



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
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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: 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:**  **Date:** 6/25/2025


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

**Planning and Zoning: Reviewed by:**  **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:**  **Date:** 6/24/2025

Nothing to note

**Code Enforcement: Reviewed by:**  **Date:** 6/24/2025

No liens, codes or violations on property.

**Permitting: Reviewed by:**  **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. 896C039544B74E3... **Date:** 6/24/2025

No comment at this time

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

No comment at this time

**Gas Department: Reviewed by:** Signed by: Steve Brown 6B5700CEB72F4B5... **Date:** 6/26/2025

No comment at this time.

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

no comment at this time

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

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 Hatler 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