



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: 02/03/2026

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

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

Project Number: SPR 26-04

Project Name: Paradise RV Resort

Project Address: TBD

Project Parcel Number: 02712-001 and 02714-009

Owner Name: Lake City Hotels, INC

Owner Address: 3696 W Hwy 90, Lake City, FL

Owner Contact Information: Telephone Number: 386-267-6629 Email: NRPJKPATEL@LAKE CITYHOTELS.COM

Owner Agent Name: Daniel Crapps

Owner Agent Address: 291 NW Main Blvd, Lake City, FL

Owner Agent Contact Information: Telephone: 386-755-5110 Email: dcrapps@danielcrapps.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: Signed by: Scott Thomas 7C2DC476A33841... **Date:** 2/11/2026

No comments at this time

Planning and Zoning: Reviewed by: DocuSigned by: Robert Angelo F0D1ED33988E48E... **Date:** 3/6/2026

No comments at this time.

Business License: Reviewed by: Signed by: Marshall Sova E8B18D144D974CD... **Date:** 2/3/2026

A business tax receipt and certificate of use will need to be applied for.

Code Enforcement: Reviewed by: Signed by: Marshall Sova E8B18D144D974CD... **Date:** 2/3/2026

No liens, codes or violations on this property.

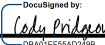
Permitting: Reviewed by: Signed by: Loy Stackatill 6546153A9E144CD... **Date:** 2/6/2026

No comments at this time

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

Water Department: Reviewed by:  **Date:** 2/4/2026

No comments at this time

Sewer Department: Reviewed by:  **Date:** 2/3/2026

No comment at this time

Gas Department: Reviewed by: _____ **Date:** _____

Water Distribution/Collection: Reviewed by:  **Date:** 2/11/2026

will be master meter all sewer on the property will be private

Customer Service: Reviewed by:  **Date:** 2/9/2026

A tap application must 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

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: _____ **Date:** _____

Fire Department: Reviewed by: Signed by: Phil Thompson _____ **Date:** 2/4/2026

I have a couple of areas of concern about the travel distance to some of the fire hydrants.

They will need to have bollards around the propane tank.

If this will be gated, we will need emergency access to the gate.

Police Department: Reviewed by: Signed by: Andy Miles _____ **Date:** 2/5/2026

No comment at this time

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:  **Date:** 2/3/2026

A permit application has been submitted with our office (ERP-023-249921-2). Construction cannot commence until SRWMD permit has been approved.

School Board: Reviewed by:  **Date:** 2/3/2026

No comments at this time

County Engineer: Reviewed by: _____ **Date:** _____

County Planner: Reviewed by:  **Date:** 2/3/2026

No comment at this time