



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: 11174-001

Project Name: Carter Acres Rezoning

Project Address: _____

Project Parcel Number: 11174-001

Owner Name: Mary Carter-Douglas

Owner Address: 769 NE Gurly Ave, Lake City, FL

Owner Contact Information: Telephone Number: 628-7152 Email: swarren3rd@icloud.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: Signed by: Scott Thompson 7C2DC476A33B441... **Date:** 6/25/2025

Based on the submitted documents there are no comments at this time.

Planning and Zoning: Reviewed by: DocuSigned by: Robert Angelo F0D1ED3B898E4BE... **Date:** 6/30/2025

Part of the parcel is zoned RMF 1. Parcel is not in close proximity of a RMF-2 zoning district. The differences between RMF-1 and RMF-2 is the number of dwelling units. RMF-1 allows for 8 units per acres and RMF-2 allows for 20 units per acre.

Business License: Reviewed by: Signed by: Marshall Sosa EBB1BD144D974CD... **Date:** 6/24/2025

Nothing to note

Code Enforcement: Reviewed by: Signed by: Marshall Sosa EBB1BD144D974CD... **Date:** 6/24/2025

No liens, codes or violations on property.

Permitting: Reviewed by: Signed by: Ivy Franco ED08F8FE7127498... **Date:** 6/24/2025

No comments at this time

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

Water Department: Reviewed by: Signed by: Nike L. Osborn Jr. Date: 6/24/2025
896C039544B74E3...

No comment at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Priddy Date: 6/24/2025
DBA01EF55A2D24B...

No comment at this time

Gas Department: Reviewed by: Signed by: Steve Brown Date: 6/26/2025
6B570CCEB72F4B5...

No comment at this time.

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott Date: 6/30/2025
F509B60125764F6...

no comment at this time

Customer Service: Reviewed by: DocuSigned by: Shasta Pellam Date: 6/30/2025
6BD97A03165D4E0...

No comment at this time

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  Signed by: Steve Brown
8B57D0CE8F2F4B5... **Date:** 6/26/2025

No comment at this time.

Fire Department: Reviewed by:  Signed by: Pat Tompkins
F7031F118E6A5F... **Date:** 6/24/2025

Nothing to comment at this time.

Police Department: Reviewed by:  Signed by: Andy Miles
FFA0BF0A5DC548E... **Date:** 6/24/2025

no concerns 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: _____

Suwannee River Water Management: Reviewed by:

Signed by:

Sara Furson

SF12F69D07AE4A9...

 _____ Date: 6/24/2025

SRWMD District permit may be required for the further development of this lot. SRWMD recommends property owner schedule a pre-application meeting to discuss potential permitting requirements.

School Board: Reviewed by:

DocuSigned by:

Keith Hatcher

90099F1910BC425...

 _____ Date: 6/24/2025

No comments at this time.

County Engineer: Reviewed by: _____ Date: _____

County Planner: Reviewed by:

Signed by:

William Cookin

009DC6991E794BF...

 _____ Date: 6/24/2025

no comment