



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto: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: 10/5/22

Request Type: Site Plan Review (SPR)  Special Exception (SE)  Variances (V)   
Comprehensive Plan Amendment/Zoning (CPA/Z)  Certificate of Appropriateness (COA)

Project Number: Z22-06 and CPA22-06

Project Name: Legends of Lake City

Project Address:

34-3S-16-02463-000

Project Parcel Number:

Owner Name: Steven Corbett

Owner: Address: PO Box 518 Phenix City AL 36868

Owner Contact Information: telephone number 334-480-4001 e-mail [dnibblett@trimcor.com](mailto:dnibblett@trimcor.com)

Owner Agent Name: Dalton Kurtz

Owner Agent Address: 1450 SW SR 47 Lake City FL 32025

Owner Agent Contact Information: telephone 386-752-4675 e-mail [dkurtz@nfps.net](mailto: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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Business License:** Approve  Disapprove  Reviewed by: **Marshall Sova**

Comments: **No Issues**  
\_\_\_\_\_  
\_\_\_\_\_

**Code Enforcement:** Approve  Disapprove  Reviewed by: **Marshall Sova**

Comments: **No Issues**  
\_\_\_\_\_  
\_\_\_\_\_

**Permitting:** Approve  Disapprove  Reviewed by: **Ann Jones**

Comments: **No Issues**  
\_\_\_\_\_  
\_\_\_\_\_

**No Issues**  
\_\_\_\_\_

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

Water Department: Approved  Disapproved  Reviewed by: Mike Osborn

Comments: No Issues

Sewer Department: Approved  Disapproved  Reviewed by: Brian Scott

Comments: Will need to call in locates

Gas Department: Approved  Disapproved  Reviewed by: Steve Brown

Comments: Locates

Water Distribution/Collections: Approved  Disapproved  Reviewed by: Brian Scott

Comments: Will need to call in locates. Will also need a master meter.

Customer Service: Approved  Disapproved  Reviewed by: Shasta Pelham

Comments: A tap application would be required to access city utilities.

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: **Locates**

Fire Department: Approve  Disapprove  Reviewed by: **Dwight Boozer**

Comments: **No concerns at this time.**

Police Department: Approve  Disapprove  Reviewed by **Andy Miles**

Comments: **No issues.**

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.



### Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 34-3S-16-02463-000 (10209) | NON AG ACREAGE (9900) | 19.3 AC**  
 COMM NE COR OF SEC, RUN W 1074.95 FT TO W R/W OF I-75 FOR POB, RUN SE ALONG R/W 2062.22 FT, S 452.39 FT,  
 W 610.24 FT, S 271.63 FT, SE 300 FT, W 60 FT.

#### NOTES:



#### 2022 Working Values

<b>THE GRAND RESERVE AS PELHAM LLC</b>	Mkt Lnd	\$965,000	Appraised	\$965,000
Owner: 3517 RETAIL DRIVE PHENIX CITY, AL 36869	Ag Lnd	\$0	Assessed	\$965,000
	Bldg	\$0	Exempt	\$0
	XFOB	\$0		
	Just \$965,000		county:\$965,000	
Sales 12/16/2021			city:\$965,000	
12/1/1986	\$1,350,000	V (Q)	other:\$0	
Info 12/1/1986	\$476,800	V (U)		
	\$476,800	V (Q)	school:\$965,000	

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

[GrizzlyLogic.com](http://GrizzlyLogic.com)



