

# Project Summary

**Project Name:** Legends of Lake City Re-zoning

**Project Number:** CPA22-07 and Z22-06

**Parcel Number:** 02463-000-000

## Project Notes

- Project type: Re-zoning and comprehensive plan amendment
- Future land use is: Commercial
- Proposed future land use is: Residential High Density
- Zoning designation is: Commercial General
- Proposed zoning is to Residential Multi-Family 2
- Proposed use of the property: Apartment Complex
- Land is conducive for use: Yes, per the LDR section 4.9.2. The parcel is contiguous with other parcels that are residential multi-family.
- See staff review for notes from directors and city staff for their comments.

## Project Summary

Project Z22-06 and CPA22-07 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. At this time the City has not concerns.



**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,

**Owner: THE GRAND RESERVE AS PELHAM LLC**  
 3517 RETAIL DRIVE  
 PHENIX CITY, AL 36869

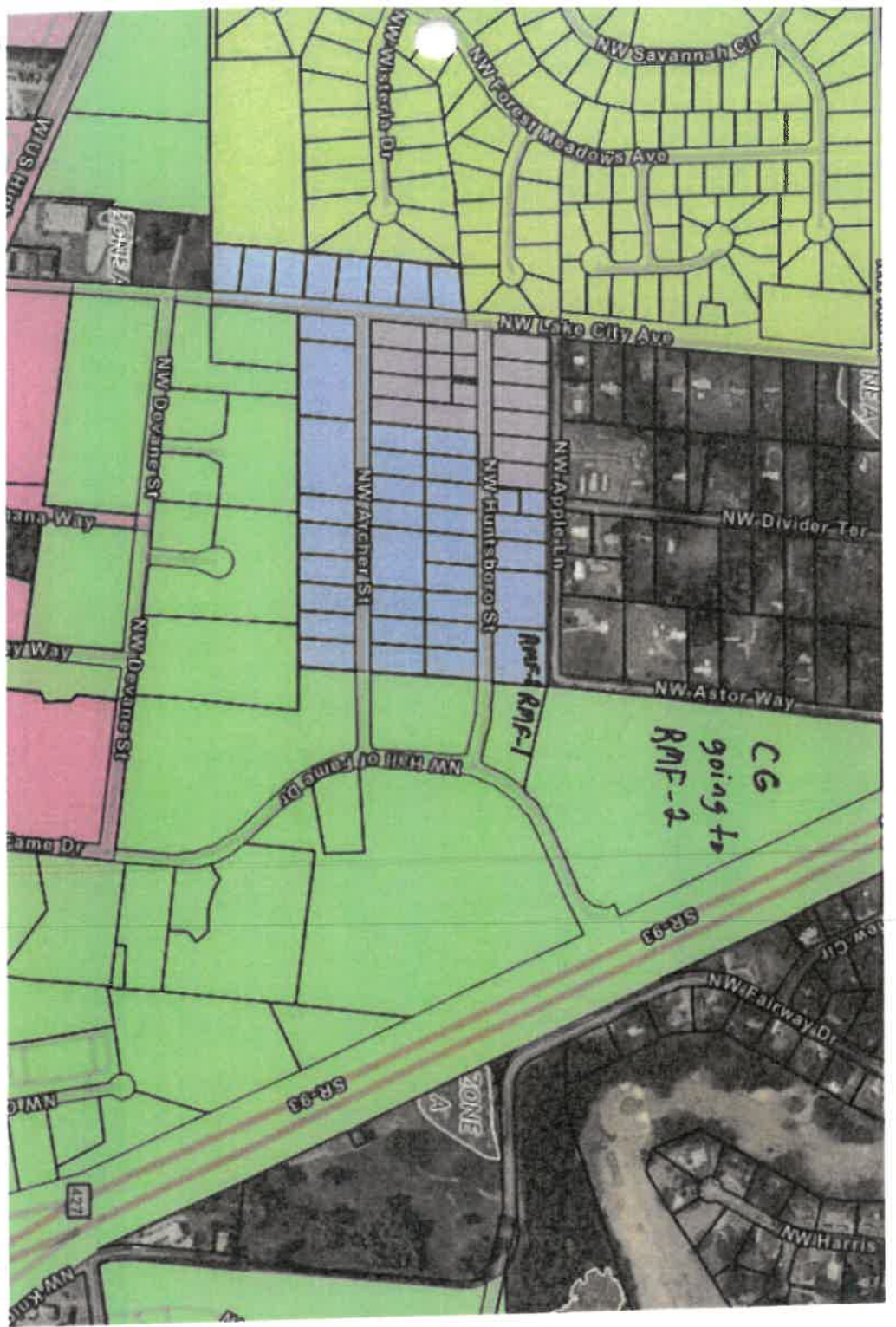
**Site:**  
 Sales 12/16/2021 \$1,350,000 V (Q)  
 12/1/1986 \$476,800 V (U)  
 Info 12/1/1986 \$476,800 V (Q)

2022 Working Values			
Mkt Lnd	\$965,000	Appraised	\$965,000
Ag Lnd	\$0	Assessed	\$965,000
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$965,000	Total	county:\$965,000
		Taxable	city:\$965,000
			other:\$0
			school:\$965,000

