



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
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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: 02/03/2026

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

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

Project Number: TBD

Project Name: C&W Business Park S/D Rezoning

Project Address: TBD

Project Parcel Number: 02712-101, 102, 103, 104, 105, 106, and 107

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

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

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

Owner Agent Name: Daniel Crapps

Owner Agent Address: 291 NW Main Blvd, Lake City, FL

Owner Agent Contact Information: Telephone: 386-755-5110 Email: dcrapps@danielcrapps.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 Thomson 7C2DC476A33B441... **Date:** 2/11/2026

No comments at this time.

**Planning and Zoning: Reviewed by:** DocuSigned by: Robert Angelo F001ED33898E4BE... **Date:** 2/6/2026

No comments at this time.

**Business License: Reviewed by:** Signed by: Marshall Sova EBB18D144D974CD... **Date:** 2/3/2026

A business tax receipt and a certificate of use will be need to be applied for if businesses open on these properties.

**Code Enforcement: Reviewed by:** Signed by: Marshall Sova EBB18D144D974CD... **Date:** 2/3/2026

No liens, codes or violations on these properties.

**Permitting: Reviewed by:** Signed by: Loy Stackatill 6546183A9E144CD... **Date:** 2/6/2026

No comments at this time

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

**Water Department: Reviewed by:** Signed by: Mike Osborn 896039544814E3 **Date:** 2/4/2026

No comments at this time

**Sewer Department: Reviewed by:** DocuSigned by: Cody Bridgman DB2A01EF550A0249E **Date:** 2/3/2026

No comment at this time

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

**Water Distribution/Collection: Reviewed by:** Signed by: Brian Scott F598EB8125784F8 **Date:** 2/11/2026

no comment

**Customer Service: Reviewed by:** DocuSigned by: Shasta Pellam 16017A3110242E **Date:** 2/9/2026

A tap application and utility plans must 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 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 service and receipt of your payment for all

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

**Public Works: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Fire Department: Reviewed by:** Signed by: Ret Tompkins \_\_\_\_\_ **Date:** 2/3/2026

Nothing to comment at this time.

**Police Department: Reviewed by:** Signed by: Andy Miles \_\_\_\_\_ **Date:** 2/5/2026

No comment 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:** Signed by: Sara Ferson \_\_\_\_\_ **Date:** 2/3/2026

These parcels are within a permitted master system (ERP-023-207040-1). Application shall be submitted to verify conformance with master system. Construction cannot commence until SRWMD ERP has been issued.

**School Board: Reviewed by:** Signed by: Robert Hartley \_\_\_\_\_ **Date:** 2/3/2026

No comments at this time

**County Engineer: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**County Planner: Reviewed by:** Signed by: Seth Lane \_\_\_\_\_ **Date:** 2/3/2026

Properties lie fully within the city limits. No county zoning or FLUM assignment from the county. No comment further comment at this time.