

Project Summary

Project Name: Florida Gateway Drive RV Park

Project Number: SPR23-04

Parcel Number: 02714-014

Project Notes

- Project type: Site Plan Review
- Future land use is: Commercial
- Zoning designation is: Commercial Highway Interchange
- Proposed use of the property: RV Park
- Land is conducive for use: Yes, with approved special exception per LDR section 4.15.5.2. Special exception was approved on 04-04-2023
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project SPR23-04 is for a site plan review and has been reviewed by city staff. Application is sufficient for review. As of 04-24-2023, they have not received a permit from Suwannee River Water Management. If approved by the board, a conditional approval would be required. At this time the City has no other concerns.



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: 12/7/22

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

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

Project Number: SPR23-04

Project Name: Florida Gateway Drive RV Park

Project Address: Lake City FL

Project Parcel Number: 02-4S-16-02714-014

Owner Name: 4 Brothers 2020 LLC

Owner Address: 508 N Florence St Burbank CA 91505

Owner Contact Information: telephone number 352-363-7011 e-mail ssharrah@gmail.com

Owner Agent Name: Dalton Kurtz

Owner Agent Address: 1450 SW SR 47

Owner Agent Contact Information: telephone 386-752-4675 e-mail dkurtz@nfps.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: Approved ☐ Disapproved ☐ Reviewed by: _____

Comments: _____

Planning and Zoning: Approve ☒ Disapprove ☐ Reviewed by:

Comments: _____

England is conducive with approved special exception per LDR
section 4.15.5.2

Business License: Approve ☒ Disapprove ☐ Reviewed by:

Comments:

Code Enforcement: Approve ☒ Disapprove ☐ Reviewed by:

Comments:

Permitting: Approve ☒ Disapprove ☐ Reviewed by:

Comments:

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

Water Department: Approved ☒ Disapproved ☐ Reviewed by: 

Comments: Proper backflow device required upon meter set.

Sewer Department: Approved ☒ Disapproved ☐ Reviewed by: 

Comments: none

Gas Department: Approved ☒ Disapproved ☐ Reviewed by: 


Comments: _____

Water Distribution/Collection: Approved ☒ Disapproved ☐ Reviewed by: 

Comments: Extend force main and water main, city's responsibility will end at the curve, the remaining utilities will become private

plumbing, the lift station will be private unless built to city standards, 8" schedule has to be constructed to city standard or it will not be accepted.

The Distribution & Collections Department must be on site Department must be on site to inspect. A 48-hour notification must be given, call 386-758-5492 to schedule.

Customer Service: Approved ☒ Disapproved ☐ Reviewed by: 

Comments: A tap application is required to access water, sanitary sewer and natural gas services.

The tap fees, impact fees and utility deposits will be calculated upon approval of the tap application.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Approved ☒ Disapproved ☐ Reviewed by: Steve Brown

Comments: _____

Fire Department: Approve ☐ Disapprove ☐ Reviewed by: _____

Comments: _____

Police Department: Approve ☐ Disapprove ☐ Reviewed by: _____

Comments: _____

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.

Angelo, Robert

From: Butler, Gerald
Sent: Monday, December 12, 2022 8:18 AM
To: Angelo, Robert
Subject: FW: Site plan review for FL Gateway Drive RV Park

No concerns

Gerald Butler
Chief of Police
Lake City Police Department
225 NW Main Blvd.
Lake City, FL 32055
386-758-5438

From: Lee, Michael <LeeM@lcfla.com>
Sent: Monday, December 12, 2022 5:58 AM
To: Butler, Gerald <ButlerG@lcfla.com>
Subject: RE: Site plan review for FL Gateway Drive RV Park

No concerns

From: Butler, Gerald <ButlerG@lcfla.com>
Sent: Thursday, December 8, 2022 10:15 AM
To: Lee, Michael <LeeM@lcfla.com>
Subject: FW: Site plan review for FL Gateway Drive RV Park

Sgt,
See attached

Gerald Butler
Chief of Police
Lake City Police Department
225 NW Main Blvd.
Lake City, FL 32055
386-758-5438

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Thursday, December 8, 2022 9:41 AM
To: Butler, Gerald <ButlerG@lcfla.com>; Lee, Michael <LeeM@lcfla.com>; Tuell, Susan <TuellS@lcfla.com>
Subject: Site plan review for FL Gateway Drive RV Park

To Whom it May Concern

We have had a lot of site plans come in. We will have 4 that we need staff reviews for by Thursday at the New Development Meeting on 12/15. This will be the last meeting till after New Year's. I will also be sending 2 rezoning staff

reviews. I want to make sure everyone has plenty of time to review. Attached is the site plan for FL Gateway Drive RV Park located on parcel 02714-014. The site plan is too large to send by email. Below is a link for the site plan.

<https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:eb90e2fe-71e9-3529-af53-d64e2c372123>

Thank You

Robert Angelo

City of Lake City

Growth Management

rgrowthmanagement@lcfla.com

386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

FL Gateway Drive RV Park

Site Plan Review



- 1** Proposed site for FL Gateway RV Park
-Zoning is Commercial Highway Interchange
-FLU is commercial

- 2** Commercial Intensive zoning district

- 3** Camping World (RV Dealership)

- 4** Camping World (RV Dealership)

