



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: 12/23/2025

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

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

Project Number: TBD

Project Name: Manuad Group Corp Special Exception

Project Address: 862 NE Coldwater Ave, Lake City, FL

Project Parcel Number: 11156-000

Owner Name: Manuad Group Corp

Owner Address: 3700 SW 46th Ave, West Park, FL 33023

Owner Contact Information: Telephone Number: 954-907-9667 Email: _____

Owner Agent Name: Jon DeFrancesco

Owner Agent Address: 5325 S Pine Ave, Ocala, FL 34480

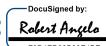
Owner Agent Contact Information: Telephone: 352-622-9910 Email: cmlservicesfl@gmail.com

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:** 1/5/2026

No comments at this time.

Planning and Zoning: Reviewed by:  **Date:** 1/2/2026

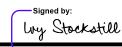
No comment at this time.

Business License: Reviewed by:  **Date:** 1/2/2026

If they will be operating a business out of this location, they are required to obtain a business tax receipt and apply for a certificate of use.

Code Enforcement: Reviewed by:  **Date:** 1/2/2026

No liens, codes or violations on this property.

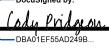
Permitting: Reviewed by:  **Date:** 1/7/2026

No comments at this time.

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

Water Department: Reviewed by:  Signed by:
696E039544B74E3 **Date:** 1/2/2026

No comments at this time

Sewer Department: Reviewed by:  DocuSigned by:
Cody Prudhomme
DBA011EF55AD249B **Date:** 1/28/2026

No comment 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: 1/3/2026

Nothing to comment at this time.

Police Department: Reviewed by:  Date: 1/29/2026

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:  **Date:** 1/5/2026

Single family properties outside the regulatory floodway are not within SRWMD jurisdiction. If zoning changes, please contact us.

School Board: Reviewed by:  **Date:** 1/28/2026

No comments at this time.

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

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