



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: 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

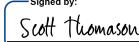
Owner Agent Name: Carol Chadwick, PE

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. Teal  
20F7C37C783B4D0... **Date:** 12/2/2025

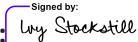
1. Identify off street loading area on plan 2. Site Plan legends appear to be missing covering types, recycled asphalt, location of grass shows only in one area, its unclear. Please identify the surface areas clearly, without discrepancies. 3. No Sign Plan or Lighting Plan submitted. 3. No irrigation 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 Sosa  
E8B18D144D974CD... **Date:** 10/30/2025

Will need to apply for a business tax receipt

**Code Enforcement: Reviewed by:**  Signed by: Marshall Sosa  
E8B18D144D974CD... **Date:** 10/30/2025

No liens, codes or violations on both parcels.

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

No comments at this time.

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

Water Department: Reviewed by: Mike Osborn Date: 10/31/2025

Backflows will need to be installed

**Sewer Department: Reviewed by:** Cody Pridgon **Date:** 10/31/2025

none at this time

Gas Department: Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

just make sure they have locates

just make sure they have locates

Date: 12/23/2025

just make sure they have locates

just make sure they have locates

just make sure they have locates

**Customer Service: Reviewed by:** Shasta Pilham **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:  Date: 10/30/2025

Nothing to comment at this time.

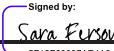
**Police Department:** Reviewed by:  Date: 10/30/2025

No concerns at this time

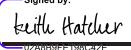
Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

**State and County- FDOT, Suwannee River Water Management, School Board, Columbia County**

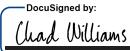
**FDOT: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Suwannee River Water Management: Reviewed by:**  **Date:** 10/30/2025  
Signed by:  
Sara Ferson  
5F12F69097AE4A9...

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:**  **Date:** 11/3/2025  
Signed by:  
Keith Hatchur  
02A0B97FE190C42E...

Project Parcel Numbers are incorrect in the application.

**County Engineer: Reviewed by:**  **Date:** 12/1/2025  
DocuSigned by:  
Chad Williams  
35A47263EA87416...

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:** \_\_\_\_\_