



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: 04/29/2025

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

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

Project Number: CPA 25-03 and Z 25-04

Project Name: TJL Associates Rezoning

Project Address: TBD

Project Parcel Number: 02703-014

Owner Name: TJL Associates, LLC

Owner Address: 176 SW Wilshire Drive

Owner Contact Information: Telephone Number: 386-623-0564 Email: todd.lussier@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: Signed by: Scott Thomason 7C2DC476A3B841... **Date:** 5/5/2025

Applicant should consider FBC, Accessibility, Advisory 502.3.4 "wheelchair lifts are typically installed on the passenger side of vans> Many drivers, especially those who operate vans, find it more difficult to back into parking spaces". The current design indicates the access aisle on the drivers side.

Planning and Zoning: Reviewed by: Signed by: Bryan S. Thomas BOC7E588CB9E4F2... **Date:** 5/6/2025

The area around the parcel has evolved into a district of various commercial and light industrial uses. The change in Land Use and Zoning from a residential use to commercial is therefore in keeping with the general character of the surrounding area.

Business License: Reviewed by: Signed by: Mina Gill FB87FE78C7AF457... **Date:** 4/30/2025

will need to apply for BTR & COU Applications

Code Enforcement: Reviewed by: Signed by: Marshall Sosa E68760144D974CU... **Date:** 4/30/2025

No liens, codes or violations. Recently annexed into the City

Permitting: Reviewed by: Signed by: Mina Gill FB87FE78C7AF457... **Date:** 4/30/2025

will need to apply for Building Permits

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

Water Department: Reviewed by: Signed by: Mike L. Osborn Jr. 89E039544B74E3... **Date:** 4/29/2025

No comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Pridgen UBA01EF55AD24B... **Date:** 5/1/2025

No comment at this time

Gas Department: Reviewed by: Signed by: Steve Brown 8B57D0CE8F2F4B5... **Date:** 5/5/2025

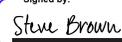
No comment

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

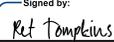
Customer Service: Reviewed by: DocuSigned by: Shasta Pellham 8B9D7A03165C4E0... **Date:** 5/1/2025

No comments at this time

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  Signed by: Steve Brown
8857D0CE8F2F4B5... **Date:** 5/5/2025

No comment

Fire Department: Reviewed by:  Signed by: Kit Tompkins
F7031F1186E649F... **Date:** 4/29/2025

No comment 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: _____

[Empty box for FDOT review comments]

Suwannee River Water Management: Reviewed by: DocuSigned by: Garrett Spencer Date: 4/29/2025
650C0305882B42D...

The site has a permitted master stormwater system. The applicant has applied for a permit under Permit Number ERP-023-211147-2.

School Board: Reviewed by: DocuSigned by: Leitha Hatcler Date: 4/29/2025
00699F10108C425...

No comments at this time.

County Engineer: Reviewed by: DocuSigned by: Chad Williams Date: 5/2/2025
35A47263EAB7416...

No issues were identified by this office at this time. This comment is provided by the County Engineer based only on the information contained in the application provided. This response does not constitute the engineer's professional opinion with respect to the project and does not constitute approval of any committee or board for Columbia County. Such opinions and approvals, if any, shall be as provided by County code or regulations. A county driveway permit will be required.

County Planner: Reviewed by: Signed by: William Goodin Date: 5/1/2025
009DC6991E794BF...

no comments at this time