

Second Reading of Ordinances 2024-2298 (CPA 24-04) and 2024-2299 (Z 24-05)

TAKE 5 OIL CHANGE COMP PLAN AMENDMENT AND REZONING


December 2, 2024

Introduction

- Petitions CPA 24-04 and Z 24-05 pertain to parcel 02631-000, which was annexed into the City on October 7, 2024.
- Petition to change the Future Land Use from **Commercial** (County) to **Commercial** (City).
- Companion petition Z24-05 is changing the zoning from **Commercial Intensive, (CI)** (County) to **Commercial Intensive (CI)** (City).
- County CI and City CI allow for substantially the same land uses.

Staff Review

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 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: 09/24/24

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

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

Project Number: CPA 24-04 and Z 24-05

Project Name: VYP, LLC (Take 5 Oil Change)

Project Address: 2196 W US Hwy 90, Lake City, FL

Project Parcel Number: 36-3S-16-02631-000

Owner Name: VYP, LLC

Owner Address: 794 SW Mandibi Dr, Lake City, FL

Owner Contact Information: Telephone Number: 561-593-1900 Email: _____

Owner Agent Name: Charles Millar, Senior Project Manager

Owner Agent Address: 11770 US Hwy 1 North, Palm Beach Gardens, FL

Owner Agent Contact Information: Telephone: 772-486-1977 Email: cmillar@atwell-group.com

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

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- **Building Department** - No comments at this phase of development.
- **Planning and Zoning** - Need an updated agent authorization form (received).
- **Business License** - Will need to apply for a business tax receipt.
- **Code Enforcement** - No liens or code violations.
- **Permitting** - No issues at this time.

Staff Review Continued

- **Water Department** - No comments.
- **Sewer Department** - No comments.
- **Gas Department** - Is there a request for gas?
- **Water Distribution and Collections** - Need utility plans before approval.
- **Customer Service** - A tap application and utility plans will need to be submitted in order to apply for a water, sewer and/or natural gas services.
- **Public Works**- We will need to see a stormwater design.
- **Fire Department**- No comments.
- **Police Department**- No comments.

Outside Agency Review

- **FDOT**- No response.
- **Suwanee River Water Management**- The project may require an ERP stormwater permit.
- **School Board**- No comments at this time.
- **County**- No issues we identified.

Planning & Zoning Board Action

- The petition for Land Use Map amendment and rezoning was heard by the Lake City Planning and Zoning Board on November 12, 2024.
 - The Planning & Zoning Board voted unanimously via **Resolution 2024 PZ/CPA 24-04** to recommend approval of the petition for Land Use change to the City Council.
 - The Planning & Zoning Board voted unanimously via **Resolution 2024 PZ/Z 24-05** to recommend approval of the petition for rezoning to the City Council.

City Council Action

- The petition for Land Use Map amendment and rezoning was heard by the Lake City Council on December 02, 2024.
 - The City Council voted unanimously via **Ordinance 2024-2298** to approve the petition for Land Use change on first reading.
 - The City Council voted unanimously via **Ordinance 2024-2299** to approve the petition for Zoning change on first reading.

Future Land Use Map



Zoning Map



Questions?