



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: 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.

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by:  **Date:** 7/30/2025


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 and Zoning: Reviewed by:  **Date:** 8/4/2025

This property is contiguous to a commercial general zoning district.

Business License: Reviewed by:  **Date:** 8/1/2025

No comments at this time.

Code Enforcement: Reviewed by:  **Date:** 8/4/2025

No liens, codes or violations on property

Permitting: Reviewed by:  **Date:** 8/1/2025

All old permits closed. No other comments.

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

Water Department: Reviewed by: Signed by: Mike L. Osborn Jr. 89ED03544814E3... **Date:** 7/29/2025

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.

Sewer Department: Reviewed by: DocuSigned by: Cody Priskren DBA07EF55AD245B... **Date:** 7/30/2025

Sewer plant has capacity

Gas Department: Reviewed by: Signed by: Steve Brown 6B5700CEB72F4B5... **Date:** 8/4/2025

No comment.

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F59BE061257B4F8... **Date:** 8/4/2025

no comment

Customer Service: Reviewed by: _____ **Date:** _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:

Signed by:
Steve Brown
6B570DCEBF2F4B5...

Date: 8/4/2025

No comment.

Fire Department: Reviewed by:

Signed by:
Ret Tompkins
F7031F118BE648F...

Date: 7/31/2025

No comment at this time.

Police Department: Reviewed by:

Signed by:
Andy Miles
99045FF4020543F...

Date: 7/29/2025

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:

Signed by:

Sara Ferson

SF12F69097AE4A9...

 _____ Date: 7/30/2025

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.AC. 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.

School Board: Reviewed by:

Signed by:

Keith Hatcher

02AB80FE19BC42B...

 _____ Date: 7/29/2025

No comments at this time.

County Engineer: Reviewed by: _____ Date: _____

County Planner: Reviewed by: _____ Date: _____