

LAKE CITY GROWTH MANAGEMENT

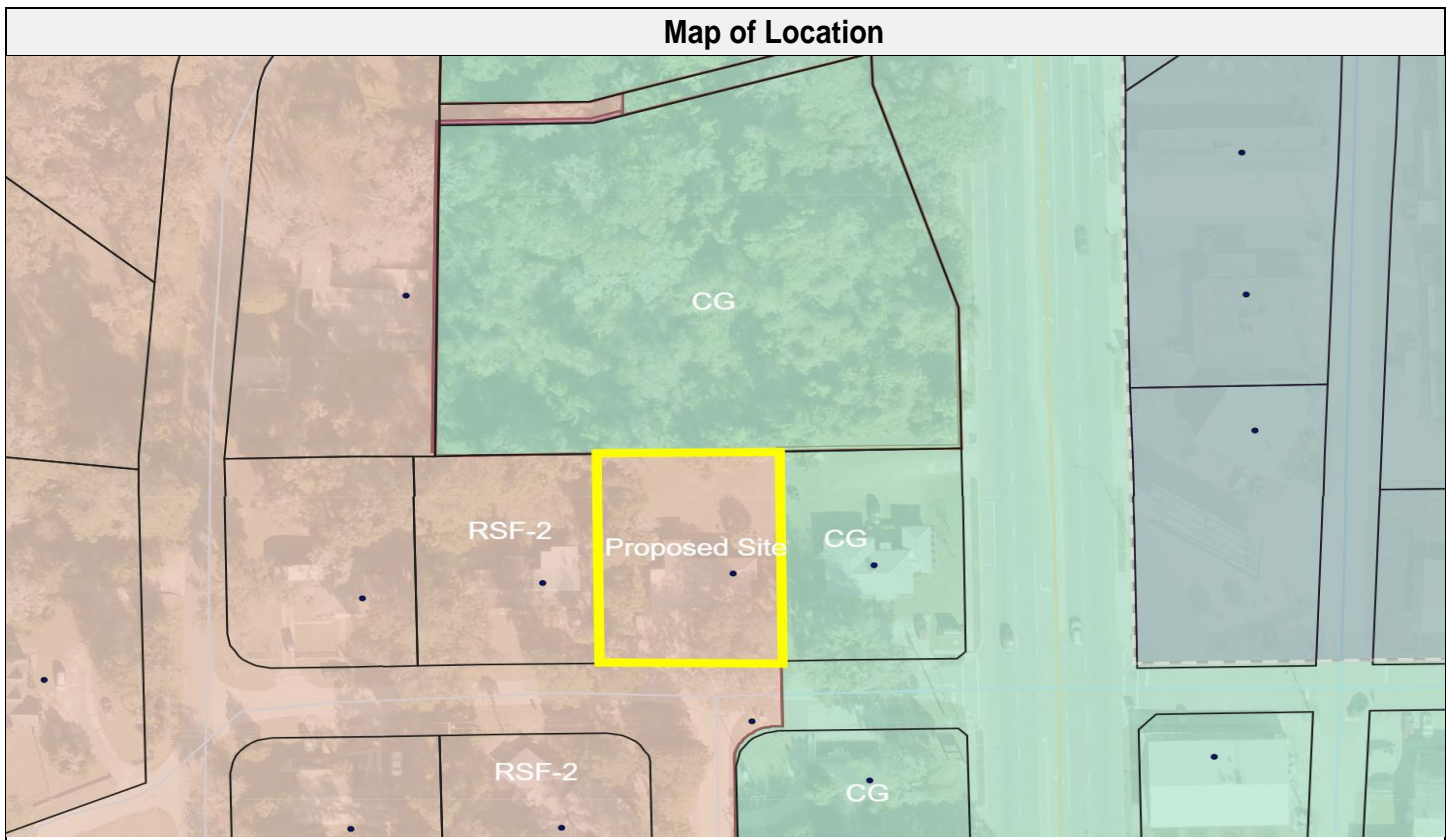
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Wheeler, CPA 25-08 and Z 25-10
Applicant	Travis Covington, PE, agent
Owner	John and Casandra Wheeler
Requested Action	<ul style="list-style-type: none"> • Comp Plan Amendment to change the FLUM from Residential Moderate to Commercial. • Rezoning to change the Official Zoning Atlas from Residential Single Family 2 to Commercial General.
Hearing Date	09-09-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

