



DEPARTMENT OF GROWTH MANAGEMENT  
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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: 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 7C2DC476A33B441... **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: Alina Gill FB87FE76C7AF457... **Date:** 4/30/2025

will need to apply for BTR & COU Applications

**Code Enforcement: Reviewed by:** Signed by: Marshall Sosa E6B1B01440974C0... **Date:** 4/30/2025

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

**Permitting: Reviewed by:** Signed by: Alina Gill FB87FE76C7AF457... **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. 880E039544B74E3... **Date:** 4/29/2025

No comments at this time

**Sewer Department: Reviewed by:** DocuSigned by: Cody Pridgen DBA01EF55AD24B8... **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 8B097A03165C4E0... **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:** \_\_\_\_\_

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

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: Keith Hatcher 00609F1010BC425... **Date:** 4/29/2025

No comments at this time.

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

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 000DC0991E794BF... **Date:** 5/1/2025

no comments at this time