

PLANNING AND ZONING

MEETING MINUTES

DATE: 08/12/2025

ROLL CALL:

Mrs. Wilson- Present	Mrs. Douglas- Present	Mrs. Johnson- Present
Mr. Lydick- Present	Mr. Carlucci- Present	Mrs. Adams- Not Present
Mrs. McKellum- Present	City Attorney- Clay Martin- Present	

MINUTES: July 08, 2025, Planning and Zoning Meeting

Comments or Revisions: None

Motion to approve 07/08/2025 Meeting Minutes by Mrs. McKellum and seconded by Mrs. Wilson

Ex Parte Communications- None

OLD BUSINESS: None

NEW BUSINESS:

Petition # CPA 25-05 Presented By: Carol Chadwick

As owner or agent and gives address of: 1208 SW Fairfax Glen, Lake City, FL

Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution PZ/LPA CPA 25-05 by title into the record.

Discussion:

Robert introduced CPA 25-05. Robert moved the staff presentation and staff report into the record. Carol presented CPA 25-05. Carol moved the packet into the record.

Exhibits introduced: Power point presentation. Exhibit A (Updated Comprehensive Plan Analyze and Concurrency Analyze).

Public Comment: None

Mr. Lydick closed public comment.

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses. In addition, the Board may make its recommendation to the City Council after taking into consideration those matters listed in Section 15.2.2 pf the City Land Development Regulations.

Motion to approve CPA 25-05 by resolution as stated by Mr. Martin, by: Mrs. McKellum Motion Seconded By: Mrs. Wilson

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Yes	Mrs. Adams: Absent	Mr. Lydick: Yes	

PLANNING AND ZONING

MEETING MINUTES

Petition # Z 25-07 Presented By: Carol Chadwick

As owner or agent and gives address of: 1208 SW Fairfax Glen, Lake City, FL

Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution PZ/LPA Z 25-07 by title into the record.

Discussion:

Robert introduced Z 25-07. Robert moved the staff presentation and staff report into the record. Carol presented Z 25-07. Carol moved the packet into the record.

Exhibits introduced: Power point presentation. Exhibit A (Updated Comprehensive Plan Analyze and Concurrency Analyze).

Public Comment: None

Mr. Lydick closed public comment.

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses. In addition, the Board may makes its recommendation to the City Council after taking into consideration those matters listed in Section 15.2.2 pf the City Land Development Regulations.

Motion to approve Z 25-07 by resolution as stated by Mr. Martin, by: Mrs. Douglas **Motion Seconded By:** Mrs. Wilson

Mrs. McKellum: Yes

Mr. Carlucci: Yes

Mrs. Douglass: Yes

Mrs. Wilson: Yes

Mrs. Johnson: Yes

Mrs. Adams: Absent

Mr. Lydick: Yes

Petition # CPA 25-06 Presented By: Carol Chadwick

As owner or agent and gives address of: 1208 SW Fairfax Glen, Lake City, FL

Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution PZ/LPA CPA 25-06 by title into the record.

Discussion:

Robert introduced CPA 25-06. Robert moved the staff presentation and staff report into the record. Carol presented CPA 25-06. Carol moved the packet into the record.

Exhibits introduced: Power point presentation.

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Public Comment: None

Mr. Lydick closed public comment.

Board Discussion:

Mrs. McKellum and Mr. Lydick discussed what the rezoning was for and asked if staff could provide an explanation for the citizen about what the rezoning is for and what is being done. Robert explained what the changes are and how the permitted uses would change. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses. In addition, the Board may make its recommendation to the City Council after taking into consideration those matters listed in Section 15.2.2 of the City Land Development Regulations.

Motion to approve CPA 25-06 by resolution as stated by Mr. Martin, by: Mr. Carlucci Motion Seconded By: Mrs. Johnson

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Yes	Mrs. Adams: Absent	Mr. Lydick: Yes	

Petition # Z 25-08 Presented By: Carol Chadwick

As owner or agent and gives address of: 1208 SW Fairfax Glen, Lake City, FL

Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution PZ/LPA Z 25-08 by title into the record.

Discussion:

Robert introduced Z 25-08. Robert moved the staff presentation and staff report into the record. Carol presented Z 25-08. Carol moved the packet into the record.

Exhibits introduced: Power point presentation.

Public Comment: None

Mr. Lydick closed public comment.

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses. In addition, the Board may make its recommendation to the City Council after taking into consideration those matters listed in Section 15.2.2 of the City Land Development Regulations.

PLANNING AND ZONING

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Motion to approve Z 25-08 by resolution as stated by Mr. Martin, by: Mrs. McKellum Motion Seconded By: Mrs. Wilson

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Yes	Mrs. Adams: Absent	Mr. Lydick: Yes	

Petition # CPA 25-07 Presented By: Carol Chadwick
As owner or agent and gives address of: 1208 SW Fairfax Glen, Lake City, FL
Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution PZ/LPA CPA 25-07 by title into the record.

Discussion:

Robert introduced CPA 25-07. Robert moved the staff presentation and staff report into the record. Carol presented CPA 25-07. Carol moved the packet into the record.

Exhibits introduced: Power point presentation.

Public Comment: None

Mr. Lydick closed public comment.

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses. In addition, the Board may make its recommendation to the City Council after taking into consideration those matters listed in Section 15.2.2 pf the City Land Development Regulations.

Motion to approve CPA 25-07 by resolution as stated by Mr. Martin, by: Mr. Carlucci Motion Seconded By: Mrs. Johnson

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Yes	Mrs. Adams: Absent	Mr. Lydick: Yes	

Petition # Z 25-09 Presented By: Carol Chadwick
As owner or agent and gives address of: 1208 SW Fairfax Glen, Lake City, FL
Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution PZ/LPA Z 25-09 by title into the record.

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Discussion:

Robert introduced Z 25-09. Robert moved the staff presentation and staff report into the record. Carol presented Z 25-09. Carol moved the packet into the record.

Exhibits introduced: Power point presentation.

Public Comment: None

Mr. Lydick closed public comment.

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses. In addition, the Board may make its recommendation to the City Council after taking into consideration those matters listed in Section 15.2.2 of the City Land Development Regulations.

Motion to approve Z 25-09 by resolution as stated by Mr. Martin, by: Mrs. Wilson Motion Seconded By: Mrs. Douglas

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Yes	Mrs. Adams: Absent	Mr. Lydick: Yes	

Petition # CPA 25-08 Presented By: Travis Covington, PE

As owner or agent and gives address of: Not given

Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution PZ/LPA CPA 25-08 by title into the record.

Discussion:

Robert introduced CPA 25-08. Robert moved the staff presentation and staff report into the record. Travis presented CPA 25-08. Travis moved the packet into the record.

