



# Staff Presentation of CPA 24-03 & Z 24-04


COMMONS AT BAKER HEIGHTS COMP PLAN AMENDMENT AND  
REZONING

# Introduction

- Petition to change the Future Land Use from Residential Moderate and Residential Medium to Commercial
- Companion petition Z24-04 is changing the zoning from Residential Single Family 2 and Residential Office to Commercial General
- Petition CPA 24-03 and Z 24-04 are for parcels 14072-001, 13906-000, and 13905-000.

# Staff Review

Envelope ID: 4F2DME3-EPF54945-A011-8800070AET

 DEPARTMENT OF GROWTH MANAGEMENT  
205 North Main Street  
Lake City, Florida 32055  
Telephone: (386) 719-3750  
[staffmanagement@lkcfla.com](mailto:staffmanagement@lkcfla.com)

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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: 08/20/2024

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 CMA and rezoning

Project Address: TBD

Project Parcel Number: 13888-000, 13903-000, 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: tkoon@koonlegal.com

Owner Agent Name: Lance Jones, PE


Owner Agent Address: 255 SW Bay Drive, Lake City, FL 32025

Owner Agent Contact Information: Telephone: 386-865-9000 Email: ljones@jonesengineering.com


The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following:

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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 13903-000 is zoned RD and is a zoning island. Parcel 13906 has two zonings, RSP-2 and CG. Parcel 14072-001 is zoned RSP-2 and is contiguous to RSP-2 and CG zoning districts. Parcel 13888-000 is zoned CG and has a PLU 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

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# Staff Review Continued

Design Envelope ID: #72D4E3-EP5-4945-A311-860000704E7

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

Water Department: Reviewed by: [Signature] Date: 8/28/2024

No comments at this time

Sewer Department: Reviewed by: [Signature] Date: 8/28/2024

None

Gas Department: Reviewed by: [Signature] Date: 8/28/2024

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

Water Distribution/Collection: Reviewed by: [Signature] Date: 9/3/2024

the city has water/sewer in the area needs discussed

Customer Service: Reviewed by: [Signature] 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.

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Design Envelope ID: #72D4E3-EP5-4945-A311-860000704E7

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

Public Works: Reviewed by: [Signature] Date: 8/28/2024

I would like to discuss further.

Fire Department: Reviewed by: [Signature] Date: 9/3/2024

I have no comments

Police Department: Reviewed by: [Signature] 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.

# Staff Review Continued

Design: Drawing ID: 4F2D8E3 88F9-0849-A211-080000070A67

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FOOT: Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

Suwannee River Water Management: Reviewed by: \_\_\_\_\_ Date: 8/1/2024

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

School Board: Reviewed by: \_\_\_\_\_ Date: 8/28/2024

No comments at this time.

County: Reviewed by: \_\_\_\_\_ 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.

**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.**

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# Zoning Map

