



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: 10/22/2025

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

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

Project Number: SPR 25-12

Project Name: Lake City Auto Source

Project Address: TBD

Project Parcel Number: 02-4S-16-02714-104-105

Owner Name: Chad Strait

Owner Address: 124 SW Buttercup Drive, Lake City, FL 32024

Owner Contact Information: Telephone Number: 386-466-5883 Email: arrowheadsalesllc@gmail.com

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL 32025

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.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 7C2DC476A33B441... **Date:** 11/5/2025

No comments at this time

Planning and Zoning: Reviewed by: Signed by: R. T. [Signature] 20F7C37C783B4D0... **Date:** 12/2/2025

1. Identify off street loading area on plan 2. Site Plan legends appear to be missing covering types, recycled asphalt, location of grass shows only in one area, its unclear. Please identify the surface areas clearly, without discrepancies. 3. No Sign Plan or Lighting Plan submitted. 3. No irrigation plan for landscaping 4. No trash or dumpster illustrated on the plans 5. No Illustration of how site will be serviced by refuse collection or emergency service.

Business License: Reviewed by: Signed by: Marshall Sova EBB18D144D974CD... **Date:** 10/30/2025

Will need to apply for a business tax receipt

Code Enforcement: Reviewed by: Signed by: Marshall Sova EBB18D144D974CD... **Date:** 10/30/2025

No liens, codes or violations on both parcels.

Permitting: Reviewed by: Signed by: Ivy Stockstill 6546153A5E144C0... **Date:** 11/12/2025

No comments at this time.

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

Water Department: Reviewed by: Signed by: Mike Osborn W8CE10509AB7AE1... **Date:** 10/31/2025

Backflows will need to be installed

Sewer Department: Reviewed by: DocuSigned by: Cody Pridgen DBA01EF55AD249B... **Date:** 10/31/2025

none at this time

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

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F599EB6125784F8... **Date:** 12/23/2025

just make sure they have locates

Customer Service: Reviewed by: DocuSigned by: Shasta Pelham 6BD97A03165D4E0... **Date:** 11/3/2025

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: _____

Fire Department: Reviewed by:

Signed by:

Ret Tompkins

F7031F1186E049F...

 _____ Date: 10/30/2025

Nothing to comment at this time.

Police Department: Reviewed by:

Signed by:

Andy Miles

99045FF4005543F...

 _____ Date: 10/30/2025

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

SF12F69097AE4A9...

 Date: 10/30/2025

This project is within a previously permitted industrial subdivision (ERP-023-207040-1) The permitted plans indicate a 20 foot wide drainage easement within these two properties. This area cannot be filled in. A permit determination application will need to be submitted to SRWMD to verify the project is in conformance with the previously permitted master system.

School Board: Reviewed by:

Signed by:

Keith Hatcher

02A0B9F1E198C42E...

 Date: 11/3/2025

Project Parcel Numbers are incorrect in the application.

County Engineer: Reviewed by:

DocuSigned by:

Chad Williams

35A47263EAB7416...

 Date: 12/1/2025

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: _____