



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:

Project Parcel Number: 34-3S-16-02463-000

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

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**Sewer Department:** Approved ☒ Disapproved ☐ Reviewed by: Brian Scott

Comments: Will need to call in locates

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**Gas Department:** Approved ☒ Disapproved ☐ Reviewed by: Steve Brown

Comments: Locates

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**Water Distribution/Collection:** Approved ☒ Disapproved ☐ Reviewed by: Brian Scott

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

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**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.

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**Public Safety – Public Works, Fire Department, Police Department**

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

Comments: Locates

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

Comments: No concerns at this time.

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

Comments: No issues.

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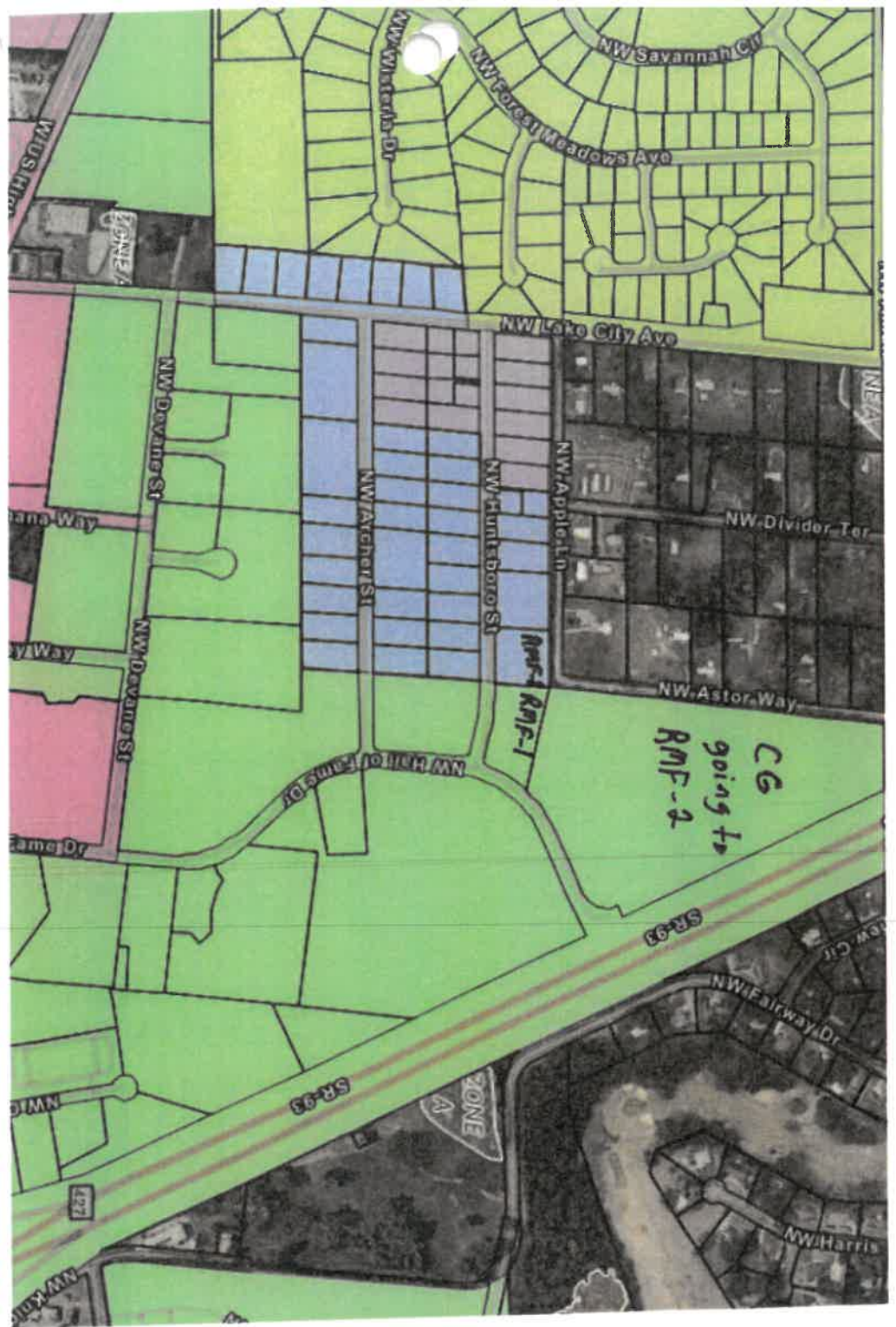
Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.



