



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: 08/20/2024

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

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

Project Number: CPA24-03 and Z24-04

Project Name: The Commons at Baker Heights CPA and Rezoning

Project Address: TBD

Project Parcel Number: 13898-000, 13905-000, 13906-000, and 14072-000

Owner Name: The Law Offices of Travis Koon, PLLC

Owner Address: 284 SW Baya Dr Suite 101, Lake City, FL 32025

Owner Contact Information: Telephone Number: 386-597-0000 Email: jkoon@koonlegal.com

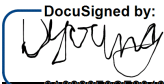
Owner Agent Name: Lance Jones, PE

Owner Agent Address: 855 SW Baya Drive, Lake City, FL 32025

Owner Agent Contact Information: Telephone: 386-965-9000 Email: ljones@jonesengineer  
ing.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:** 8/29/2024


No comments at this time

**Planning and Zoning: Reviewed by:**  **Date:** 9/24/2024

Parcel 13905-000 is zoned RO and is a zoning island. Parcel 13906 has two zonings, RSF-2 and CG. Parcel 14072-001 is zoned RSF-2 and is contiguous to RSF-2 and CG zoning districts. Parcel 13898-000 is zoned CG and has a FLU of Residential Moderate which is not compatible with the current zoning. This rezoning and Comp Plan amendment will fix the zoning issues on the parcels and be more consistent with the area.

**Business License: Reviewed by:**  **Date:** 8/28/2024

No issues

**Code Enforcement: Reviewed by:**  **Date:** 8/28/2024

No liens, codes or violations on the properties

**Permitting: Reviewed by:**  **Date:** 9/9/2024

none at this time

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

**Water Department: Reviewed by:** Signed by: Mike Osborn DBA01E5F5A024E8 **Date:** 8/28/2024

No comments at this time

**Sewer Department: Reviewed by:** DocuSigned by: Cody Pridgen DBA01E5F5A024E8 **Date:** 8/28/2024

none

**Gas Department: Reviewed by:** Signed by: Steve Brown BB07B0CE8F2F4B5 **Date:** 8/28/2024

The city has gas utility in the area that will need to be discussed.

**Water Distribution/Collection: Reviewed by:** Signed by: Brian Scott F508E60125784F8 **Date:** 9/3/2024

the city has water/sewer in the area needs discussed

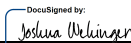
**Customer Service: Reviewed by:** DocuSigned by: Shasta Pelham DB097A031E5C4E8 **Date:** 8/30/2024

A tap application and utility plans will need to 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 applicable fees.

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

**Public Works: Reviewed by:**  **Date:** 8/28/2024

I would like to discuss further.

**Fire Department: Reviewed by:**  **Date:** 9/9/2024

I have no comments

**Police Department: Reviewed by:**  **Date:** 9/13/2024

No comments at this time

**NOTE: 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:** DocuSigned by: Garrett Spencer **Date:** 9/3/2024

The site may require an ERP Individual Permit depending on the size of the future development.

**School Board: Reviewed by:** DocuSigned by: Keith Hatcher **Date:** 8/29/2024

No comments at this time.

**County: Reviewed by:** DocuSigned by: Chad Williams **Date:** 8/30/2024

No issues were identified by this office at this time. This comment is provided by the County Engineer based only on the information contained in the application provided. This response does not constitute the engineer's professional opinion with respect to the project and does not constitute approval of any committee or board for Columbia County. Such opinions and approvals, if any, shall be as provided by County code or regulations.

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