

Comp Plan Amendment CPA 25-08

PRESENTED BY
ROBERT ANGELO



AGENDA

An aerial photograph of a town featuring a large, light-colored building with a dark roof, possibly a school or government building, situated near a body of water. The surrounding area includes residential houses, trees, and a paved road.

INTRODUCTION

LOCATION

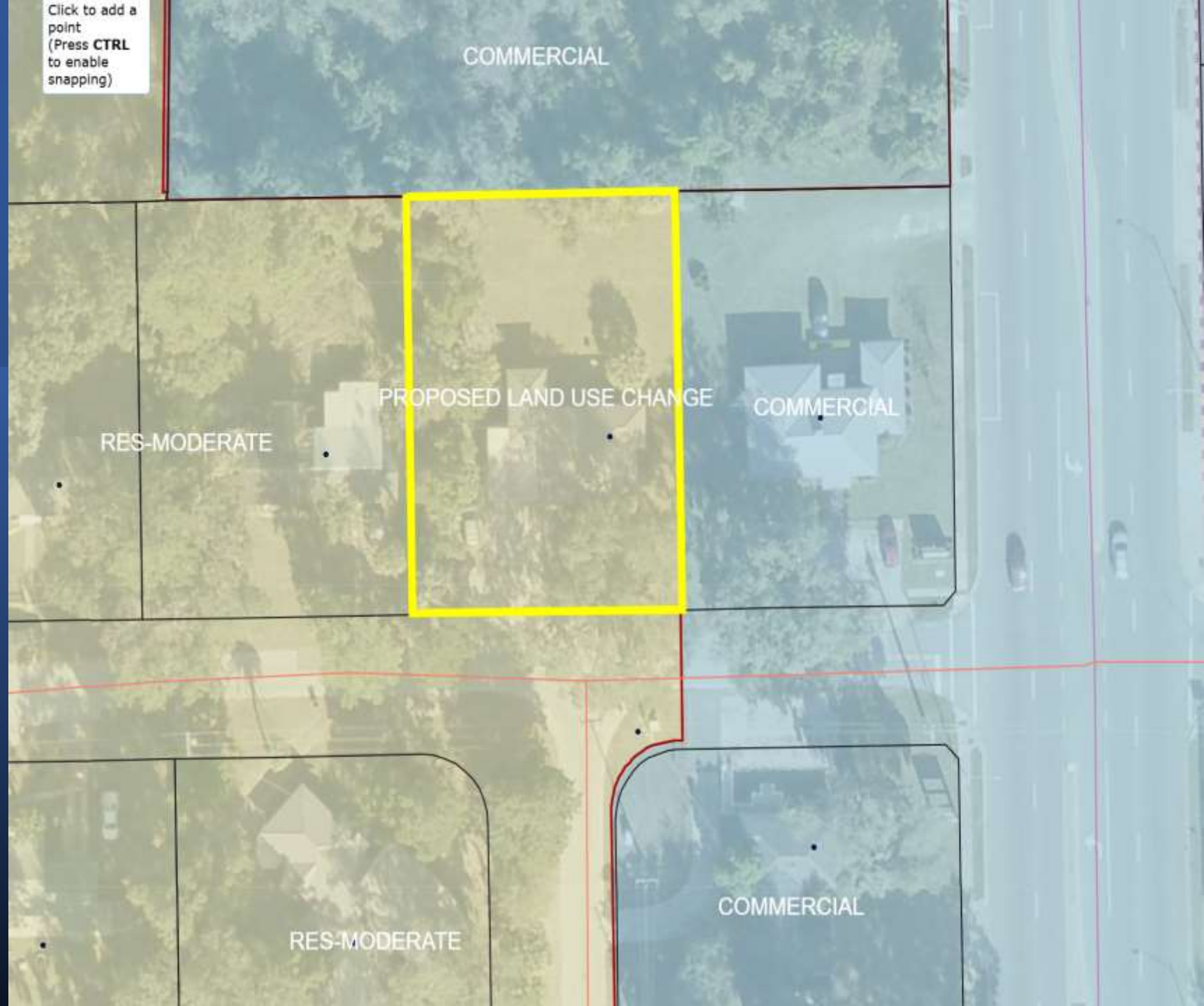
RECOMENDATION

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
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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 Planning and Zoning Board to approve Petition CPA 25-08 by Resolution.

QUESTIONS?

