, GA

Owner Contact Information: Telephone Number: 706-506-1754 Email: jay@shaddayco.com

Owner Agent Name: Aubrey Sharp, P.E.

Owner Agent Address: 10752 Deerwood Park Blvd. Suite 100, Jacksonville FL

Owner Agent Contact Information: Telephone: 770-368-1399 Email: asharp@fg-inc.net

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:** 8/4/2025

No Comments at this time

Planning and Zoning: Reviewed by:  DocuSigned by: Robert Angelo
F001ED33B98E4BE... **Date:** 8/25/2025

Need location of monument sign noted on site plan with dimensions from property lines and any ingress/egress. Sign can not be within the site triangle, 10' by 10', of the ingress/egress. We will need the dimensions of all signs noted on the site plan.

Business License: Reviewed by:  Signed by: Ivy Franco
E088F8FE7127496... **Date:** 8/7/2025

No comments at this time.

Code Enforcement: Reviewed by:  Signed by: Marshall Sosa
E8B18D144D974CD... **Date:** 8/7/2025

No liens, codes or violations on property.

Permitting: Reviewed by:  Signed by: Ivy Franco
E088F8FE7127496... **Date:** 8/7/2025

Plans have been sent for review to Building, Fire, and Utilities.

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

Water Department: Reviewed by: Signed by: Mike L. Brown Jr. **Date:** 8/4/2025
898E039544B74E3...

Car wash will need a RP backflow device.

Sewer Department: Reviewed by: DocuSigned by: Cody Priddy **Date:** 8/8/2025
DBA01EF55A2D4B...

Sewer plant has capacity

Gas Department: Reviewed by: Signed by: Steve Brown **Date:** 8/11/2025
BB570DCE8F2F4B5...

I have a few questions.

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott **Date:** 8/8/2025
F509BBD125764F8...

I can not read the plans to blurry when zoomed in. Where is the water coming from? Are they adding a new tap on sister welcome road or our they tying to get into the exciting two they ran for WAWA? I don't think it's a good idea. and sewer taps are

Customer Service: Reviewed by: _____ **Date:** _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:

Signed by:
Steve Brown
8B5700CE8F2F4B5...

Date: 8/11/2025

Please contact me to discuss further

Fire Department: Reviewed by:

Signed by:
Ref Tompkins
77031F7182E05B...

Date: 8/4/2025

No Comment at this time.

Police Department: Reviewed by:

Signed by:
Andy Miles
90045F74005543F...

Date: 8/11/2025

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 Furson

DP 12F09001/RECANB

 _____ Date: 8/5/2025

SRWMD issued a no permit required letter in January of 2025. A copy of the letter is attached to this document.

School Board: Reviewed by:

Signed by:

Keith Hatcher

DP 0250899C/RECNCE

 _____ Date: 8/6/2025

No comments at this time.

County Engineer: Reviewed by: _____ Date: _____

County Planner: Reviewed by: _____ Date: _____