



## GROWTH MANAGEMENT

205 North Marion Ave  
Lake City, Florida 32055  
Telephone (386) 719-5754  
growthmanagement@lcfla.com

### FOR PLANNING USE ONLY

Application # Z  
Application Fee \$ 1850  
Receipt No. \_\_\_\_\_  
Filing Date \_\_\_\_\_  
Completeness Date \_\_\_\_\_

Less Than or Equal to 10 Acres: \$1,850  
Greater Than 50 Acres: \$4,800 or actual cost

**\*All applications may incur professional fees for consulting and other professional services required by the Land Development Administrator. Any professional fees required by the Land Development Administrator will be invoiced and charged to the applicant and must be paid in full before application can be scheduled for any meetings.**

# Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

## A. PROJECT INFORMATION

1. Project Name: Wheeler Rezoning
2. Address of Subject Property: 273 SW Montgomery Dr, Lake City, FL 32025
3. Parcel ID Number(s): 00-00-00-13991-000
4. Future Land Use Map Designation: Residential Moderate
5. Existing Zoning Designation: RSF-2
6. Proposed Zoning Designation: Commercial General
7. Acreage: 0.365
8. Existing Use of Property: Single Family
9. Proposed use of Property: Office

## B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Travis Covington Title: P.E.  
Company name (if applicable): Covington Engineering Services  
Mailing Address: 272 NW Country Lake Dr  
City: Lake City State: FL Zip: 32055  
Telephone: (813) 770-9470 Fax: ( ) Email: travis@covingtoneng.com

**PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.**

3. If the applicant is agent for the property owner\*.  
Property Owner Name (title holder): John & Cassandra Wheeler  
Mailing Address: 136 SE Beverly Pl  
City: Lake City State: FL Zip: 32025  
Telephone: (386) 752-8660 Fax: ( ) Email: john@thewheeleragency.com

**PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.**

**\*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

**C. ADDITIONAL INFORMATION**

1. Is there any additional contract for the sale of, or options to purchase, the subject property?  
If yes, list the names of all parties involved: n/a  
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property: ☐ Yes ☒ No  
Future Land Use Map Amendment: ☐ Yes ☒ No  
Future Land Use Map Amendment Application No. CPA  
Site-Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☒ No  
Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application No.   
Variance: ☐ Yes ☒ No  
Variance Application No.   
Special Exception: ☐ Yes ☒ No  
Special Exception Application No.

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

- ✓ 1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
  - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
  - b. The existing land use pattern.
  - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
  - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
  - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
  - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
  - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
  - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
  - i. Whether the proposed change will create a drainage problem.
  - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
  - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
  - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
  - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
  - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
  - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
    - i. The need and justification for the change.
    - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
  6. Proof of Ownership (i.e. deed).
  7. Agent Authorization Form (signed and notarized).
  8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
  9. Fee. No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.
  10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.  
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

## NOTICE TO APPLICANT

All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of eighteen (2) copies of proposed Site-Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

TRAVIS COVINGTON, P.E.

Applicant/Agent Name (Type or Print)

[Signature]

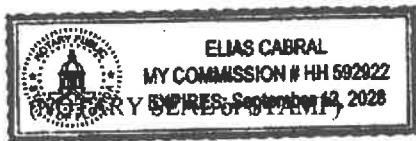
Applicant/Agent Signature

7/9/25

Date

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of July, 2025, by (name of person acknowledging):



[Signature]

