

Project Summary

Project Name: Tractor Supply Rezoning

Project Number: Z23-04

Parcel Number: 13061-000, 13070-000, 13079-000, and
13092-000

Project Notes

- Project type: Rezoning
- Future land use is: Commercial
- Proposed future land use is: Commercial
- Zoning designation is: Commercial General
- Proposed zoning is: Commercial Intensive
- Proposed use of the property: Retail Store
- Land is conducive for use: Yes, per the LDR section 4.13.2.1. The parcel is not contiguous with other parcels that are commercial intensive but is in close proximity.
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project Z23-04 is for a re-zoning and has been reviewed by city staff. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. At this time the City has no concerns.



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: 07/17/2023

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

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

Project Number: Z23-04

Project Name: Tractor Supply Company

Project Address: TBD

Project Parcel Number: 13061-000, 13070-000, 13079-000, and 13092-000

Owner Name: Boris Patricia Faye Revocable Living Trust

Owner Address: PO Box 2095

Owner Contact Information: Telephone Number: _____ Email: _____

Owner Agent Name: H. Ray Hix, JR

Owner Agent Address: 805 Trione Ave

Owner Agent Contact Information: Telephone: 251-243-0708 Email: ken@hixnedeker.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:** _____

Comments: _____

Planning and Zoning: Reviewed by: Robert Angelo **Date:** 07/18/2023

Comments: _____

This property is not contiguous to the Commercial Intensive zoning district but is in close proximity.

Business License: Reviewed by: Marshall Sova **Date:** 7/18/2023
Marshall Sova (Jul 18, 2023 08:00 EDT)

Comments: Will need to apply for a business license

Code Enforcement: Reviewed by: Marshall Sova **Date:** 7/18/2023
Marshall Sova (Jul 18, 2023 08:00 EDT)

Comments: _____

No issues

Permitting: Reviewed by: _____ **Date:** _____

Comments: _____

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

Water Department: Reviewed by: Michael L. Osborn Jr. Date: 7/18/23
Michael L. Osborn Jr. (Jul 18, 2023 08:28 EDT)

Comments: Make sure and follow Utility Cross Connection Control guidelines.

Sewer Department: Reviewed by: Cody R Date: 7/18/23
Cody R (Jul 18, 2023 10:08 EDT)

Comments: _____

Gas Department: Reviewed by: Steve Brown Date: 7/18/23
Steve Brown (Jul 18, 2023 13:26 EDT)

Comments: _____

Water Distribution/Collection: Reviewed by: Brian Scott Date: _____
Brian Scott (Jul 18, 2023 11:48 EDT)

Comments: locate needed

Customer Service: Reviewed by: _____ Date: _____

Comments: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: *Steve Brown* Steve Brown (Jul 18, 2023 13:26 EDT) **Date:** _____

Comments: _____

Fire Department: Reviewed by: *Dwight Boquer* **Date:** _____

Comments: No Concerns at this time.

Police Department: Reviewed by: _____ **Date:** _____

Comments: _____

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.

