



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: 01/10/24

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

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

Project Number: SPR 24-02

Project Name: Melrose Place

Project Address: \_\_\_\_\_

Project Parcel Number: 13536-005

Owner Name: Kevin Bedenbough

Owner Address: 232 NW Chadley Lane, Lake City, FL

Owner Contact Information: Telephone Number: 386-365-5264 Email: plumblevelconstruction@gmail.com

Owner Agent Name: Carol Chadwick

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

Owner Agent Contact Information: Telephone: 307-380-1772 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:** DocuSigned by: Dave Young 2024CF004D2B43B... **Date:** 2/7/2024

No comments at this time

**Planning and Zoning: Reviewed by:** DocuSigned by: Robert Angelo F01ED33898E48E... **Date:** 2/12/2024

Duplexes and multi-family dwellings are a permitted use in the RMF-2 zoning district per the Land Development Regulations section 4.9.2. The property has a Future Land Use of Residential High and allows up to twenty (20) dwelling units per acres.

**Business License: Reviewed by:** DocuSigned by: Marshall Sava EBB18D144D974CD... **Date:** 2/7/2024

No concerns

**Code Enforcement: Reviewed by:** DocuSigned by: Marshall Sava EBB18D144D974CD... **Date:** 2/7/2024

No code cases or liens

**Permitting: Reviewed by:** DocuSigned by: Ann Jones C656039271CC40E... **Date:** 2/7/2024

no comments at this time

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

**Water Department: Reviewed by:** DocuSigned by: Mike Osborn 66D6305C4B74E5 **Date:** 2/8/2024

None at this time

**Sewer Department: Reviewed by:** DocuSigned by: Cody Priddy DEA01EF55A02498 **Date:** 2/8/2024

None

**Gas Department: Reviewed by:** DocuSigned by: Steve Brown 6B7D0CE8F2F4B5 **Date:** 2/9/2024

No comment at this time.

**Water Distribution/Collection: Reviewed by:** DocuSigned by: Brian Scott F509E06126784F8 **Date:** 2/7/2024

no concerns

**Customer Service: Reviewed by:** DocuSigned by: Shasta Pillman 6BD97A03165D4E0 **Date:** 2/7/2024

A tap application and utility plans will need to be submitted in order to request city utilities. The utility fees will be calculated upon approval of the tap application and utility plans.

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

**Public Works: Reviewed by:**  \_\_\_\_\_ **Date:** 2/9/2024

No comment at this time.

**Fire Department: Reviewed by:**  \_\_\_\_\_ **Date:** 2/21/2024

Approved by Chief Joshua Wehinger

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

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.