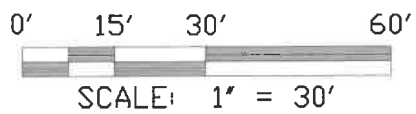
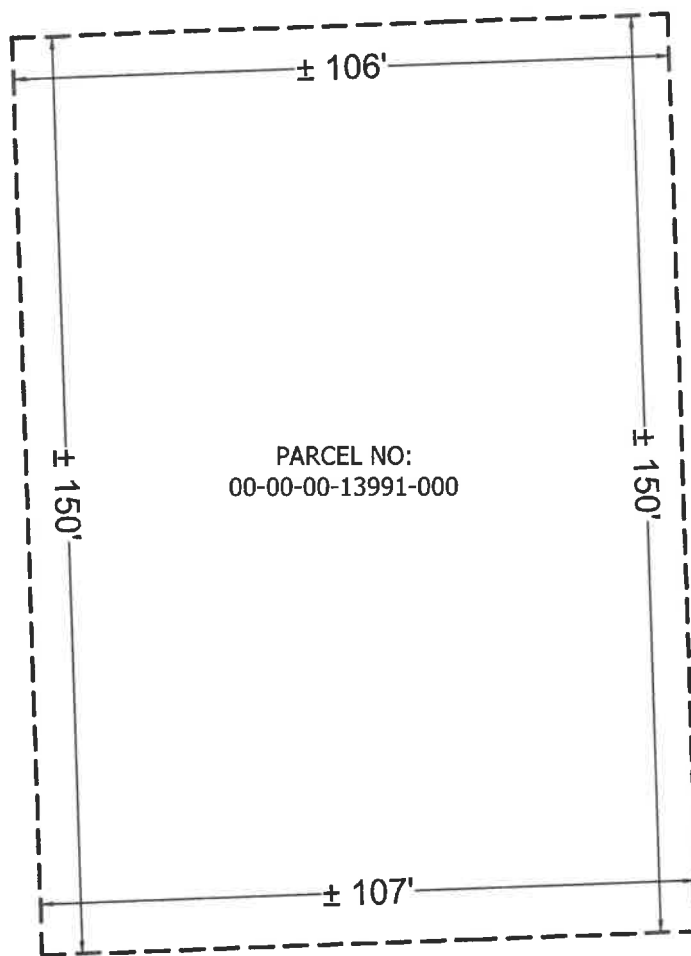
Signature of Notary

Elias Cabral

Printed Name of Notary

Personally Known            OR Produced Identification X  
Type of Identification Produced - Driver's License

# WHEELER REZONING & COMP. PLAN AMENDMENT PROPERTY SKETCH







COVINGTON ENGINEERING SERVICES

272 NW COUNTRY LAKE DR  
LAKE CITY, FL 32055  
813.770.9470  
TRAVIS@COVINGTONENG.COM

July 9th, 2025

**RE: Concurrency Impact Analysis**  
**Project: Wheeler Rezoning**

The subject property for the rezoning application consists of one property with a total area of approx. 0.37 acres, with an existing 1826 SF single-family home. The existing home will be converted into office space. The following concurrency analysis is based on general office use.

Summary of analysis:

- Trip Generation – 20 trips/day
- Potable Water – 273.90 gallons/day
- Sanitary Sewer – 273.90 gallons/day
- Solid Waste – 18.26 lbs/day

See attached concurrency worksheet. Please let us know if any additional information is needed.

Regards,

Covington Engineering Services

Travis Covington, P.E.

# **CONCURRENCY WORKSHEET**

## **Trip Generation Analysis**

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Gross Floor Area	Total ADT	Total PM Peak
710	General Office	11.03	1.49	1.83	20	3

## **Potable Water Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15.00	18.26	273.90

\* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

## **Sanitary Sewer Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15.00	18.26	273.90

\* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

## **Solid Waste Analysis**

Use	Pounds Per 100 Sq Ft	Total Floor Area*	Total (Lbs Per Day)
Office	1.00	18.26	18.26

\*Per 100 sq ft (1826 sq ft/100)



COVINGTON ENGINEERING SERVICES

272 NW COUNTRY LAKE DR  
LAKE CITY, FL 32055  
813.770.9470  
TRAVIS@COVINGTONENG.COM

July 9<sup>th</sup>, 2025

**RE: Analysis of the Requirements of Article 12 of the Land Development Regulations**  
**Project: Wheeler Rezoning**

**Analysis of the Requirements of Article 12 of the Land Development Regulations:**

- a) Whether the proposed change would be in conformance with the City's comprehensive plan or would have an adverse effect on the City's comprehensive plan.

**Analysis: The subject property has a Residential Moderate Future Land Use Map (FLUM) designation. Contiguous properties have Commercial General and Residential zoning designations, as well as Commercial and Residential Moderate FLUM designations. A companion comprehensive plan amendment shall be provided to amend the current Residential Moderate FLUM designations to Commercial. The proposed Commercial General zoning designation is consistent with the proposed FLUM designation and existing land use pattern.**

- b) Whether the proposed use is compatible with the existing land use pattern.

