



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto: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: 06/24/2025

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

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

Project Number: TBD

Project Name: Northwest Quadrant Land Trust Rezoning

Project Address: TBD

Project Parcel Number: 02463-115

Owner Name: Northwest Quadrant Land Trust (Daniel Crapps, Trustee)

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

Owner Contact Information: Telephone Number: 386-397-3002 Email: dcrapps@danielscrapps.com

Owner Agent Name: Carol Chadwick, PE

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**

**Building Department: Reviewed by:** Signed by: Scott Thomason 702DC16933847... **Date:** 7/3/2025

No comments at this time

**Planning and Zoning: Reviewed by:** DocuSigned by: Robert Angelo 7007ED33388E8E... **Date:** 7/1/2025

The property is contiguous to a RMF-2 zoning district.

**Business License: Reviewed by:** Signed by: Marshall Sosa EBB18D144D974CD... **Date:** 6/25/2025

Nothing to note

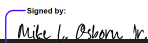
**Code Enforcement: Reviewed by:** Signed by: Marshall Sosa EBB18D144D974CD... **Date:** 6/25/2025

No liens, codes or violations

**Permitting: Reviewed by:** Signed by: Ivy Franco E098F8FE7127498... **Date:** 6/25/2025

No comments at this time.

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

**Water Department: Reviewed by:**  **Date:** 7/1/2025

No comments at this time

**Sewer Department: Reviewed by:**  **Date:** 6/25/2025

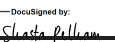
No comment at this time

**Gas Department: Reviewed by:**  **Date:** 7/2/2025

No comment at this time.

**Water Distribution/Collection: Reviewed by:**  **Date:** 6/30/2025

we need to look into this a little more on sewer side, will need all water and sewer gpd usage. i not sure liftstaion will hold with out upgrades

**Customer Service: Reviewed by:**  **Date:** 6/30/2025

A tap application and utility plans would need to 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 to 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, utility plans, and receipt of your payment for all applicable fees.

**Public Safety – Public Works, Fire Department, Police Department**

**Public Works: Reviewed by:** Signed by: Steve Brown 8B6700C83F2F4B5... **Date:** 7/2/2025

No comment at this time.

**Fire Department: Reviewed by:** Signed by: Pat Douglas F7031F118E648F... **Date:** 6/25/2025

Nothing to comment at this time.

**Police Department: Reviewed by:** Signed by: Andy Miles FFA8B7A8DEB48E... **Date:** 6/25/2025

My only concern would be that many residences will create possible traffic issues at Hall of Fame and 90. Currently it that intersection is only regulated by a stop sign for those coming off hall of fame. will this necessitate a traffic signal, or has that been addressed through DOT?

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:** Signed by: Sara Furrow SF12F69007AE4A9... **Date:** 6/27/2025

SRWMD permit will be required, we have not received an environmental resource permit to date. There appear to be no ongoing violations or compliance concerns on this property.

**School Board: Reviewed by:** DocuSigned by: Keith Hatcher 5F00301F1910A0C425... **Date:** 6/25/2025

The only reservation with the school district is the impact that 300 dwelling units will have on traffic patterns and density in the area of CR 252B/Hwy 90 west interchange (which is within 2 miles of Westside Elementary School).

**County Engineer: Reviewed by:** DocuSigned by: Chad Williams 25A0A772C1E1C8B7F410... **Date:** 7/1/2025

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.

**County Planner: Reviewed by:** Signed by: William Goodin 0080C0891E794BF... **Date:** 6/25/2025

no comment