



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: 04/04/2025

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: Florida First Coast Investments Corp. Rezoning

Project Address: 818 and 858 SW Laurel Lane, Lake City, FL

Project Parcel Number: 12516-000 and 12514-000

Owner Name: Florida First Coast Investments Corp.

Owner Address: 677 SW Bascom Norris Dr, Lake City, FL

Owner Contact Information: Telephone Number: 386-623-0816 Email: mharrell@firstsouthinsurance.com

Owner Agent Name: Carol Chadwick, P.E.

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 **Date:** 4/14/2025

It appears that the building at 858 had quite a few interior modifications that seem to require a building permit. The building will need to meet ADA requirements with at least 20% of renovations being used to reduce barriers. Salons also have ventilation requirements per the FBC, Mechanical Code. A Stop Work Order had been issued and a permit (25-0016) was obtained to replacing windows, removing burnt odor and painting. An electrical permit (24-0962) had also been obtained to upgrade the service. No inspections have been called. The permit 25-0016 does not include any additional interior work. Building Dept takes exception.

**Planning and Zoning: Reviewed by:** Signed by: Bryan S. Thomas **Date:** 4/24/2025

Per the Lake City Land Development Regulations (LDR), Section 4.11 "CN" Commercial Neighborhood, the CN district is intended to be oriented to and compatible with the neighborhood to be served, and shall be located on a Collector or arterial road. These parcels are located on a very low volume, no outlet residential street, and therefore rezoning to CN would violate the LDRs. Furthermore, the rezoning would be out of character with the surrounding residential area. For these reasons, staff is not in support of this petition.

**Business License: Reviewed by:** Signed by: Olivia Hill **Date:** 4/7/2025

All stylist and barbers will need to apply for their own Business License to do work within the City limits

**Code Enforcement: Reviewed by:** Signed by: Marshall Sosa **Date:** 4/4/2025

No liens, codes or violation on both parcels.

**Permitting: Reviewed by:** Signed by: Olivia Hill **Date:** 4/7/2025

If any remodeling is to be done permits will need to be pulled

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

**Water Department: Reviewed by:** Signed by: Mike L. Osborn Jr. 696E039544B74E3... **Date:** 4/4/2025

Nothing at this time

**Sewer Department: Reviewed by:** DocuSigned by: Lady Priddy BB8A1EF55A02498... **Date:** 4/4/2025

Sewer plant has capacity

**Gas Department: Reviewed by:** Signed by: Steve Brown BB57D0CEBF2F4B5... **Date:** 4/4/2025

No issues.

**Water Distribution/Collection: Reviewed by:** Signed by: Brian Scott F3090C06728781F6... **Date:** 4/4/2025

nothing at this time of review

**Customer Service: Reviewed by:** DocuSigned by: Shasta Pelham 6B097A03165C4E0... **Date:** 4/7/2025

The Customer Service Dept. will need a floor plan depicting the number of stations. The floor plan will need to include the fixture units as well. Fixture units consist of drinking fountains, laundry trays, showers (per showerhead), sinks with the type included (example: hand sink, mop sink, two compartment sink), urinal, toilets, washing machine, and floor drains (with the drain size). This information is used to reassess the utility impact fee. Per the Water Treatment Plant, an RP backflow preventer would have to be installed and certified per State Law F.A.C. 62-555.360

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

**Public Works: Reviewed by:**  **Date:** 4/4/2025

No issues.

**Fire Department: Reviewed by:**  **Date:** 4/4/2025

Nothing to comment at this time. They will need a fire and life safety inspection completed though once the zoning is changed to commercial, before they open any salons in there.

**Police Department: Reviewed by:**  **Date:** 4/4/2025

No concern 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: \_\_\_\_\_

[Empty box for FDOT comments]

Suwannee River Water Management: Reviewed by: DocuSigned by: *Garrett Spencer* \_\_\_\_\_ Date: 4/10/2025  
650C0305852B420...

Part of the property was permitted under ERP Permit Number ERP-023-207807-1. Any change to the impervious area of the site will require a permit modification.

School Board: Reviewed by: DocuSigned by: *Leitha Hatcher* \_\_\_\_\_ Date: 4/7/2025  
06009F19168C425...

No comments at this time.

County Engineer: Reviewed by: DocuSigned by: *Chad Williams* \_\_\_\_\_ Date: 4/10/2025  
55A47263EAB7416...

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: *[Signature]* \_\_\_\_\_ Date: 4/4/2025  
0080C6891E794BF...

Columbia County Has no comments