



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: 08/15/2025

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

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

Project Number: CPA 25-10 and Z 25-12

Project Name: Price Creek LLC

Project Address: TBD

Project Parcel Number: 07481-003

Owner Name: Price Creek, LLC

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

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

Owner Agent Name: _____

Owner Agent Address: _____

Owner Agent Contact Information: Telephone: _____ Email: _____

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 Thompson
7C2DC476A33B441... Date: 9/5/2025

No comments at this time

Planning and Zoning: Reviewed by: DocuSigned by:
Robert Angelo
F0D1ED33B98E48E... Date: 8/28/2025

This property is contiguous to an industrial district to the North and the East. This is a large scale amendment.

Business License: Reviewed by: Signed by:
Marshall Sosa
E8B1BD144D974CD... Date: 8/25/2025

No occupational license is needed.

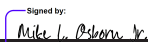
Code Enforcement: Reviewed by: Signed by:
Marshall Sosa
E8B1BD144D974CD... Date: 8/25/2025

No liens, codes or violations

Permitting: Reviewed by: Signed by:
Ivy Stockstill
E038F8FE7127486... Date: 8/25/2025

No comments at this time.

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

Water Department: Reviewed by:  **Date:** 8/25/2025

No comments at this time.

Sewer Department: Reviewed by:  **Date:** 8/25/2025

no comment at this time

Gas Department: Reviewed by:  **Date:** 8/27/2025

No comment at this time.

Water Distribution/Collection: Reviewed by:  **Date:** 10/2/2025

there is only a small water line across 245 will not support much. no sewer in area

Customer Service: Reviewed by:  **Date:** 9/2/2025

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,

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  **Date:** 8/27/2025

No comment at this time.

Fire Department: Reviewed by:  **Date:** 8/25/2025

No comment at this time.

Police Department: Reviewed by:  **Date:** 8/28/2025

No concerns at this time

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 Furson

DF12F08097AE4A8...

 _____ Date: 8/26/2025

No SRWMD permit has been obtained for this development. An ERP from SRWMD will be required for this activity.

School Board: Reviewed by:

Signed by:

Keith Hatcher

02AB80F61B8C42E...

 _____ Date: 8/25/2025

No comments at this time.

County Engineer: Reviewed by:

DocuSigned by:

Chad Williams

33A47263EAB7416...

 _____ Date: 9/15/2025

This project will require, at a minimum, a driveway permit from Columbia County. Once a design is submitted, additional permits from the County may be required. 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: _____ Date: _____