Exhibits introduced: Power point presentation.

Public Comment: None

Mr. Lydick closed public comment.

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses. In addition, the Board may make its recommendation to the

PLANNING AND ZONING

MEETING MINUTES

City Council after taking into consideration those matters listed in Section 15.2.2 of the City Land Development Regulations.

Motion to approve CPA 25-08 by resolution as stated by Mr. Martin, by: Mrs. Douglas Motion Seconded By: Mr. Carlucci

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Yes	Mrs. Adams: Absent	Mr. Lydick: Yes	

Petition # Z 25-10 Presented By: Travis Covington, PE
As owner or agent and gives address of: Not given
Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution PZ/LPA Z 25-10 by title into the record.

Discussion:

Robert introduced Z 25-10. Robert moved the staff presentation and staff report into the record. Carol presented Z 25-10. Carol moved the packet into the record.

Exhibits introduced: Power point presentation.

Public Comment: None

Mr. Lydick closed public comment.

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses. In addition, the Board may make its recommendation to the City Council after taking into consideration those matters listed in Section 15.2.2 of the City Land Development Regulations.

Motion to approve Z 25-10 by resolution as stated by Mr. Martin, by: Mrs. Johnson Motion Seconded By: Mrs. McKellum

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Yes	Mrs. Adams: Absent	Mr. Lydick: Yes	

WORKSHOP:

- **Discussion on voting for a new Chair and Vice Chair-** Mr. Lydick discussed with the Board the need to vote on a new Chair and Vice Chair because of his term being up in

PLANNING AND ZONING

MEETING MINUTES

October. The Board asked Robert to put this on the next agenda to vote for a new Chair and Vice Chair.

ADJOURNMENT

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mrs. McKellum

Time: 6:50 pm

Motion Seconded By: Mrs. Johnson

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved

EXHIBIT A
FOR
CPA 25-05 AND Z 25-07

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

August 6, 2025

re: Real Terrace Comprehensive Plan Consistency Analysis

The Real Terrace proposed site consistent with Lake City's Comprehensive Plan.

Future Land Use Element

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The subject property is located at the intersection of NW Bascom Norris Drive and NW Real Terrace. Other properties in the area are zoned commercial.

- Policy 1.1.1 The City shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the City shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The subject property is located at the intersection of NW Bascom Norris Drive and NW Real Terrace and is directly north of Hwy. 90.

- Policy 1.1.2 The City's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The subject property is located at the intersection of NW Bascom Norris Drive and NW Real Terrace. Other properties in the area are zoned commercial.

- Policy 1.1.3 The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2024.

Consistency: The owners would like to start development as soon as possible after all permits

are obtained.

- Policy I.1.4 The City shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Consistency: The site is on a previously permitted stormwater management system. The site will not have any adverse environmental impacts on the existing land uses.

- Policy I.1.5 The City shall continue to regulate and govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

Consistency: No impacts to adjacent land topography or soil conditions will result due to a zoning or land use change of the subject property.

- Policy I.1.6 The City's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the City. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Consistency: This proposed changes are consistent with the properties adjacent to NW Bascom Norris Drive and NW Real Terrace.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL24324

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

August 11, 2025

re: Real Terrace Concurrency Impact Analysis

The site is currently vacant. A 146,000 sf discount club was used for these calculations. The proposed commercial site will utilize City sewer and water. Per FBC, 8th edition, maximum occupancy for mercantile is 60 sf (gross) per person for the maximum of 2433 people. Minimum lavatories for mercantile is one per 500 people, or 5 bathrooms. Per my experience, this seems small so I am anticipating 16 bathrooms. The water consumption was estimated at 500 gallons per day per bathroom. A traffic study will need to be conducted with the site plan.

DISCLAIMER: Without a known use for the site, these numbers are estimates only and are used to fill in the blanks where required by the City of Lake City Planning Department.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 820
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 6103 ADT & 619 Peak PM trips
- Potable Water: 8000 gallons per day
- Potable Water: 8000 gallons per day
- Solid Waste: 292 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL24324

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	KSF	Total ADT	Total PM Peak
857	discount club	41.80	4.24	146.00	6102.80	619.04

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)
discount club	500.00	16.00	8000.00

* 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)
discount club	500.00	16.00	8000.00

* Multiplier is based upon Ch. 64E.6008, F.A.C. 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	lbs/100 sf	s.f.	Total (Tons Per Year)
Retail	4.00	146000.00	292.00

