



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: 07/14/2025

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

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

Project Number: CPA 25-05 and Z 25-07

Project Name: Real Terr Rezoning

Project Address: TBD

Project Parcel Number: 02519-000

Owner Name: Real Terr LLC

Owner Address: 1096 SW Main Blvd, Lake City, FL 32025

Owner Contact Information: Telephone Number: 386-961-1086 Email: tomeagle45@gmail.com

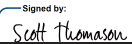
Owner Agent Name: Carol Chadwick, PE

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:  **Date:** 7/30/2025

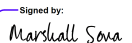
No comments at this time.

Planning and Zoning: Reviewed by:  **Date:** 8/4/2025

This is a large scale comp plan amendment and rezoning. This will have to go thru a expedited state review. To other comments at this time.

Business License: Reviewed by:  **Date:** 7/28/2025

No comments at this time.

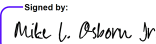
Code Enforcement: Reviewed by:  **Date:** 7/28/2025

No liens, codes or violations on property.

Permitting: Reviewed by:  **Date:** 7/28/2025

No comments at this time

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

Water Department: Reviewed by:  **Date:** 7/28/2025

No comments at this time.

Sewer Department: Reviewed by:  **Date:** 7/31/2025

No comment at this time

Gas Department: Reviewed by:  **Date:** 7/28/2025

Robert is there any utility impact ?

Water Distribution/Collection: Reviewed by:  **Date:** 8/4/2025

no comment at this time.

Customer Service: Reviewed by:  **Date:** 8/4/2025

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, utility plans, and receipt of your payment for all applicable fees.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:

Signed by:

Steve Brown

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 Date: 7/28/2025

Storm water?

Fire Department: Reviewed by:

Signed by:

Ret Tompkins

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 Date: 7/28/2025

No Comments 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 OF 12765597ALE493... **Date:** 7/28/2025

Environmental resource permit (ERP) has not been issued for this site. There are no previous or ongoing compliance issues on the property. An individual ERP would likely be required given the extent of wetlands on the property and proposed commercial activity. SRWMD recommends the applicant schedule a pre-application meeting to discuss permitting requirements.

School Board: Reviewed by: _____ **Date:** _____

County Engineer: Reviewed by: _____ **Date:** _____

County Planner: Reviewed by: _____ **Date:** _____