

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: 03/15/2024
Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)
Comprehensive Plan Amendment/Zoning (CPA/Z) Certificate of Appropriateness (COA)
Project Number: CPA 24-01 and Z 24-01
Project Name: Sugar Mill Apartments
Project Address: TBD
Project Parcel Number: 08006-001
Owner Name: MHP JR, LLC
Owner Address: PO Box 3243, Valdosta, GA
Owner Contact Information: Telephone Number: 229-560-2305 Email: sugarmillapartments777@gmail.com
Owner Agent Name: Carol Chadwick
Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL
Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.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

Suilding Department: Reviewed by: Oncusigned by: Oncusigned by: Docusigned	3/15/2024
No comments at this time	
anning and Zoning: Reviewed by: Roles Stands	3/19/2024
he property located on parcel 08006-001 is contiguous to RMF-1 istrict and has a RMF-2 touching the property on the southeast he property.	
usiness License: Reviewed by: Marshall SavaDate:	3/18/2024
vill need to apply for a business license □□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□	2/19/2024
— con ou west «col	3/18/2024
No liens, codes or violations	
Permitting: Reviewed by: Mus	3/15/2024
permits to follow after all zoning meetings for approval.	

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

Water Department: Reviewed by:	Date: 3/15/2024
No comments at this time	
Sewer Department: Reviewed by: Usy Prilyon	Date:
none	
Gas Department: Reviewed by: Stur Brown 8887000E8757485.	Date: 3/19/2024
No gas at this location.	
Water Distribution/Collection: Reviewed by:	Date:
Customer Service: Reviewed by: Slata felliam	Date: 3/18/2024
No comments at this time.	

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:	Strue Brown 885700CB87F485	Date: 3/19/2024
No comment.		
ire Department: Reviewed b	Docustigned by:	Date: 3/21/2024
I have no issues.	GAAYSEABBAGE	
Police Department: Reviewed	d by: Sw twll	Date: 3/21/2024
No comment 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: __Date: 3/15/2024 Suwannee River Water Management: Reviewed by: Garrett Spurar It appears the site will require a modification to a previously issued Environmental Resource Permit. We recommend the applicant schedule a pre-application meeting with SRWMD to go over the requirements. The Columbia County School District acknowledges the intent to develop the project known as Sugarmill Apartments Phase II. The District further acknowledges that this development will consist of up to 46 dwelling units on the 2.33 +/- acres located off of SW Grandview Street (Parcel number: 06-4S-17-08006-001. This property is currently zoned for Summers Elementary School, Richardson Sixth Grade Academy, Lake City Middle School and Columbia High School. We have sufficient capacity in our schools to provide education and support to the students who will eventually live County: Reviewed by: ___ (lad Williams 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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