EXHIBIT
POWER POINT
PRESENTATIONS FOR
CPA 25-05, Z 25-07,
CPA 25-06, Z 25-08,
CPA 25-07, Z 25-09,
CPA 25-08,
AND Z 25-10

Comp Plan Amendment CPA 25-05

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

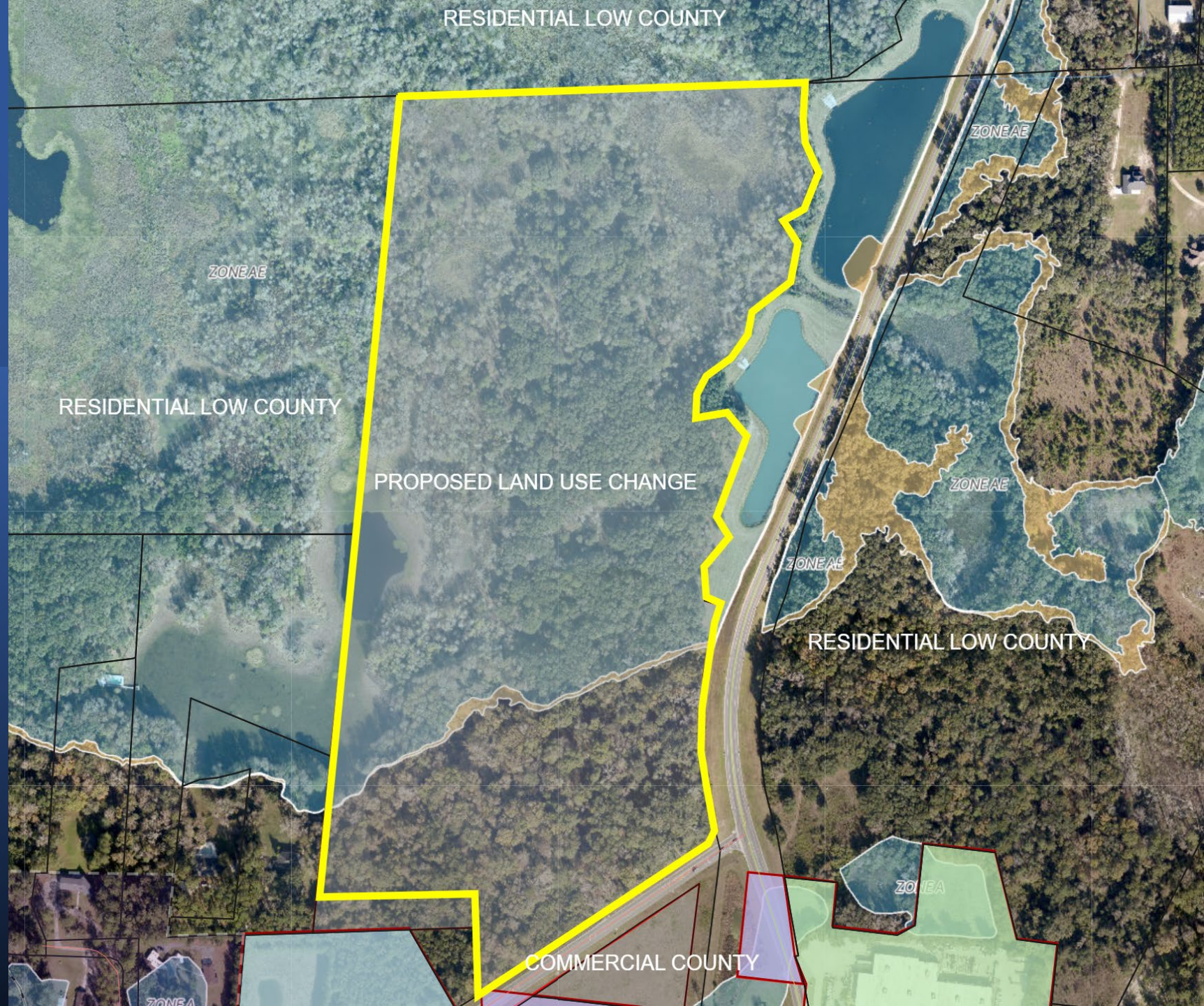
RECOMENDATION

QUESTIONS

Introduction

- Parcel 02519-000 has a current Future Land Use designation of Residential Low County, allowing four (2) dwelling units per acre;
- Petition CPA 25-5 is a request to change the Future Land Use on parcel 02519-000 from Residential Low County (2 dwelling units per acre) to Commercial City;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Residential Low County
 - East- Residential Low County
 - South- Commercial County
 - West- Residential Low County

Location



Staff Review

Docusign Envelope ID: 63B6A02A-AC43-48EC-9B8B-BEF09FC11263



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfra.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: 07/14/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

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

Project Number: CPA 25-05 and Z 25-07

Project Name: Real Terr Rezoning

Project Address: TBD

Project Parcel Number: 02519-000

Owner Name: Real Terr LLC

Owner Address: 1096 SW Main Blvd, Lake City, FL 32025

Owner Contact Information: Telephone Number: 386-961-1086 Email: tomeagle45@gmail.com

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.com

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

- **Planning-** This is a large-scale comp plan amendment and rezoning. This will have to go thru a expedited state review. To other comments at this time.
- **Gas-** Robert is there any utility impact?
- **Public Works-** Storm water?
- **Suwannee River Water Management-** Environmental resource permit (ERP) has not been issued for this site. There are no previous or ongoing compliance issues on the property. An individual ERP would likely be required given the extent of wetlands on the property and proposed commercial activity. SRWMD recommends the applicant schedule a pre-application meeting to discuss permitting requirements.

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 25-05 by Resolution.

QUESTIONS?



