



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: 06/23/2025

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

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

Project Number: CPA 25-04 and Z 25-06

Project Name: Century Glen Rezoning

Project Address: 1509 and 1563 SE Century Glen

Project Parcel Number: 02703-004 and 02703-012

Owner Name: Earl Peeler and Riverwood Investment

Owner Address: _____

Owner Contact Information: Telephone Number: _____ Email: _____

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City


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:  **Date:** 7/1/2025

No comment at this time

Planning and Zoning: Reviewed by:  **Date:** 6/30/2025

The parcels are contiguous to an ILW zoning district.

Business License: Reviewed by:  **Date:** 6/23/2025

Business will need to apply for a business tax receipt

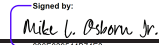
Code Enforcement: Reviewed by:  **Date:** 6/23/2025

No liens, codes or violations on the properties.

Permitting: Reviewed by:  **Date:** 6/23/2025

No comments at this time.

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

Water Department: Reviewed by:  **Date:** 6/24/2025

no comment at this time

Sewer Department: Reviewed by:  **Date:** 6/24/2025

Sewer plant has capacity

Gas Department: Reviewed by:  **Date:** 7/1/2025

No comment.

Water Distribution/Collection: Reviewed by: _____ **Date:** _____

Customer Service: Reviewed by:  **Date:** 6/30/2025

No comment at this time

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  Date: 7/1/2025

No comment.

Fire Department: Reviewed by:  Date: 6/23/2025

Nothing to comment at this time.

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.

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 Ferson

DP 12750207 AC449...

 _____ Date: 6/24/2025

An ERP application for Parcel 01-4S-16-02703-004 has not yet been received by SRWMD to verify that the project meets the criteria to discharge to the master stormwater management system. Additionally, there is an ongoing complaint on the master system that District staff are working on with the property owner.

School Board: Reviewed by:

DocuSigned by:

Keith Hatcher

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 _____ Date: 6/24/2025

No comments at this time.

County Engineer: Reviewed by: _____ Date: _____

County Planner: Reviewed by:

Signed by:

William Goodin

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 _____ Date: 6/24/2025

county has no comment at this time