



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: 12/11/2025

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

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

Project Number: SPR 26-01

Project Name: Palms Medical Group

Project Address: 422 NE Lake Shore Terrace

Project Parcel Number: 12113-000 and 12112-001

Owner Name: Lake Shore Hospital Authority

Owner Address: 259 NE Franklin St. Lake City, FL

Owner Contact Information: Telephone Number: _____ Email: _____

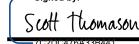
Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@lcfla.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
C2DC476A33B441... **Date:** 12/22/2025

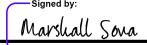
A demolition permit will be required, along with an asbestos report, prior to demolition of any buildings.

Planning and Zoning: Reviewed by:  DocuSigned by: Robert Angelo
F0D1ED33B98E4BE... **Date:** 1/5/2026

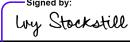
-The proposed use, medical clinic, is a permitted use per section 4.10.2 of the City of Lake City Regulations.
-If the applicant is planning on using a neighboring parcel for parking, then a written agreement must be recording. This must be approved by the Board of Adjustments.
-There is no mention of signage on the plan. Signage will need to be permitted and reviewed by zoning.

Business License: Reviewed by:  Signed by: Marshall Sova
E8B18D144D974CD... **Date:** 12/12/2025

Will require a business tax receipt.

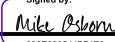
Code Enforcement: Reviewed by:  Signed by: Marshall Sova
E8B18D144D974CD... **Date:** 12/12/2025

No liens, codes or violations on the property.

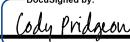
Permitting: Reviewed by:  Signed by: Lucy Stockstill
0549153A5E144C0... **Date:** 12/22/2025

No comments at this time.

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

Water Department: Reviewed by:  **Date:** 12/18/2025

No comments at this time

Sewer Department: Reviewed by:  **Date:** 12/18/2025

None at this time

Gas Department: Reviewed by: _____ **Date:** _____

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

Customer Service: Reviewed by: _____ **Date:** _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: _____ Date: _____

Fire Department: Reviewed by: _____ Date: 12/15/2025

They will need a fire and life safety inspection before they open.

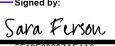
Police Department: Reviewed by: _____ Date: 12/12/2025

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.

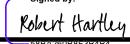
State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ **Date:** _____

Suwannee River Water Management: Reviewed by:  **Signed by:** **Sara Person** **Date:** 12/15/2025

Signed by:
Sara Person
12/15/2025

A permit has not been obtained by SRWMD. A permit may be required if the total impervious area exceeds 9,000 sf. Owner should have pre-application meeting with SRWMD to verify if permit is required for this activity.

School Board: Reviewed by:  **Signed by:** **Robert Hartley** **Date:** 12/18/2025

No concerns at this time.

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

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