

Project Summary

Project Name: Twenty-Eight Fourteen CPA and Re-zoning

Project Number: CPA23-04 and Z23-05

Parcel Number: 06085-000

Project Notes

- Project type: Re-zoning and comprehensive plan amendment
- Future land use is: Residential Moderate
- Proposed future land use is: Residential Medium
- Zoning designation is: Residential Single-Family 2
- Proposed zoning is: Residential Office
- Proposed use of the property: Family Housing
- Land is conducive for use: Yes, per the LDR section 4.10.2. The parcel is not contiguous with other parcels that are residential office.
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project Z23-05 and CPA23-04 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 Office Zoning District. However, there is a Residential Office zoning to the southeast corner of the parcel. At this time the City has no other concerns.



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: 08-15-2023

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

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

Project Number: CPA23-04 and Z23-05

Project Name: Twenty-Eight Fourteen LLC

Project Address: 331 NW Gwen Lake Ave

Project Parcel Number: 06085-000

Owner Name: Twenty-Eight Fourteen LLC

Owner Address: 930 NE Joe Coney Ave, Lake City

Owner Contact Information: Telephone Number: 407-748-1475 Email: vgeorge1976@hotmail.com

Owner Agent Name: Carol Chadwick

Owner Agent Address: 1208 SW Fairfax Glen, Lake City

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.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: _____ Date: _____

Comments: _____

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

Comments: _____
Parcel 06085-000 is not contiguous to the RO zoning district. However it is in close
proximity to the RO zoning district.

Business License: Reviewed by: Marshall Sova Date: 8/16/2023
Marshall Sova (Aug 16, 2023 14:16 EDT)

Comments: No business license needed

Code Enforcement: Reviewed by: Marshall Sova Date: 8/16/2023
Marshall Sova (Aug 16, 2023 14:16 EDT)

Comments: _____
No open code enforcement cases

Permitting: Reviewed by: [Signature] Date: 8/16/23

Comments: Start date for construction may change where permitted.

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

Water Department: Reviewed by: Michael L. Osborn Jr. Date: 8/17/23
Michael L. Osborn Jr. (Aug 17, 2023 07:26 EDT)

Comments: None

Sewer Department: Reviewed by: Cody Pritchett Date: 8/16/23
Cody Pritchett (Aug 16, 2023 14:34 EDT)

Comments: None

Gas Department: Reviewed by: Steve Brown Date: _____
Steve Brown (Aug 17, 2023 13:42 EDT)

Comments: _____

Water Distribution/Collection: Reviewed by: Brian Scott Date: _____
Brian Scott (Aug 17, 2023 13:21 EDT)

Comments: will need utility plans, will need master meters

Customer Service: Reviewed by: Shasta Pelham Date: 08/18/23
Shasta Pelham (Aug 18, 2023 08:01 EDT)

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.

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.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: *Steve Brown* Steve Brown [Aug 17, 2023 13:42 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.