

# Project Summary

**Project Name:** Winsberg Apartments CPA and Re-zoning

**Project Number:** CPA23-06 and Z23-07

**Parcel Number:** 11602-002 and 11642-000

## Project Notes

- Project type: Re-zoning and comprehensive plan amendment
- Future land use is: Residential Medium
- Proposed future land use is: Residential High
- Zoning designation is: Residential Single-Family 3 and Residential Multi-Family 1
- Proposed zoning is: Residential Multi-Family 2
- Proposed use of the property: Family Housing
- Land is conducive for use: Yes, per the LDR section 4.9.2.2. The parcel is not contiguous with other parcels that are residential multi-family 2 zoning district and is not in close proximity.
- See staff review for notes from directors and city staff for their comments.

## Project Summary

Project Z23-07 and CPA23-05 is for a re-zoning and has been reviewed by city staff. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. The parcel is not contiguous with the Residential Multi-Family 2 Zoning District. At this time the City has concerns of traffic on Early Street as this proposed project would add an additional 997.5 trips per day per applicants traffic analysis.



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: 08-17-2023

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

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

Project Number: CPA23-00 and Z23-00

Project Name: Winsberg Apartments

Project Address: NW Early St

Project Parcel Number: 11602-002 and 11642-000

Owner Name: David Winsberg

Owner Address: PO Box 2815, Lake City, FL

Owner Contact Information: Telephone Number: 386-755-7449 Email: david@winsberginc.com

Owner Agent Name: \_\_\_\_\_

Owner Agent Address: \_\_\_\_\_

Owner Agent Contact Information: Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

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

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

**Planning and Zoning: Reviewed by:** Robert Angelo **Date:** 08/28/2023

**Comments:** The property is not contiguous to a residential multi-family 2 zoning district and is not in close proximity. However it is contiguous to a residential multi-family1. Proposed use would put 997.5 trip per day on Early St per traffic analysis.

**Business License: Reviewed by:** Marshall Sova **Date:** 8/17/2023  
Marshall Sova (Aug 17, 2023 09:12 EDT)

**Comments:** If approved and apartments are built a business license will need to be applied for.

**Code Enforcement: Reviewed by:** Marshall Sova **Date:** 8/17/2023  
Marshall Sova (Aug 17, 2023 09:12 EDT)

**Comments:** No open code enforcement cases

**Permitting: Reviewed by:** Angela **Date:** 8/17/23

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

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

**Water Department: Reviewed by:** Michael L. Osborn Jr. Michael L. Osborn Jr. (Aug 17, 2023 13:14 EDT) **Date:** 8/17/23

**Comments:** None

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**Sewer Department: Reviewed by:** Cody P Cody P (Aug 17, 2023 10:53 EDT) **Date:** 8/17/23

**Comments:** None

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**Gas Department: Reviewed by:** Steve Brown Steve Brown (Aug 17, 2023 13:31 EDT) **Date:** \_\_\_\_\_

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

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**Water Distribution/Collection: Reviewed by:** brian scott brian Scott (Aug 17, 2023 13:19 EDT) **Date:** \_\_\_\_\_

**Comments:** will need utility plans , utilities will have to be extended to some property.

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**Customer Service: Reviewed by:** Shasta Pelham Shasta Pelham (Aug 18, 2023 07:59 EDT) **Date:** 08/18/23

**Comments:** A tap application and utility plans must be submitted in order to request water, sewer and/or natural gas services.

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

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This response does not represent the City of Lake City's commitment for 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 :

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

**Public Works: Reviewed by:**  Steve Brown (Aug 17, 2023 13:31 EDT) **Date:** \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Fire Department: Reviewed by:** *Dwight Booger* **Date:** 08/17/2023

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Police Department: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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.