**NOTES:**



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, it's use, or it's 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)



# Google Maps NW Hall of Fame Dr

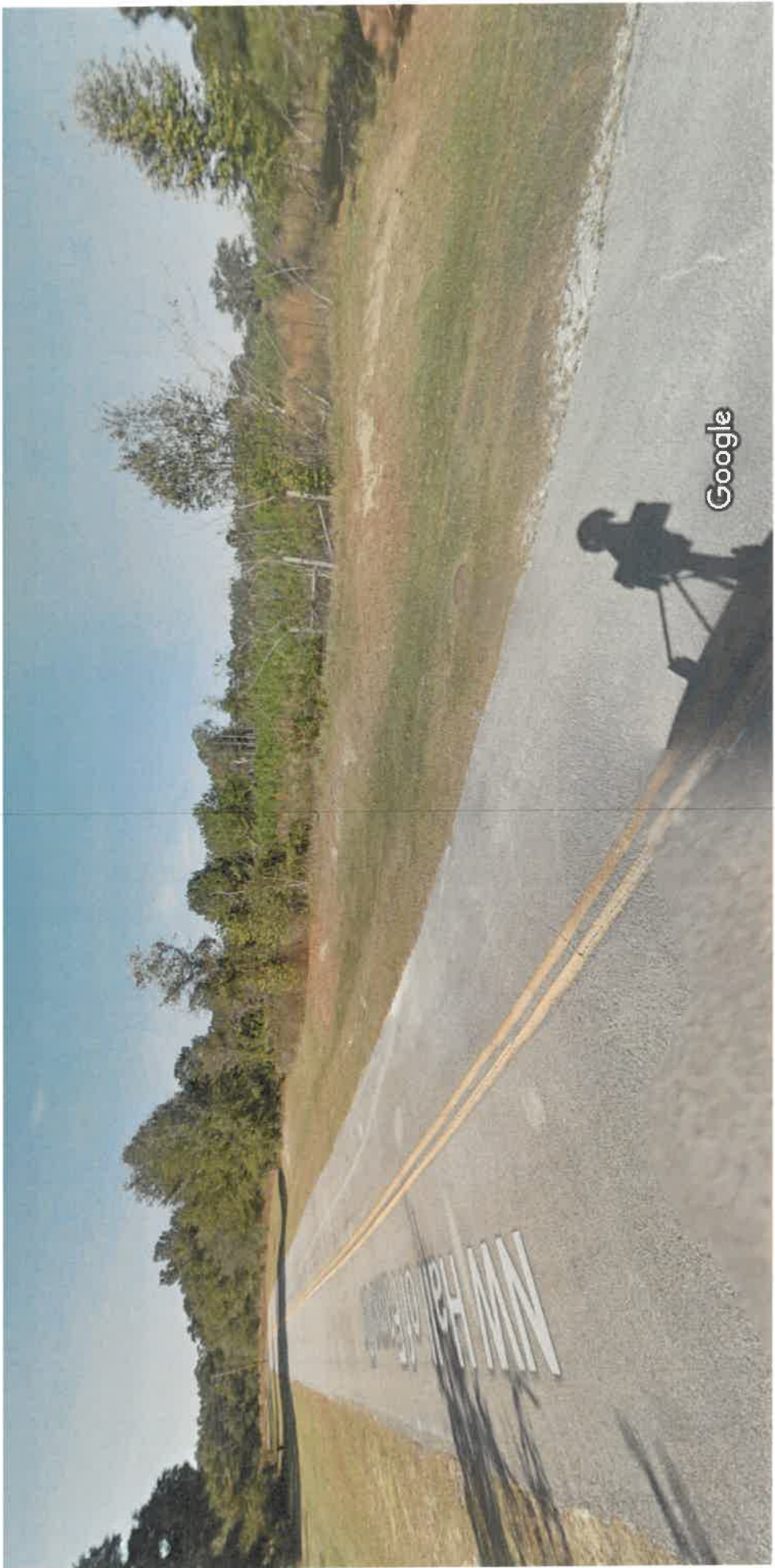


Image capture: Nov 2013 © 2022 Google

← 3661 NW Huntsboro St

All Street View & 360°

Google Maps NW Hall of Fame Dr



Image capture: Nov 2013 © 2022 Google

← 3661 NW Huntsboro St

All Street View & 360°



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

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

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: Robert Angelo

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

**Consistent with the LDR**

**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 Osborne

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

**Sewer Department:** Approved  Disapproved  Reviewed by: \_\_\_\_\_

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

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

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

**Water Distribution/Collection:** Approved  Disapproved  Reviewed by: \_\_\_\_\_

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

**Customer Service:** Approved  Disapproved  Reviewed by: \_\_\_\_\_

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



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

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

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

**Fire Department:** Approve  Disapprove  Reviewed by: Asst. Chief Boozer

Comments: No concerns at this time  
\_\_\_\_\_  
\_\_\_\_\_

**Police Department:** Approve  Disapprove  Reviewed by: Asst. Chief Andy Miles

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.