



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
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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: 03/11/2024

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

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

Project Number: SPR 24-04

Project Name: Legends

Project Address: _____

Project Parcel Number: 02463-000

Owner Name: Juston Trimback

Owner Address: 3517 Retail Dr, Phenix City, AL

Owner Contact Information: Telephone Number: 386-468-0604 Email: trimback@magellenpropertiesllc.com

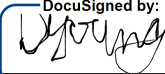
Owner Agent Name: Dalton Kurtz

Owner Agent Address: 1450 SR 47, Lake City, FL

Owner Agent Contact Information: Telephone: 386-752-4675 Email: dkurtz@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:** 3/12/2024
DocuSigned by: Robert Angelo
6A9220F9CF20485...

Sheet C-3, Note #18 references F.A.C. 61G17-6 which cannot be located. Also note states that that all wetlands buffers shall be permanently monumented. I cannot locate where the monuments would be located.

Planning and Zoning: Reviewed by:  **Date:** 3/14/2024
DocuSigned by: Robert Angelo
F01ED33898E4BE...

Ordinance 2022-2234 was approved on final reading by the City Council on January 18, 2023. Current zoning is RMF-2 and would allow for 20 dwelling units per acre.

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

No issues

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

No liens, codes or violations

Permitting: Reviewed by:  **Date:** 3/13/2024
DocuSigned by: Ann Jones
F5E79CA4432C435...

no comment at this time

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

Water Department: Reviewed by: DocuSigned by: Mike Osborn 88E038544B71E3... **Date:** 3/12/2024

no comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Prignon DBA01EF55AD248... **Date:** 3/12/2024

none

Gas Department: Reviewed by: DocuSigned by: Steve Brown 8B57D0CE8F2F4B... **Date:** 3/12/2024

Is there a request for natural gas?

Water Distribution/Collection: Reviewed by: _____ **Date:** _____

Customer Service: Reviewed by: DocuSigned by: Shasta Pelham 6BD97A03165C4E0... **Date:** 3/18/2024

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

It is imperative that we receive the tap application as soon as possible. This application verifies the water meter sizes needed. Larger meters have to be special ordered and could take months to receive.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: DocuSigned by: Steve Brown 8657D11CE9F2F4B5... **Date:** 3/12/2024

SRWMD approval for storm water?

Fire Department: Reviewed by: DocuSigned by: Joshua Wehinger 6AA37568A88440E... **Date:** 3/14/2024

I have no issues at this time

Police Department: Reviewed by: DocuSigned by: Sam Trull 865374359EAC4D8... **Date:** 3/25/2024

No issues 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 650C0305882B42D... **Date:** 3/11/2024

The site has applied for an ERP Individual Permit. The permit number is ERP-023-248222-1. The site will need an approved ERP Individual Permit before construction can begin.

School Board: Reviewed by: DocuSigned by: Keith Hatcler 96099F19108C425... **Date:** 3/12/2024

No comments at this time.

County: Reviewed by: DocuSigned by: Chad Williams 35447263EAB7416... **Date:** 3/14/2024

This office would recommend a Traffic Impact Study be performed for this site and the traffic it will generate along Hall of Fame Drive, and the intersection with US 90. Also, since the proposed stormwater discharge is currently shown to/near the County's right of way at NW Amanda Street and NW Astor Way, the County would need to review and approve the stormwater calculations.
See email for additional comments.

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