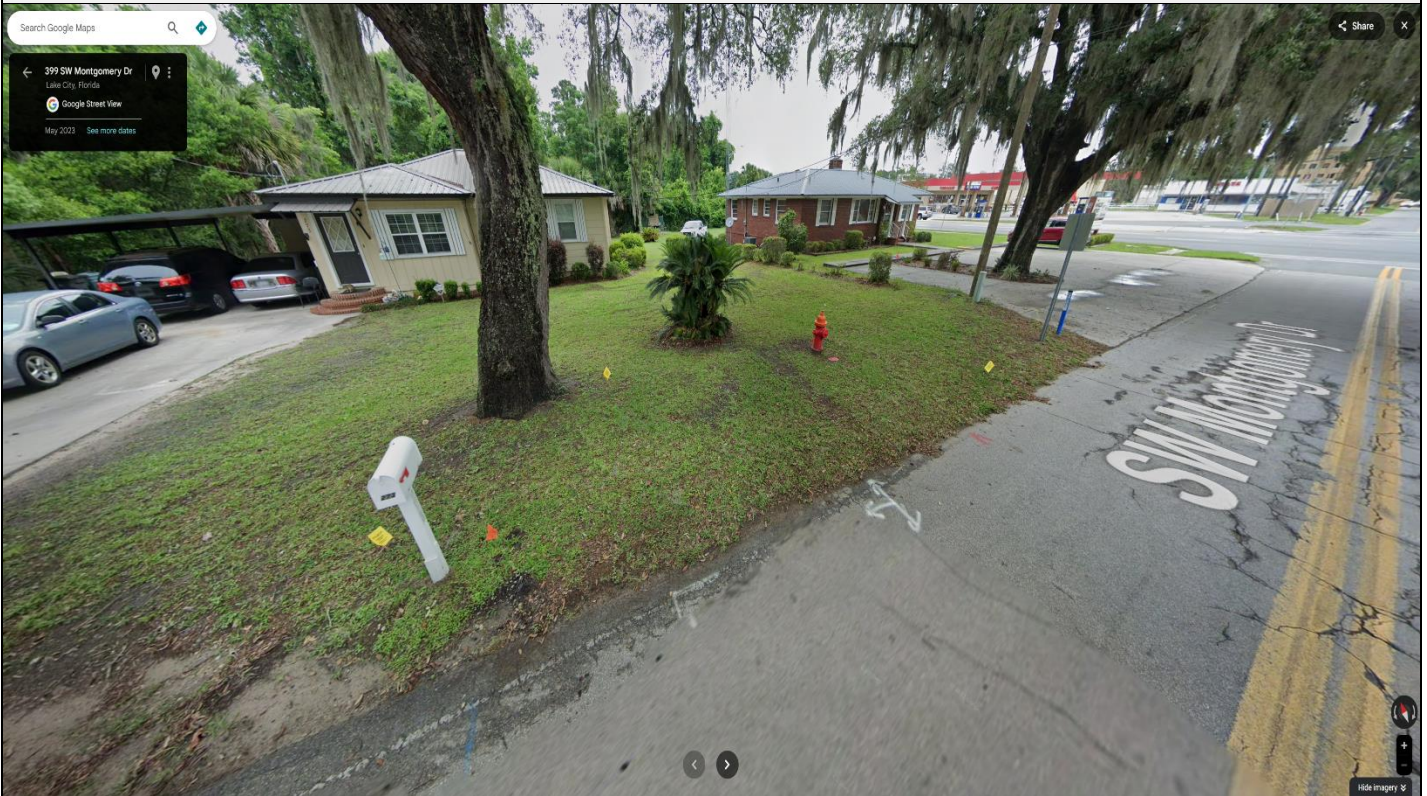
Subject Property Information	
Size	+/- 0.365 Acres
Location	273 SW Montgomery Dr
Parcel Number	13991-000
Future Land Use	Residential Moderate
Proposed Future Land Use	Commercial
Current Zoning District	Residential Single-Family 2
Proposed Zoning	Commercial General
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial	CG	Vacant	
E	Commercial	CG	Office	
S	Road	NA	Road	
W	Residential Moderate	RSF-2	Residential	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	10,000 square feet	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-25, S-10, R-15	F-20, S-10, R-15
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	18 Feet	18 Feet
Max square footage of signs.	NA	1.5 SQFT times lot frontage
Lot coverage of all buildings.	40%	1.0
Minimum landscape requirements.	None	20 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	It depends on the permitted use.	It depends on the permitted use.
Minimum number of ADA parking spaces.	1 Space for every 25 up to 100	1 Space for every 25 up to 100
Parking space size requirement.	10x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle	12x20 with 5x20 access aisle.



Picture of Location



Summary of Request

The applicant has petitioned to change the FLUM from Residential Moderate to Commercial and change the Official Zoning Atlas from Residential Single Family 2 to Commercial General.