REZONING PETITION Z 25-07

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

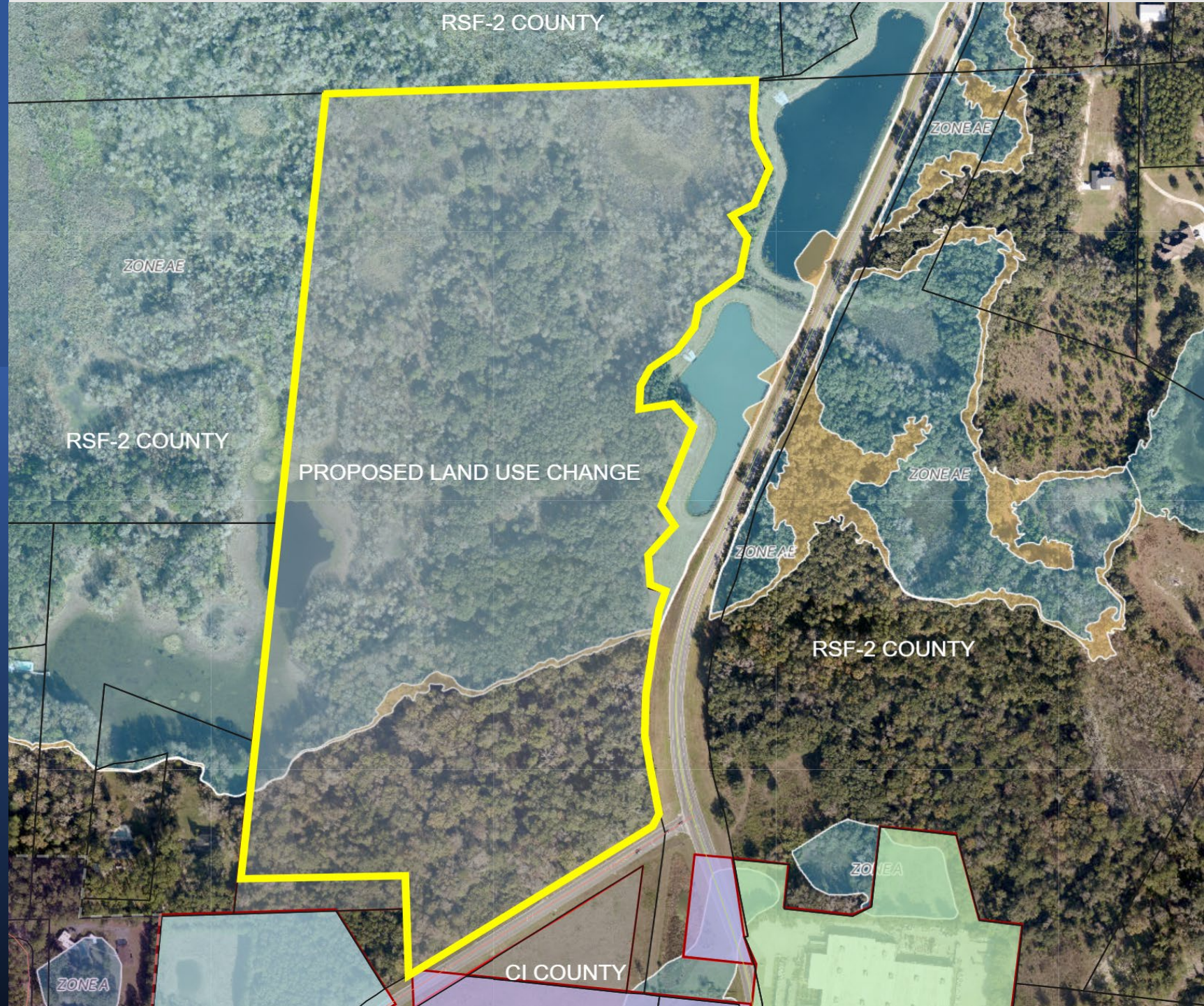
RECOMENDATION

QUESTIONS

Introduction

- Parcel 02519-000 is currently zoned Residential Single Family 2 County;
- Petition Z 25-07 is a request to change the Zoning on parcel 02519-000 from Residential Single Family 2 County to Commercial Intensive;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Residential Single Family 2 County
 - East- Residential Single Family 2 County
 - South- Commercial Intensive County
 - West- Residential Single Family 2 County

Location



Staff Review

Docusign Envelope ID: 63B6A02A-AC43-48EC-9B8B-BEF09FC11263



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfra.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: 07/14/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

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

Project Number: CPA 25-05 and Z 25-07

Project Name: Real Terr Rezoning

Project Address: TBD

Project Parcel Number: 02519-000

Owner Name: Real Terr LLC

Owner Address: 1096 SW Main Blvd, Lake City, FL 32025

Owner Contact Information: Telephone Number: 386-961-1086 Email: tomeagle45@gmail.com

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.com

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

- **Planning-** This is a large-scale comp plan amendment and rezoning. This will have to go thru a expedited state review. To other comments at this time.
- **Gas-** Robert is there any utility impact?
- **Public Works-** Storm water?
- **Suwannee River Water Management-** Environmental resource permit (ERP) has not been issued for this site. There are no previous or ongoing compliance issues on the property. An individual ERP would likely be required given the extent of wetlands on the property and proposed commercial activity. SRWMD recommends the applicant schedule a pre-application meeting to discuss permitting requirements.

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 Z 25-07 by Resolution.

QUESTIONS?



COMP PLAN AMENDMENT CPA25-06

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

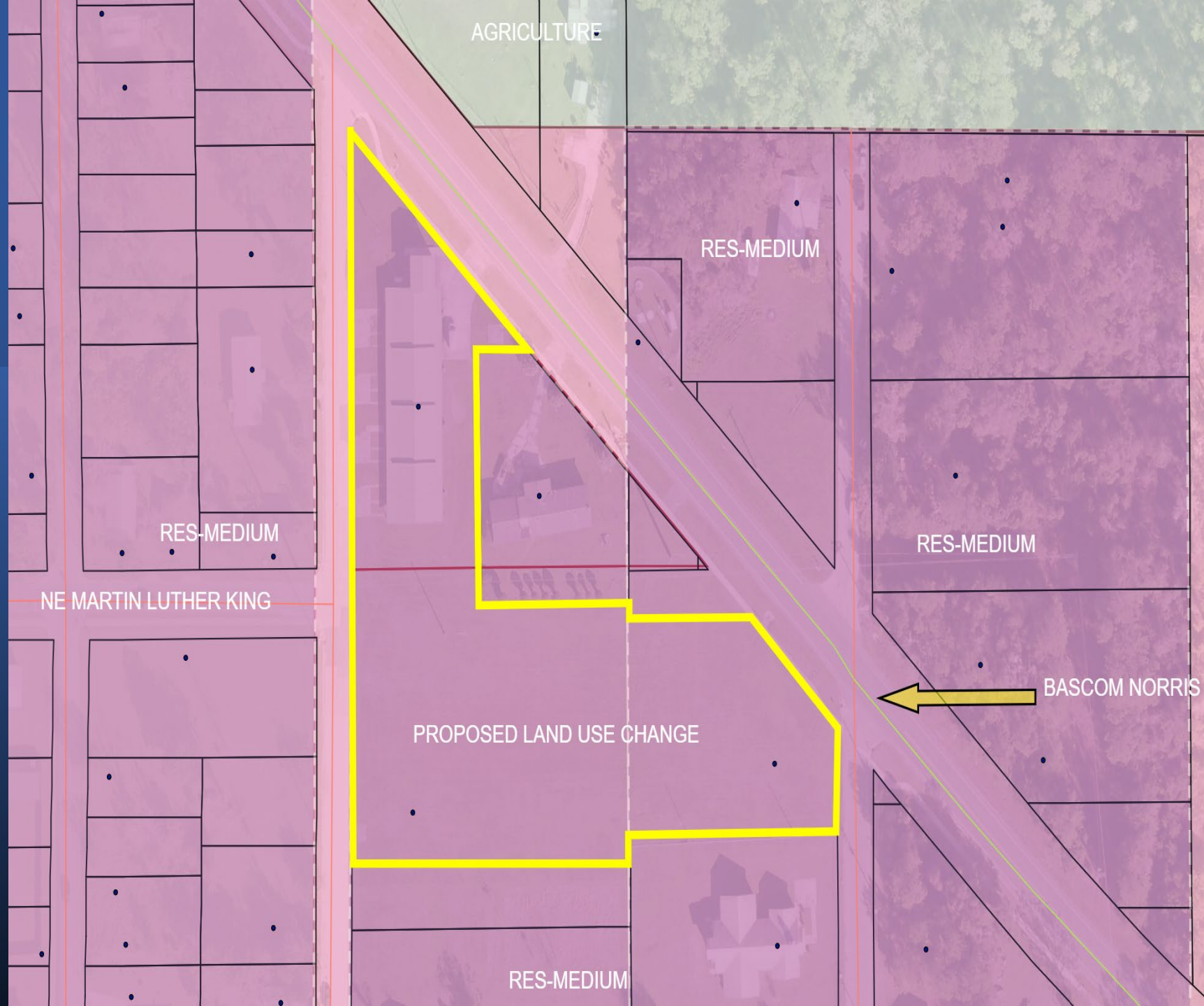
RECOMENDATION

QUESTIONS

Introduction

- Parcel 11174-001 has a current Future Land Use designation of Residential Medium (8 units per acre);
- Petition CPA 25-06 is a request to change the Future Land Use on parcel 11174-001 from Residential Medium (8 units per acre) to Residential High (20 units per acre);
- The parcel is surrounded by the following Future Land Use designations;
 - North- Agriculture
 - East- Residential Medium
 - South- Residential Medium
 - West- Residential Medium

Location



Staff Review

Docusign Envelope ID: 26FDB6E6-ACE7-4B8C-8C45-8FD96E801E3F



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
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: 06/23/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

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

Project Number: 11174-001

Project Name: Carter Acres Rezoning

Project Address: _____

Project Parcel Number: 11174-001

Owner Name: Mary Carter-Douglas

Owner Address: 769 NE Gurly Ave, Lake City, FL

Owner Contact Information: Telephone Number: 628-7152 Email: swarren3rd@icloud.com

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.com

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

- **Planning-** Part of the parcel is zoned RMF 1. The differences between RMF-1 and RMF-2 is the number of dwelling units. RMF-1 allows for 8 units per acres and RMF-2 allows for 20 units per acre.
- **FDOT-** No response at this time.
- **Suwannee River Water Management-** SRWMD District permit may be required for the further development of this lot. SRWMD recommends property owner schedule a pre-application meeting to discuss potential permitting requirements.