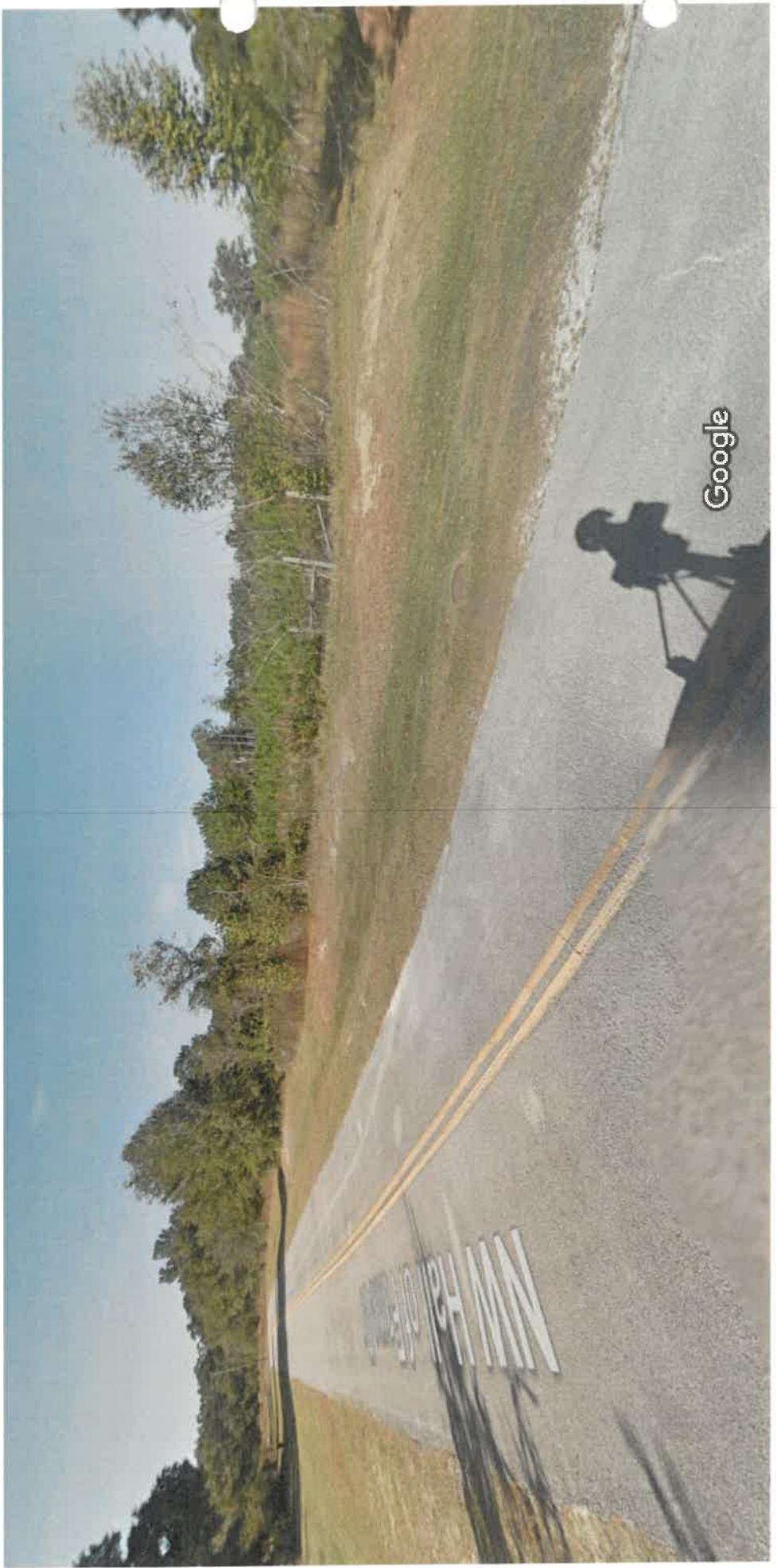


Image capture: Nov 2013 © 2022 Google

3661 NW Huntsboro St

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Street View & 360°

All

**Google Maps** NW Hall of Fame Dr

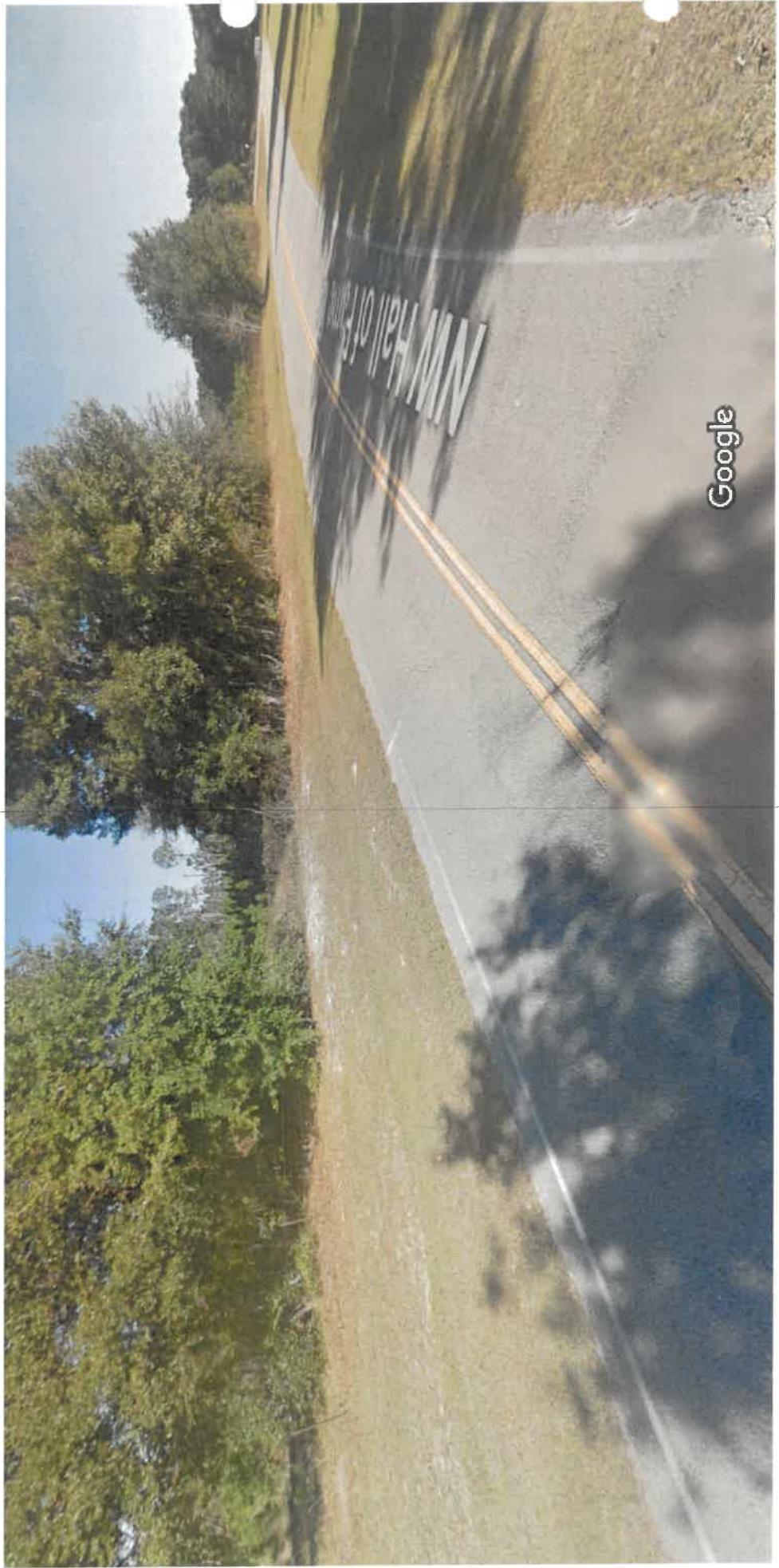


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