

# **Project Summary**

**Project Name:** The Sanders Trust CPA and Re-zoning

**Project Number:** CPA23-05 and Z23-06

**Parcel Number:** 02579-002

## **Project Notes**

- Project type: Re-zoning and comprehensive plan amendment
- Future land use is: Commercial County
- Proposed future land use is: Commercial City
- Zoning designation is: Commercial Intensive County
- Proposed zoning is: Commercial Intensive City
- Proposed use of the property: Rehab Facility
- Land is conducive for use: Yes, per the LDR section 4.13.2 and 4.12.2.5. The parcel is contiguous to the Commercial Intensive City zoning district.
- See staff review for notes from directors and city staff for their comments.

## **Project Summary**

Project Z23-06 and CPA23-05 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 no concerns.



DEPARTMENT OF GROWTH MANAGEMENT  
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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: 08-16-2023

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

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

Project Number: CPA23-05 and Z23-06

Project Name: ClearSky- The Sanders Trust

Project Address: \_\_\_\_\_

Project Parcel Number: 02579-002

Owner Name: Real Terrace LLC

Owner Address: 1096 SW Main BLVD

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

Owner Agent Name: Brandon Stubbs

Owner Agent Address: P.O. Box 3823, Lake City, FL

Owner Agent Contact Information: Telephone: 383-752-4675 Email: bstubbs@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: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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

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

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

**Business License: Reviewed by:** Marshall Sova **Date:** 8/16/2023  
Marshall Sova / Aug 16, 2023 13:50 EDT

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

**Code Enforcement: Reviewed by:** Marshall Sova **Date:** 8/16/2023  
Marshall Sova / Aug 16, 2023 13:50 EDT

**Comments:** \_\_\_\_\_  
**No open code enforcement cases** \_\_\_\_\_  
\_\_\_\_\_

**Permitting: Reviewed by:** Angela **Date:** 8/16/23

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

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

**Water Department: Reviewed by:** Micheal L. Osborn Jr. Micheal L. Osborn Jr. (Aug 17, 2023 07:24 EDT) **Date:** 8/17/23

**Comments:** None  
\_\_\_\_\_  
\_\_\_\_\_

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

**Comments:** None  
\_\_\_\_\_  
\_\_\_\_\_

**Gas Department: Reviewed by:** Steve Brown Steve Brown (Aug 17, 2023 13:43 EDT) **Date:** \_\_\_\_\_

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

**Water Distribution/Collection: Reviewed by:** Brian Scott Brian Scott (Aug 17, 2023 13:25 EDT) **Date:** \_\_\_\_\_

**Comments:** will need utility plans , there are some utility's that will have to be moved per developer  
\_\_\_\_\_  
\_\_\_\_\_

**Customer Service: Reviewed by:** Shasta Pelham Shasta Pelham (Aug 18, 2023 08:10 EDT) **Date:** 08/18/23

**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. Please note Mr. Scott's comment; the Developer will be responsible for any changes required to the existing utility infrastructure. There is a utility easement located on the property.

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 13:43 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.