

Project Summary

Project Name: Tennis Forever

Project Number: CPA23-02 and Z23-02

Parcel Number: 08045-000

Project Notes

- Project type: Comp Plan Amendment and Re-zoning
- Future land use is: Residential-moderate
- Proposed future land use is: Residential-High
- Zoning designation is: Residential Single Family-2
- Proposed zoning is: Residential Multi-family-1
- Proposed use of the property: Multi-family Housing
- Land is conducive for use: Yes, per the LDR section 4.9.2.3. The parcel is not contiguous with other parcels in the residential multi-family district but is in close proximity.
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project CPA23-02 Z23-02 is for a re-zoning and has been reviewed by city staff. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan.



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: 12/8/22

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

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

Project Number: CPA22-09 and Z22-07

Project Name: Tennis Forever

Project Address: 2189 SW Bascom Norris Dr

Project Parcel Number: 06-4S-17-08045-000

Owner Name: Tennis Forever LLC

Owner Address: PO Box 219 Lake City, FL 32056

Owner Contact Information: telephone number 321-315-5319 e-mail anjanviplav@lcloud.com

Owner Agent Name: Carol Chadwick

Owner Agent Address: 1208 SW Fairfax Glen Lake City, FL 32025

Owner Agent Contact Information: telephone 307-680-1772 e-mail 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: Approved Disapproved Reviewed by: _____

Comments: _____

Planning and Zoning: Approve Disapprove Reviewed by: Robert Angelo

Comments: Property is not contiguous with residential multi-family district but
Property is not contiguous with residential multi-family district but
is in close proximity see attached zoning map.

Business License: Approve Disapprove Reviewed by: Marshall Sova

Comments: Will need to apply for a business license

Code Enforcement: Approve Disapprove Reviewed by: Marshall Sova

Comments: No issues

Permitting: Approve Disapprove Reviewed by: Ann Jones

Comments: _____
Permitting with county if value base is over \$4000

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

Water Department: Approved Disapproved Reviewed by: Mike Osborn

Comments: No commits at this time.

Sewer Department: Approved Disapproved Reviewed by: Cody Pridgeon

Comments: No commits at this time.

Gas Department: Approved Disapproved Reviewed by: Steve Brown

Comments: _____

Water Distribution/Collection: Approved Disapproved Reviewed by: Brian Scott

Comments: No commits at this time.

Customer Service: Approved Disapproved Reviewed by: Shasta Pelham

Comments: No commits at this time.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Approved Disapproved Reviewed by: Steve Brown

Comments: _____

Fire Department: Approve Disapprove Reviewed by: Dwight Boozer

Comments: No Concerns at this time.

Police Department: Approve Disapprove Reviewed by: Chief Butler

Comments: PD has no concerns

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.

Tennis Forever

Zoning Map



1 Tennis Forever- Parcel 08045-000
Current Zoning- RSF-2
Proposed Zoning- RMF-1
Current FLU- Residential Moderate (4 Dwelling Units per acre)
Proposed FLU- Residential Medium (8 Dwelling Units per acre)

2 RMF-1 Zoning district

3 RMF-1 Zoning district

4 RMF-2 Zoning District