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 25-06 by Resolution.

QUESTIONS?



REZONING PETITION Z 25-08

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

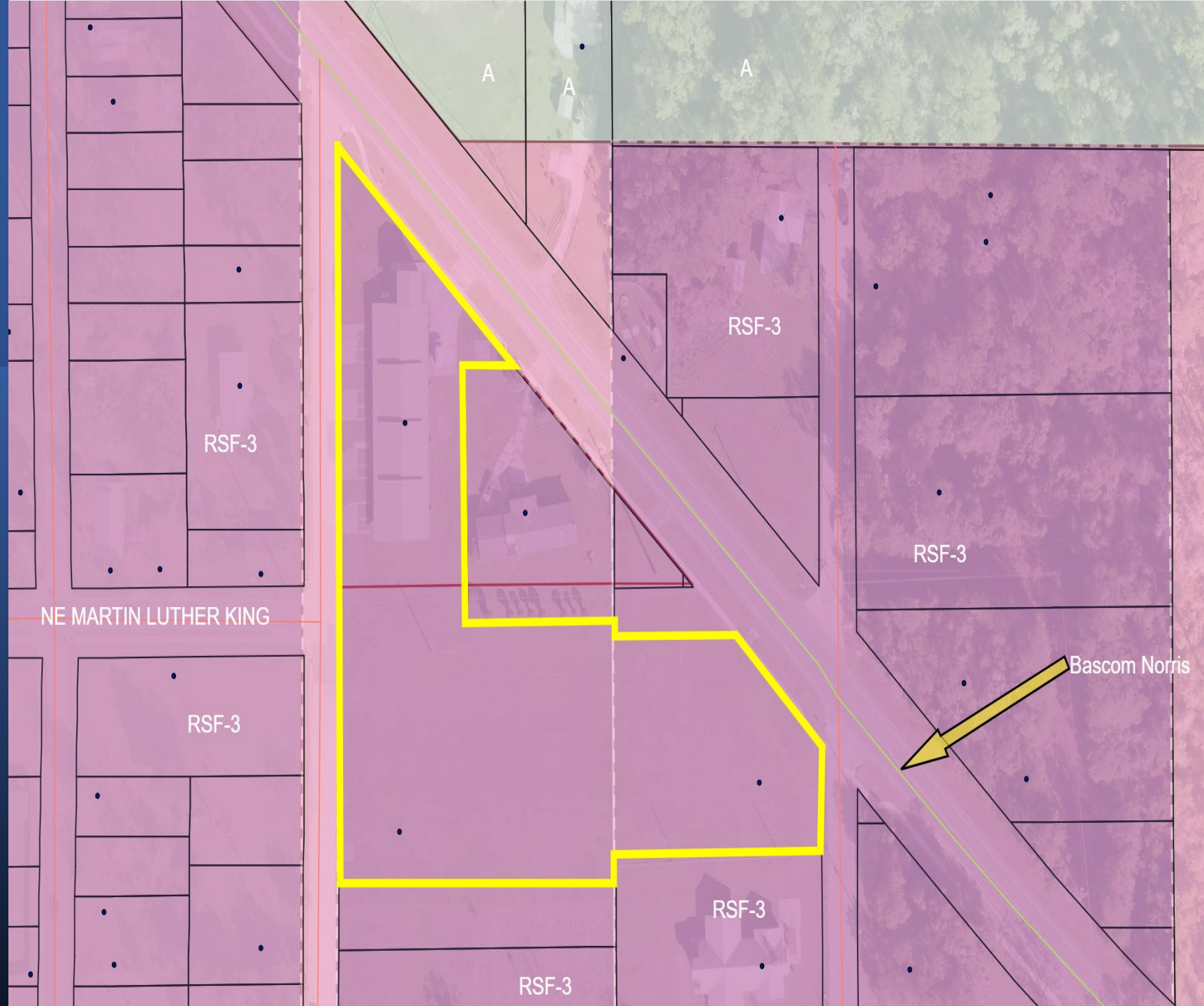
RECOMENDATION

QUESTIONS

Introduction

- Parcel 11174-001 has a current Zoning designation of Residential Single Family 3 (RSF-3) and Residential Multi-Family 1 (RMF-1);
- Petition Z 25-08 is a request to change the Zoning designation from RSF-3 and RMF-1 to RMF-2
- The parcel is surrounded by the following Future Land Use designations;
 - North- A
 - East- RSF-3
 - South- RSF-3
 - West- RSF-3

Location



Staff Review

Docusign Envelope ID: 26FDB6E6-ACE7-4B8C-8C45-8FD96E801E3F



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
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Date: 06/23/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

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

Project Number: 11174-001

Project Name: Carter Acres Rezoning

Project Address: _____

Project Parcel Number: 11174-001

Owner Name: Mary Carter-Douglas

Owner Address: 769 NE Gurly Ave, Lake City, FL

Owner Contact Information: Telephone Number: 628-7152 Email: swarren3rd@icloud.com

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.com

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

- **Planning-** Part of the parcel is zoned RMF 1. The differences between RMF-1 and RMF-2 is the number of dwelling units. RMF-1 allows for 8 units per acres and RMF-2 allows for 20 units per acre.
- **FDOT-** No response at this time.
- **Suwannee River Water Management-** SRWMD District permit may be required for the further development of this lot. SRWMD recommends property owner schedule a pre-application meeting to discuss potential permitting requirements.

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 Z 25-08 by Resolution.

QUESTIONS?



