

ORDINANCE 2025-2332

PRESENTED BY
ROBERT ANGELO



AGENDA

An aerial photograph of a town, likely in the South, featuring a large, light-colored building with a red roof, possibly a church or school, situated near a body of water. The town is surrounded by trees and other buildings.

INTRODUCTION

LOCATION

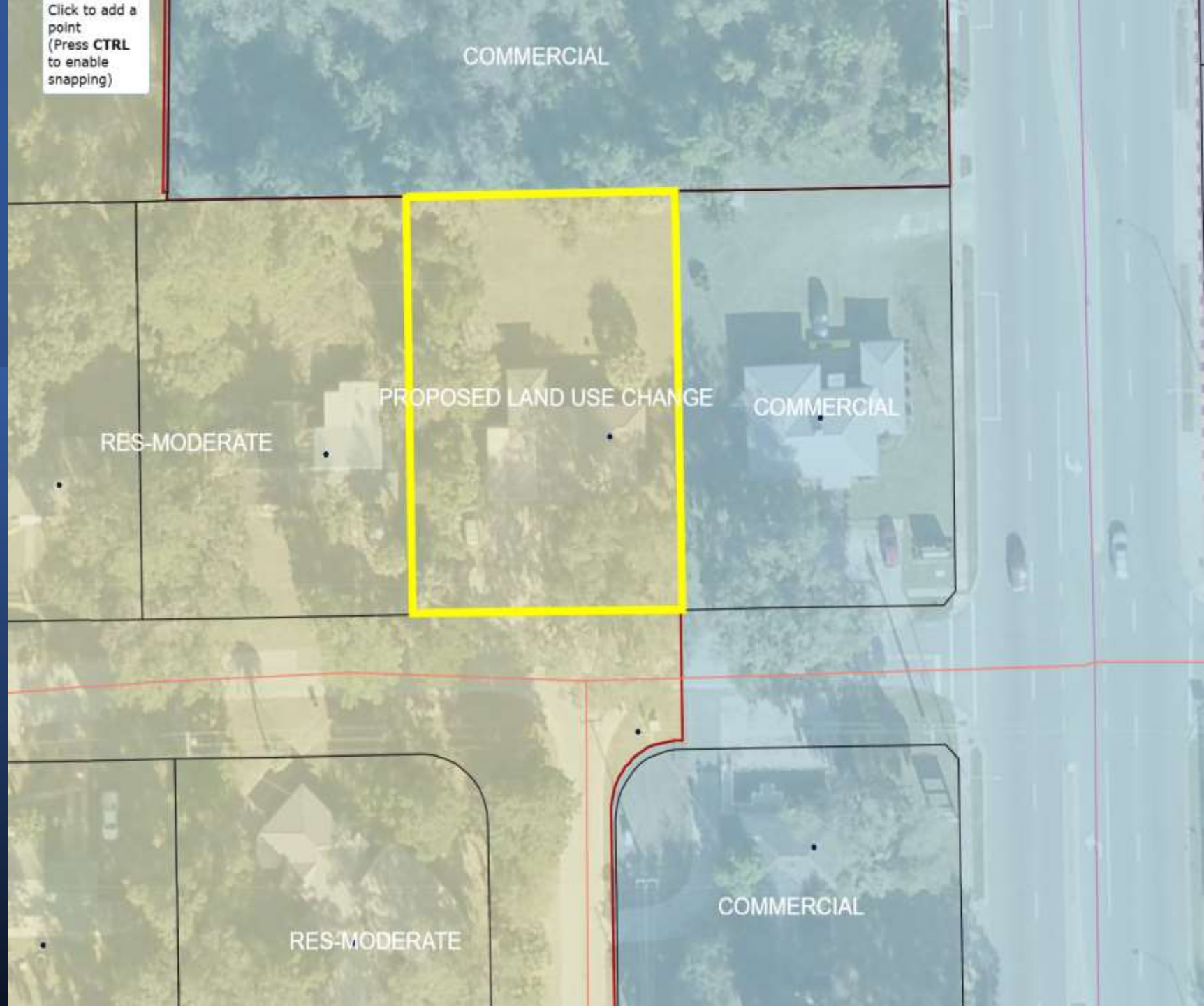
RECOMENDATION

QUESTIONS

Introduction

- Parcel 13991-000 has a current Future Land Use designation of Residential Moderate, allowing four (4) dwelling units per acre;
- Petition CPA 25-08 is a request to change the Future Land Use on parcel 13991-000 from Residential Moderate (4 dwelling units per acre) to Commercial;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Commercial
 - East- Commercial
 - South- Residential Moderate
 - West- Residential Moderate

Location



Staff Review

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DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfia.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: 07/15/2025

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

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

Project Number: CPA 25-08 and Z 25-10

Project Name: Wheeler Rezoning

Project Address: 273 SW Montgomery Dr, Lake City, FL

Project Parcel Number: 13991-000

Owner Name: John and Cassandra Wheeler

Owner Address: 136 SE Beverly Pl, Lake City, FL

Owner Contact Information: Telephone Number: 386-752-8660 Email: john@thewheeleragency.com

Owner Agent Name: Travis Covington, PE

Owner Agent Address: 272 NW Country Lake Dr, Lake City, FL

Owner Agent Contact Information: Telephone: 813-770-9470 Email: travis@covingtoneng.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following:

- **Building-** Any alterations will require a permit. Applicant should understand that there will be ADA and FBC, Accessibility requirements when the property actually see commercial use.
- **Planning-** This property is contiguous to a commercial general zoning district.
- **Water Department-** If rezoning is approved, any water service on property will have to have a backflow device installed according to Lake City's Cross-Connection Control Program.
- **Customer Service-** If rezoning is approved, the utility impact fees and deposits must be reassessed, and additional impact fees and deposits may be required. Per State Law F.A.C. 62-555.360, a commercial property must have an RP backflow preventer. The utility account holder must establish a commercial account with Waste Pro directly.
- **Suwannee River Water Management-** As a single-family property, it is outside the jurisdiction of SRWMD. However, if the zoning changes to commercial, it will be within SRWMD jurisdiction and subject to 62-330, F.A.C. If property is commercial, it will require a stormwater management system if it exceeds 9,000 sf of total impervious area. Of this 9,000 sf total, no more than 4,000 sf can be subject to vehicular traffic without a stormwater management system.

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2025-2332.

QUESTIONS?

