



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: 07/10/2024

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

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

Project Number: CPA 24-02 and Z 24-03

Project Name: Heritage Oaks Apartments

Project Address: TBD

Project Parcel Number: 02463-147

Owner Name: Daniel Crapps

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

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

Owner Agent Name: Lance Jones, P.E.

Owner Agent Address: Jones Engineering and Consulting LLC

Owner Agent Contact Information: Telephone: 386-965-9000 Email: ljones@jonesengineering.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:  DocuSigned by:
Robert Angelo
6A9220F9CF20485... **Date:** 7/10/2024


No comments at this time

Planning and Zoning: Reviewed by:  DocuSigned by:
Robert Angelo
F0D1E033B98E4BE... **Date:** 7/19/2024

Parcel is contiguous to RMF-2 parcel. No other comments at this time.

Business License: Reviewed by:  DocuSigned by:
Marshall Sova
EBB18D144D974CD... **Date:** 7/10/2024

will need to apply for a occupational license

Code Enforcement: Reviewed by:  DocuSigned by:
Marshall Sova
EBB18D144D974CD... **Date:** 7/10/2024

No liens, codes or violations

Permitting: Reviewed by:  DocuSigned by:
Ann Jones
F0E79C8052C4F03... **Date:** 7/22/2024

no comments at this time

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

Water Department: Reviewed by: DocuSigned by: Mike Osborn 888E039544874E3... **Date:** 7/10/2024

No comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Priddy DBA01EF55AD248B... **Date:** 7/12/2024

None

Gas Department: Reviewed by: DocuSigned by: Steve Brown 8B57D0CE8F2F4B5... **Date:** 7/10/2024

will they need gas.

Water Distribution/Collection: Reviewed by: DocuSigned by: Brian Scott F589EB8125784F8... **Date:** 7/16/2024

need utility plans

Customer Service: Reviewed by: DocuSigned by: Shasta Pelham 86D97A03165D4E0... **Date:** 8/2/2024

A tap application and utility plans will 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 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 applicable fees.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  **Date:** 7/10/2024

No comment at this time.

Fire Department: Reviewed by:  **Date:** 7/23/2024

I have no issues

Police Department: Reviewed by:  **Date:** 7/16/2024

No issues at this time, per Ass't Chief Miles

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 rectangular box for FDOT review comments]

Suwannee River Water Management: Reviewed by: DocuSigned by: Garrett Spencer Date: 7/12/2024

The project will require an ERP Individual Permit.

School Board: Reviewed by: DocuSigned by: Keith Hatcher Date: 7/12/2024

The Columbia County School District acknowledges the intent to develop the apartment complex known as Heritage Oaks. The District further acknowledges that this development will consist of up to 32 multi-family units on 1.63 +/- acres located off of Hall of Fame Drive (parcel 34-3S-16-02463-147), which is currently zoned for westside Elementary School, Richardson Sixth Grade Academy, Lake City Middle School and Columbia High School.

County: Reviewed by: DocuSigned by: Chad Williams Date: 7/16/2024

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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