Comp Plan Amendment CPA 25-07

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

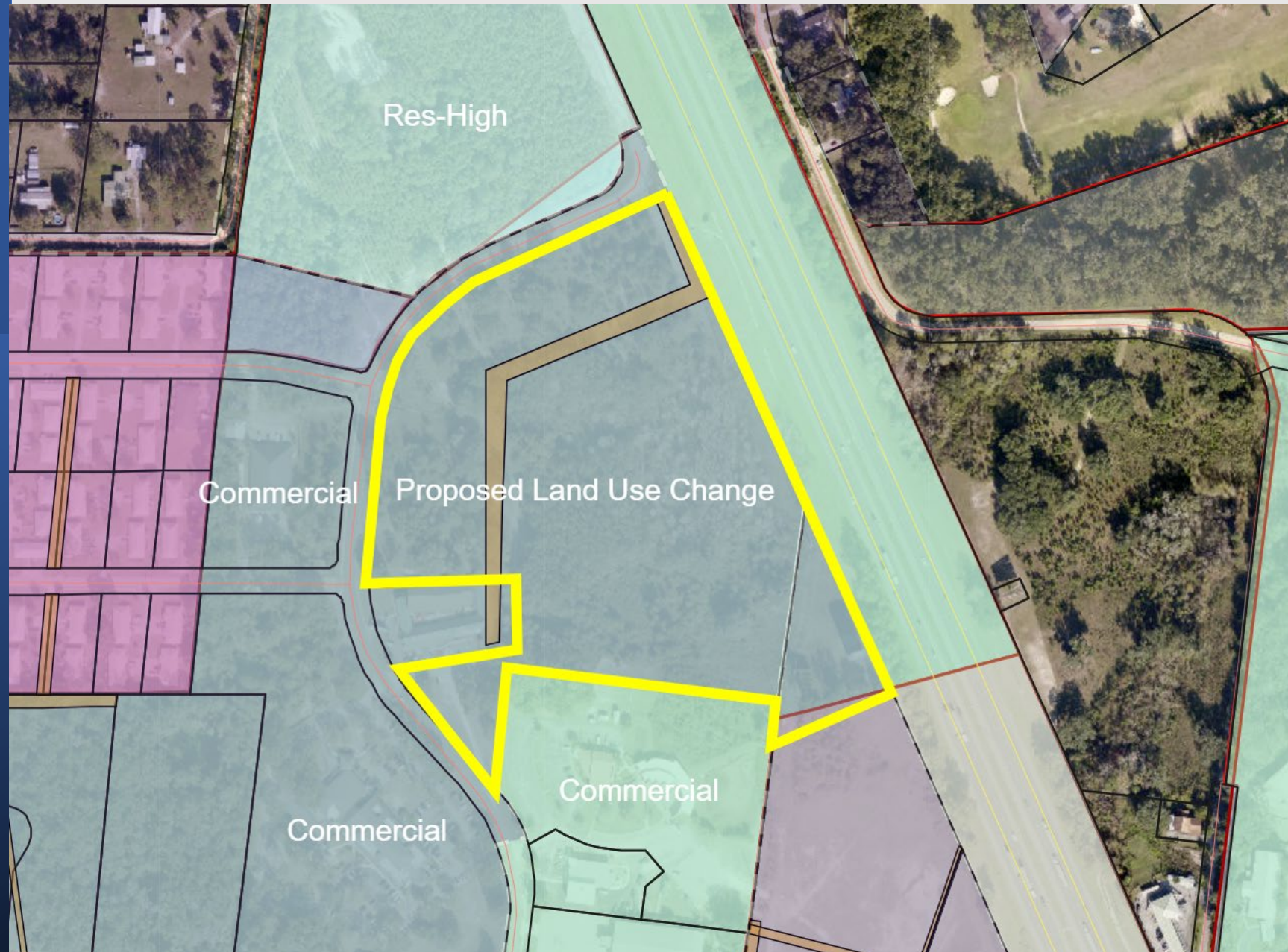
RECOMENDATION

QUESTIONS

Introduction

- Parcel 02463-115 has a current Future Land Use designation of Commercial;
- Petition CPA 25-07 is a request to change the Future Land Use on parcel 02463-115 from Commercial to Residential High (20 units per acre);
- The parcel is surrounded by the following Future Land Use designations;
 - North-Res-High
 - East- Highway Interchange County
 - South- Commercial City
 - West- Res-High and Commercial City

Location



Staff Review

DocuSign Envelope ID: 4545F5AE-FE3E-447A-A981-251F8AED5E1C



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
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: 06/24/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

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

Project Number: TBD

Project Name: Northwest Quadrant Land Trust Rezoning

Project Address: TBD

Project Parcel Number: 02463-115

Owner Name: Northwest Quadrant Land Trust (Daniel Crapps, Trustee)

Owner Address: 291 NW Main Blvd, Lake City, FL

Owner Contact Information: Telephone Number: 386-397-3002 Email: dcrapps@danielscrapps.com

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.com

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

- **Planning-** The property is contiguous to a RMF-2 zoning district.
- **Water Distribution/Collection-** We need to look into this a little more on sewer side, will need all water and sewer gpd usage. I am not sure lift station will hold with out upgrades.
- **Police Department-** My only concern would be that many residences will create possible traffic issues at Hall of Fame and 90. Currently it that intersection is only regulated by a stop sign for those coming off hall of fame. Will this necessitate a traffic signal, or has that been addressed through DOT?
- **FDOT-** No response at this time.
- **Suwannee River Water Management-** SRWMD permit will be required, we have not received an environmental resource permit to date. There appear to be no ongoing violations or compliance concerns on this property.
- **School Board-** The only reservation with the school district is the impact that 300 dwelling units will have on traffic patterns and density in the area of CR 252B/Hwy 90 West interchange (which is within 2 miles of Westside Elementary School).

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 25-07 by Resolution.

QUESTIONS?



