



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
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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: 03/05/24

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

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

Project Number: SE 24-03

Project Name: Gateway RV Park

Project Address: _____

Project Parcel Number: 02712-001 and 02714-009

Owner Name: Millenium Bancshares, INC

Owner Address: 514 SW SR 47, Lake City, FL

Owner Contact Information: Telephone Number: 866-691-5646 Email: suzannen@millenniumbank.com

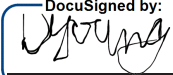
Owner Agent Name: Kathie Ebaugh (JBPro)

Owner Agent Address: 3530 NW 43rd St, Gainesville, FL

Owner Agent Contact Information: Telephone: 352-375-8999 Email: kathie.ebaugh@jbpro.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:** 3/7/2024
DocuSigned by: Robert Angelo
6A9220F9CF20485...

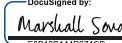
No comments at this time

Planning and Zoning: Reviewed by:  **Date:** 3/18/2024
DocuSigned by: Robert Angelo
F0D1ED3388E4BE...

Travel trailer parks or campgrounds require a special exception in the Commercial Highway Interchange (CHI) zoning district per section 4.15.5.2 of the Land Development Regulations. The proposed site is in both flood zone X and flood zone A.

Business License: Reviewed by:  **Date:** 3/11/2024
DocuSigned by: Marshall Sosa
EBB18D144D974CD...

will need to apply for business license before opening

Code Enforcement: Reviewed by:  **Date:** 3/11/2024
DocuSigned by: Marshall Sosa
EBB18D144D974CD...

No codes, liens or violations

Permitting: Reviewed by:  **Date:** 3/11/2024
DocuSigned by: Ann Jones
F5E79CA4532C435...

no comment at this time

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

Water Department: Reviewed by: DocuSigned by: Mike Osborn 896E039544B74E3... **Date:** 3/7/2024

No concerns at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Prignon DBA01EFS5AC226B... **Date:** 3/11/2024

None

Gas Department: Reviewed by: DocuSigned by: Steve Brown 8B57D0CE8F2F4B5... **Date:** 3/11/2024

No comment.

Water Distribution/Collection: Reviewed by: DocuSigned by: Brian Scott F599EB8125784F8... **Date:** 3/12/2024

good

Customer Service: Reviewed by: DocuSigned by: Shasta Pelham 6BD97A03165D4E0... **Date:** 3/18/2024

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

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: DocuSigned by: Steve Brown 8857DOCE8F2F4B5... **Date:** 3/11/2024

No Comment.

Fire Department: Reviewed by: DocuSigned by: Reshna Welinger 6AA3758B8B8A8E... **Date:** 3/14/2024

I have no issues at this time

Police Department: Reviewed by: DocuSigned by: Sue Trull 885374359EAC4D8... **Date:** 3/7/2024

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 Spurr 650C0305882B420... **Date:** 3/8/2024

The project will require an Environmental Resource Permit. We recommend the applicant schedule a pre-application meeting with SRWMD to go over the requirements.

School Board: Reviewed by: DocuSigned by: Leitha Patcher 96699F1918DC425... **Date:** 3/8/2024

No comments at this time.

County: Reviewed by: DocuSigned by: Chad Williams 35A47263EAB7416... **Date:** 3/7/2024

There is concern regarding traffic and stormwater/flooding. More information will be required. 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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