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**GrizzlyLogic.com**





Google Maps NW Hall of Fame Dr

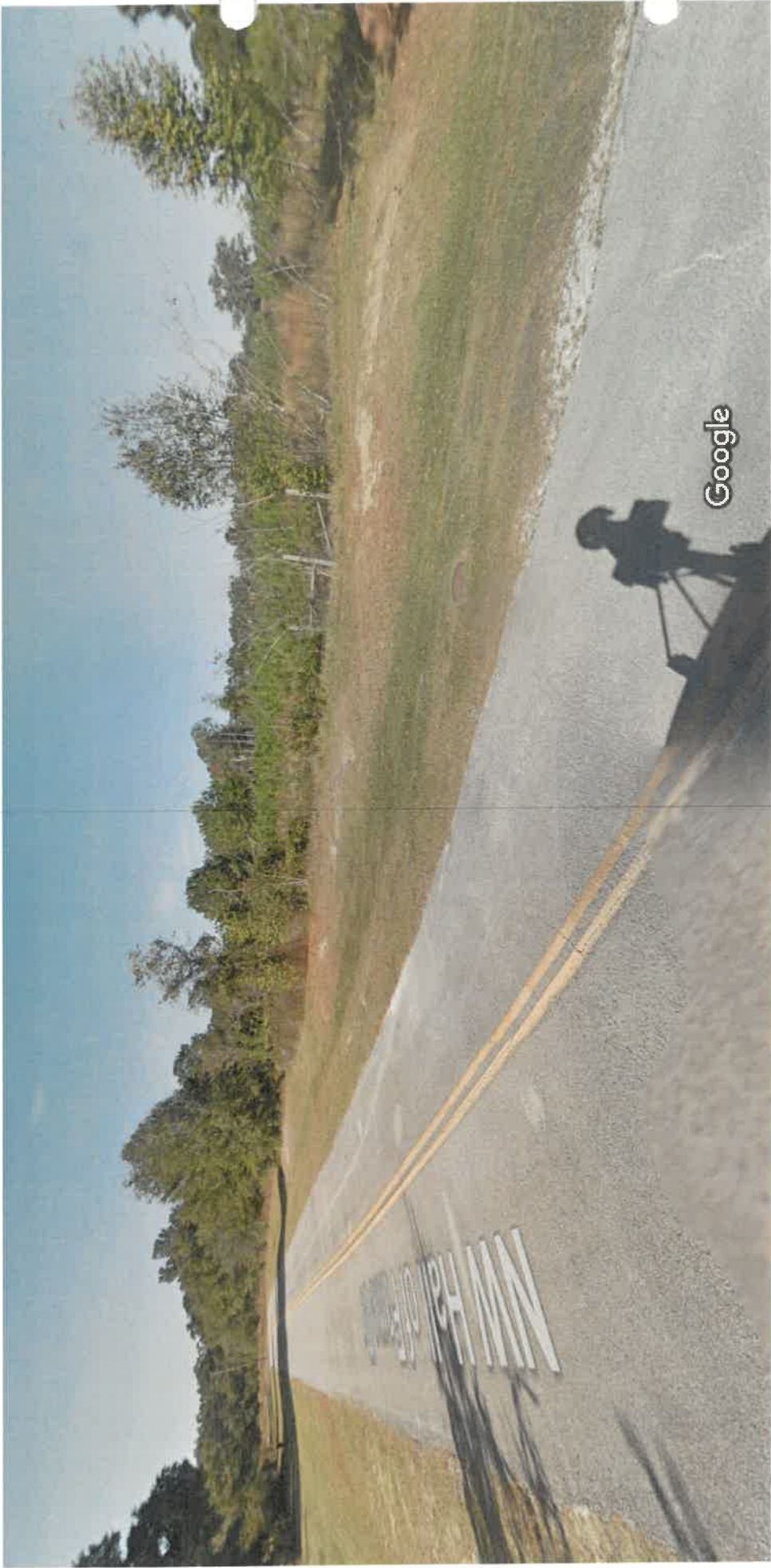


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← 3661 NW Huntsboro St

All Street View & 360°



Google Maps NW Hall of Fame Dr



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