REZONING PETITION Z 25-09

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

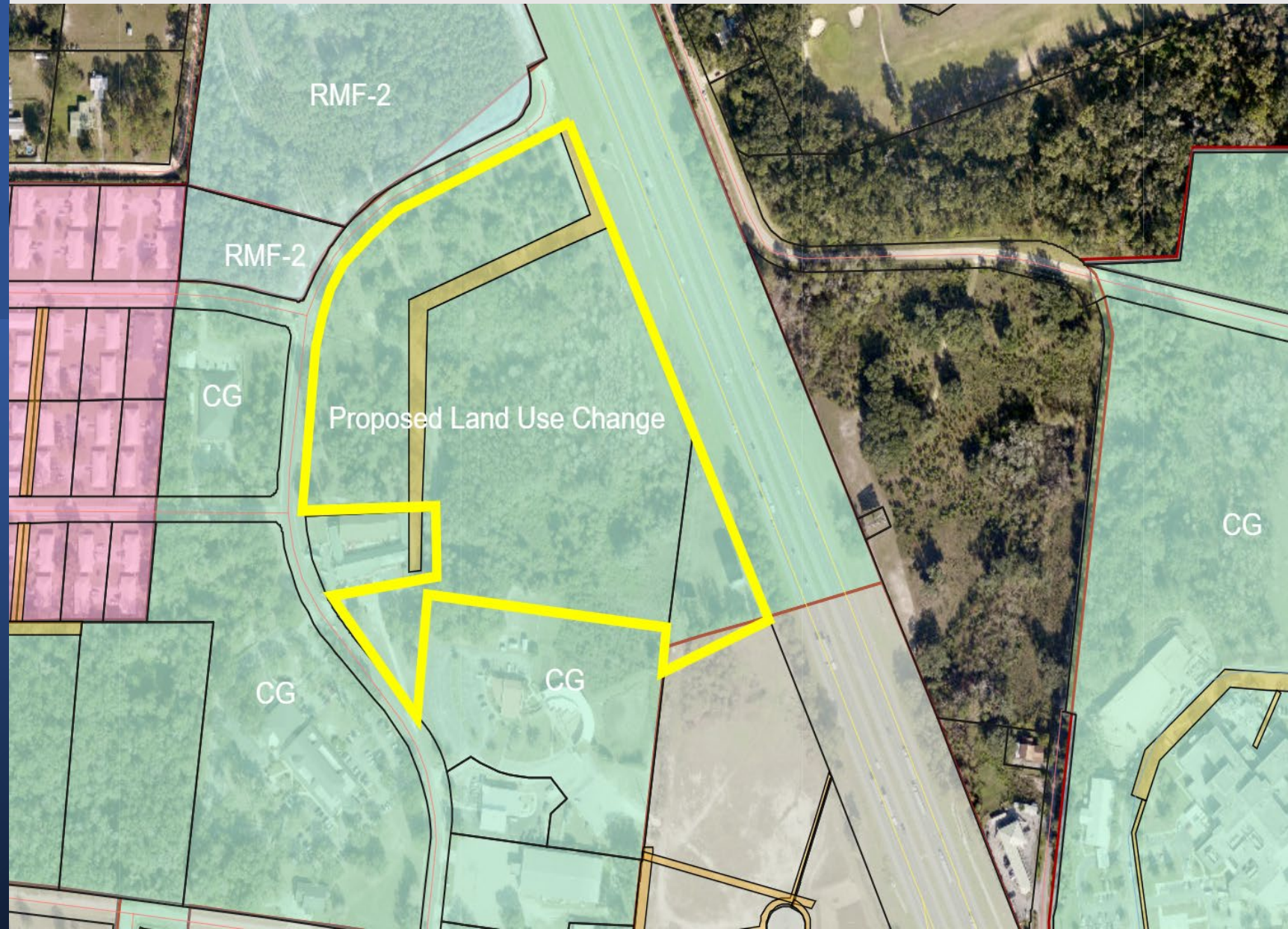
RECOMENDATION

QUESTIONS

Introduction

- Parcel 02463-115 is currently zoned Commercial General;
- Petition Z 25-09 is a request to change the Zoning on parcel 02463-115 from Commercial General to Residential Multi-Family-2 allowing twenty (20) dwelling units per acre;
- The parcel is surrounded by the following Zoning designations;
 - North- RMF-2
 - East- CHI County
 - South- CG
 - West- CG and RMF-2

Location



Staff Review

DocuSign Envelope ID: 4545F5AE-FE3E-447A-A981-251F8AED5E1C



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
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PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 06/24/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

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

Project Number: TBD

Project Name: Northwest Quadrant Land Trust Rezoning

Project Address: TBD

Project Parcel Number: 02463-115

Owner Name: Northwest Quadrant Land Trust (Daniel Crapps, Trustee)

Owner Address: 291 NW Main Blvd, Lake City, FL

Owner Contact Information: Telephone Number: 386-397-3002 Email: dcrapps@danielscrapps.com

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.com

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

- **Planning-** The property is contiguous to a RMF-2 zoning district.
- **Water Distribution/Collection-** We need to look into this a little more on sewer side, will need all water and sewer gpd usage. I am not sure lift station will hold with out upgrades.
- **Police Department-** My only concern would be that many residences will create possible traffic issues at Hall of Fame and 90. Currently it that intersection is only regulated by a stop sign for those coming off hall of fame. Will this necessitate a traffic signal, or has that been addressed through DOT?
- **FDOT-** No response at this time.
- **Suwannee River Water Management-** SRWMD permit will be required, we have not received an environmental resource permit to date. There appear to be no ongoing violations or compliance concerns on this property.
- **School Board-** The only reservation with the school district is the impact that 300 dwelling units will have on traffic patterns and density in the area of CR 252B/Hwy 90 West interchange (which is within 2 miles of Westside Elementary School).

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 Z 25-09 by Resolution.

QUESTIONS?



