



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: 01/08/24

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

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

Project Number: SE24-02 and SE24-03

Project Name: Chestnut Springs and Washington Springs

Project Address: _____

Project Parcel Number: 11915-101 through 104

Owner Name: Gateway Development LLC

Owner Address: PO Box 1330, Lake City, FL 32056

Owner Contact Information: Telephone Number: 386-984-6476

Email: _____

Owner Agent Name: James Curry

Owner Agent Address: 2127 Forest Gate Dr, Jacksonville, FL 32246

Owner Agent Contact Information: Telephone: 386-365-3669

Email: jim@jimcurryhomes.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

DocuSigned by:
Building Department: Reviewed by: Dave Young **Date:** 1/11/2024
2624CF6D4D2B43B...

No comments at this time

DocuSigned by:
Planning and Zoning: Reviewed by: Robert Angelo **Date:** 1/12/2024
F0D1ED33B98E4BE...

Use permitted by special exception per section 4.5.5.13 of the Land Development Regulations.

DocuSigned by:
Business License: Reviewed by: Marshall Sova **Date:** 1/11/2024
E8B18D144D974CD...

No comments

DocuSigned by:
Code Enforcement: Reviewed by: Marshall Sova **Date:** 1/11/2024
E8B18D144D974CD...

No open code cases or liens

DocuSigned by:
Permitting: Reviewed by: Alex Jones **Date:** 1/11/2024
C656039271CC40E...

no comments

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

Water Department: Reviewed by: DocuSigned by: Mike Osborn 896E039544B74E3... **Date:** 1/12/2024

none at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Pridgen DBA01EF55AD249B... **Date:** 1/12/2024

none

Gas Department: Reviewed by: DocuSigned by: Steve Brown 8B57D0CE8F2F4B5... **Date:** 1/12/2024

No comment

Water Distribution/Collection: Reviewed by: DocuSigned by: Brian Scott F590E86125784F8... **Date:** 1/12/2024

no comment at this time

Customer Service: Reviewed by: DocuSigned by: Shasta Pelham 6BD97A03165D4E0... **Date:** 1/17/2024

A tap application and utility plans will need to be submitted in order to request city utilities. The utility fees will be calculated upon approval of the tap application and utility plans.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: DocuSigned by: Steve Brown 8B57D0CE8F2F4B5... **Date:** 1/12/2024

No comment

Fire Department: Reviewed by: DocuSigned by: Dwight Booger 4D1447DF644445D... **Date:** 1/12/2024

No concerns at this time.

Police Department: Reviewed by: DocuSigned by: Sue Trull 665374359EAC4D8... **Date:** 1/22/2024

No concerns 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.