



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.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: 04/29/2024

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

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

Project Number: SPR 24-06

Project Name: Lake City Hotels Phase 2

Project Address: TBA

Project Parcel Number: 02582-002

Owner Name: ERA Investments, LLC

Owner Address: 162 NW Birdie Pl, Lake City, FL 32055

Owner Contact Information: Telephone Number: 386-984-0732 Email: drpatel@primarycaremedic.com

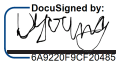
Owner Agent Name: Christopher A. Gmuer, P.E.

Owner Agent Address: 2603 NW 13th Street, Box 314, Gainesville, FL

Owner Agent Contact Information: Telephone: 352-281-4928 Email: chrisg@gmuereng.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:** 4/29/2024

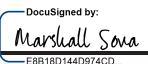
No comments at this time

**Planning and Zoning: Reviewed by:**  **Date:** 5/13/2024

Per section 4.12.2.11, a hotel is a permitted use.

**Business License: Reviewed by:**  **Date:** 4/29/2024

will need to apply for a occupational license before opening.

**Code Enforcement: Reviewed by:**  **Date:** 4/29/2024

No liens, codes or violations

**Permitting: Reviewed by:**  **Date:** 4/30/2024

permits will be required

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

**Water Department: Reviewed by:** DocuSigned by: Mike Osborn 8B6E039544B74E3... **Date:** 4/29/2024

No comments at this time

**Sewer Department: Reviewed by:** DocuSigned by: Cody Pridgen DBA01EF55AD249B... **Date:** 4/30/2024

none

**Gas Department: Reviewed by:** DocuSigned by: Steve Brown 8B57D0CE8F2F4B5... **Date:** 4/30/2024

No comment.

**Water Distribution/Collection: Reviewed by:** DocuSigned by: Brian Scott F599EB6125784F8... **Date:** 5/17/2024

no comments

**Customer Service: Reviewed by:** DocuSigned by: Shasta Pelham 8B097A0316504E0... **Date:** 5/15/2024

A tap application will need to be submitted in order to request water, sewer, and/or natural gas services. 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 6B5700CE6F2F4B5... **Date:** 4/30/2024

No comment.

**Fire Department: Reviewed by:** DocuSigned by: Joshua Melinger 6AA3758BA88A46E... **Date:** 4/30/2024

I have no issues

**Police Department: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**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: \_\_\_\_\_

[Empty box for FDOT comments]

Suwannee River Water Management: Reviewed by: DocuSigned by: *Garritt Spencer* Date: 5/6/2024  
890C03058828420...

The applicant has applied for a permit with SRWMD. The permit number is ERP-023-209165-4.

School Board: Reviewed by: DocuSigned by: *Keith Hatcher* Date: 4/30/2024  
96699F1916BC425...

No comments at this time.

County: Reviewed by: DocuSigned by: *Chad Williams* Date: 5/9/2024  
35A47263EAD7416...

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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