**Analysis: The proposed use is compatible with the existing land use pattern. Surrounding contiguous properties are commercial and the single owner properties have direct access to SW Main Blvd.**

- c) Whether the proposed use would create an isolated district unrelated to adjacent nearby districts.

**Analysis: The proposed use would not create an isolated district, as the surrounding properties are commercial.**

- d) Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.

**Analysis: The proposed use will be a minimal increase of the existing**

**density pattern and would not increase the load on public facilities. Concurrency analysis shows minimal impacts which will not degrade the Level of Service for existing utilities and streets.**

- e) Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

**Analysis: Existing district boundaries are not drawn illogically; however this rezoning will not create illogical zoning boundaries, nor create zoning inconsistencies surrounding the property.**

- f) Whether changed or changing conditions make the passage of the proposed amendment necessary.

**Analysis: The proposed amendment is necessary to ensure contiguous single-owner properties with similar proposed & existing uses have the same zoning designations.**

- g) Whether the proposed change will adversely influence living conditions in the neighborhood.

**Analysis: The proposed change will not adversely affect living conditions in the neighborhood. The adjacent parcel, zoned commercial, under the same ownership, currently operates as an office space. The subject property will have the same use and it is anticipated there will be no impacts to the neighborhood.**

- h) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

**Analysis: The proposed use will have negligible impacts on traffic and will not affect public safety. As previously mentioned, concurrency analysis shows minimal impacts which will not degrade the Level of Service for existing utilities and streets.**

- i) Whether the proposed change will create a drainage problem.

**Analysis: The proposed use will not create a drainage problem. No site improvements are expected at this time, and no additional structures or impervious surfaces will be added to the site. Drainage patterns will remain the same as that at the time of this application.**

- j) Whether the proposed change will seriously reduce light and air to adjacent areas.

**Analysis: The proposed change will not reduce light and air to adjacent areas. As mentioned previously, there will be no changes to the existing structures on the subject property.**

- k) Whether the proposed change will adversely affect property values in the adjacent area.

**Analysis: The proposed change will not affect property values of adjacent areas.**

- l) Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

**Analysis: The proposed change will not be a deterrent for future development of adjacent properties. Properties with similar use are contiguous to the subject property.**

- m) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

**Analysis: The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.**

- n) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

**Analysis: The existing zoning and FLUM designations do not allow for commercial uses. The proposed rezoning would allow for uses consistent with Commercial General zoning.**

- o) Whether the change suggested is out of scale with the needs of the neighborhood or the City.

**Analysis: The proposed change is not out of scale with the needs of the neighborhood or the City. The subject property is contiguous to commercial property with the same owner and will have the same use.**

- p) Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitted such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:

- i. The need and justification for the change

- ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designated to implement the City's comprehensive plan.

**Analysis: Although other sites could exist throughout the City that would allow for the proposed use, the subject parcel was identified because of its location and shared boundaries with existing office space under ownership of the same individual. The proposed change would create contiguous zoning across property under the same ownership. This proposed change would not have any impacts on the City's planning.**

Please let us know if any additional information is needed.

Regards,

Covington Engineering Services

Travis Covington, P.E.

**LEGAL DESCRIPTION**

**PARCEL NO. 00-00-00-13991-000**

**S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.796-1755, 838-2100, WD 1078-1181,  
DC 1078-1176,WD 1083-2474, WD 1312-110**

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
RICHARD E. STADLER, ESQUIRE  
183 SW Bascom Norris Drive  
Suite 111  
Lake City, FL 32025  
(386) 438-5949

PROPERTY APPRAISERS PARCEL NO:  
00-00-00-13991-000

Inst:201612005166 Date:3/29/2016 Time:11:00 AM  
Doc Stamp-Deed:560.00  
DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1312 P:110

### WARRANTY DEED

THIS WARRANTY DEED, made the 22 day of March, 2016, by, **VICTORIA S. LANG**, individually and as Trustee of the **VICTORIA S. LANG TRUST AGREEMENT** dated November 4, 2002, whose address is 242 SE St. Johns Street, Lake City, FL 32025, hereinafter called the Grantor, to **JOHN R. WHEELER and CASANDRA L. WHEELER**, husband and wife, whose address is 136 SE Beverly Place, Lake City, FL 32025, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Columbia County, State of Florida, viz:

**Lot 3 and W 1/2 of Lot 2, Block 1, LAKE VILLAS, a subdivision according to plat thereof recorded in Plat Book 2, Page 108, Public Records, Columbia County, Florida.**

"Neither the Trustee(s) named herein, nor the spouse(s) thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property."

