



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: 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 F001ED33B98E4BE... **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 DB2A01EF55A02498 **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: Seble Janz _____ **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.