Comp Plan Amendment CPA 25-08

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

RECOMENDATION

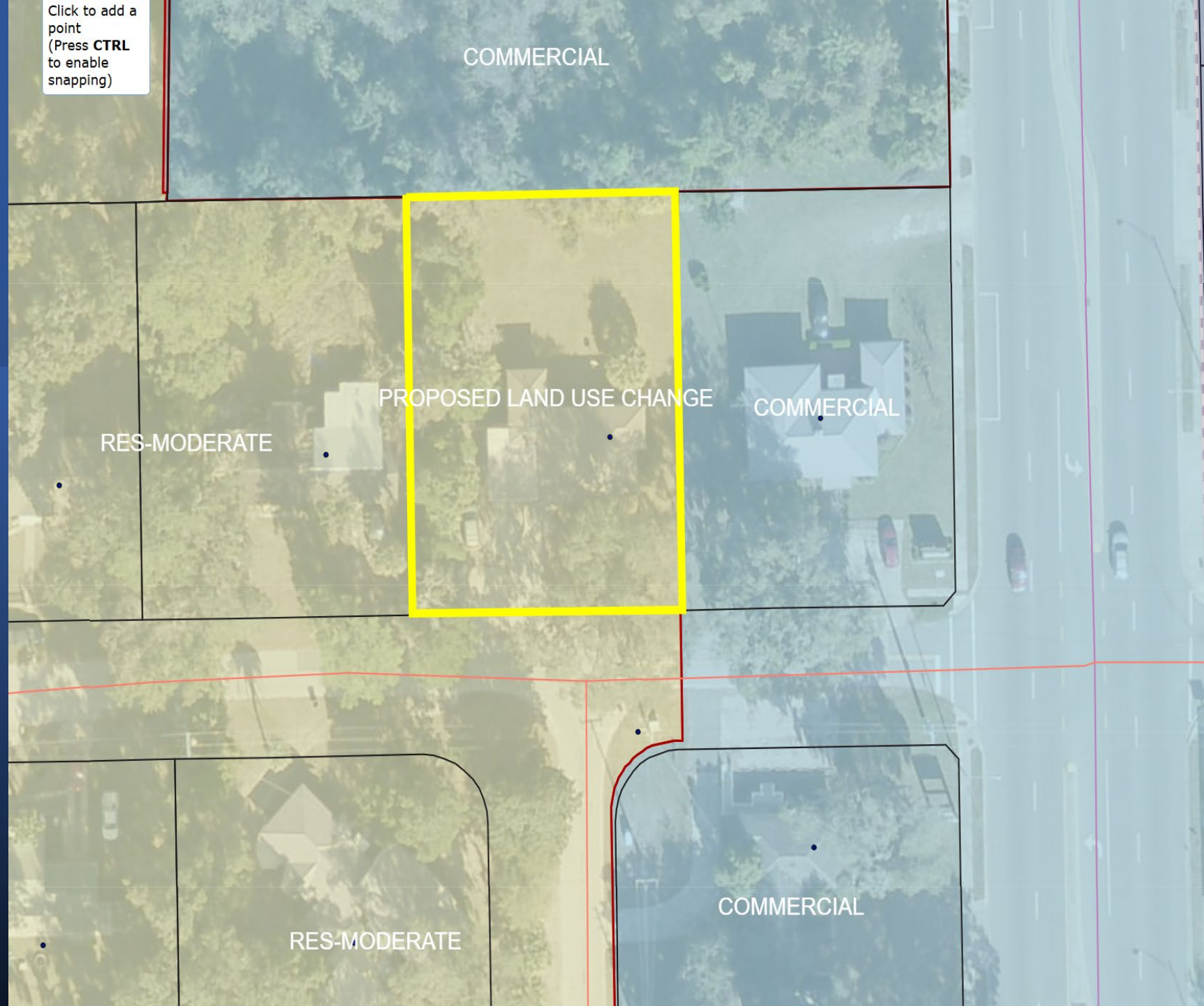
QUESTIONS

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

Click to add a point
(Press **CTRL**
to enable
snapping)



Staff Review

Docusign Envelope ID: 375C8692-1725-46BC-B535-CF8F68C6D0F5



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.

- **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?



REZONING PETITION Z 25-10

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

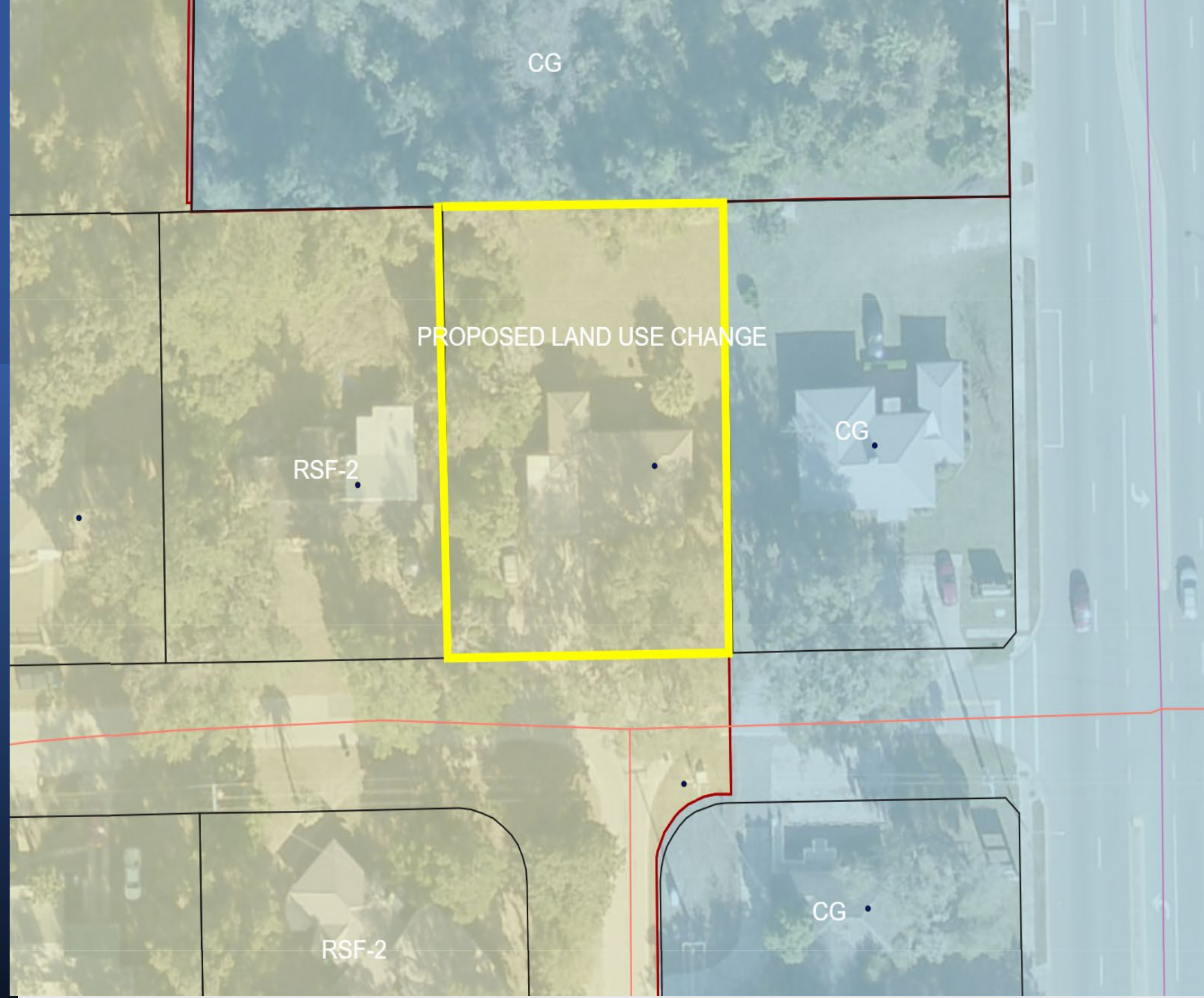
RECOMENDATION

QUESTIONS

Introduction

- Parcel 13991-000 is currently zoned Residential Single Family 2;
- Petition Z 25-10 is a request to change the Zoning on parcel 13991-000 from Residential Single Family 2 to Commercial General;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Commercial General
 - East- Commercial General
 - South- Residential Single Family 2
 - West- Residential Single Family 2

Location



Staff Review

Docusign Envelope ID: 375C8692-1725-46BC-B535-CF8F68C6D0F5



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
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Project Parcel Number: 13991-000

Owner Name: John and Cassandra Wheeler

Owner Address: 136 SE Beverly Pl, Lake City, FL

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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.
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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 Z 25-10 by Resolution.

QUESTIONS?