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

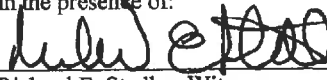
TO HAVE AND TO HOLD, the same in fee simple forever.


AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015, and easements and restrictions of record.



IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
Richard E. Stadler, Witness


  
Beth Koeffler, Witness

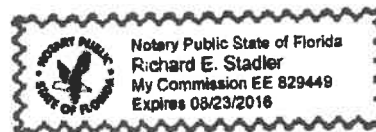
  
VICTORIA S. LANG, TRUSTEE

STATE OF FLORIDA )  
COUNTY OF COLUMBIA )

The foregoing instrument was acknowledged before me this 22 day of March, 2016, by VICTORIA S. LANG, TRUSTEE. Such person is personally known to me or produced \_\_\_\_\_ as identification.

SEAL

  
Richard E. Stadler  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:





GROWTH MANAGEMENT DEPARTMENT  
205 North Marion Ave, Lake City, FL 32055  
Phone: 386-719-5750  
E-mail: growthmanagement@lcfia.com

AGENT AUTHORIZATION FORM

I, John Wheeler (owner name), owner of property parcel

number 00-00-00-13991-000 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>TRAVIS COVINGTON</u>	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

John Wheeler 7-7-25  
Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is John R. Wheeler, personally appeared before me and is known by me or has produced identification (type of I.D.) \_\_\_\_\_ on this 9<sup>th</sup> day of July, 2025.

Melissa L. Harden  
NOTARY'S SIGNATURE

(Seal/Stamp)



MELISSA L. HARDEN  
Notary Public  
State of Florida  
Comm# HH649792  
Expires 3/28/2029

Kyle Keen, CFC  
Columbia County Tax Collector

2024 Real Estate  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
ASSESSMENTS

36867.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R13991-000		1

THIS BILL IS FULLY PAID

273 SW MONTGOMERY DR LAKE CITY 32025  
S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.

WHEELER JOHN R  
WHEELER CASSANDRA L  
136 SE BEVERLY PL  
LAKE CITY FL 32025

135 NE Hernando Ave, Suite 125, Lake City, FL 32055  
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
CITY OF LAKE CITY					
LAKE CITY	98,531	4.9000	0	98,531	482.80
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	98,531	7.8150	0	98,531	770.02
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	108,322	0.7480	0	108,322	81.03
LOCAL	108,322	3.1430	0	108,322	340.46
CAPITAL OUTLAY	108,322	1.5000	0	108,322	162.48
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	98,531	0.2936	0	98,531	28.93
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	98,531	0.0001	0	98,531	0.01

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia  
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	18.3997	AD VALOREM TAXES	1,865.73
---------------	---------	------------------	----------

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT	1.00 Unit @311.2600	311.26

SAVE TIME PAY ONLINE @ [www.columbiataxcollector.com](http://www.columbiataxcollector.com)

NON AD VALOREM ASSESSMENTS	311.26
----------------------------	--------

COMBINED TAXES AND ASSESSMENTS	2,176.99	See reverse side for important information
--------------------------------	----------	--

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,176.99	-65.31	0.00	2,111.68	0.00

Kyle Keen, CFC  
Columbia County Tax Collector

2024 Real Estate  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
ASSESSMENTS

36867.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R13991-000		1

THIS BILL IS FULLY PAID

273 SW MONTGOMERY DR LAKE CITY 32025  
S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.

WHEELER JOHN R  
WHEELER CASSANDRA L  
136 SE BEVERLY PL  
LAKE CITY FL 32025

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,176.99	-65.31	0.00	2,111.68	0.00

Receipt(s) 2024-20428 on 12/09/24 for \$2,111.68 by JOHN R WHEELER

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS