

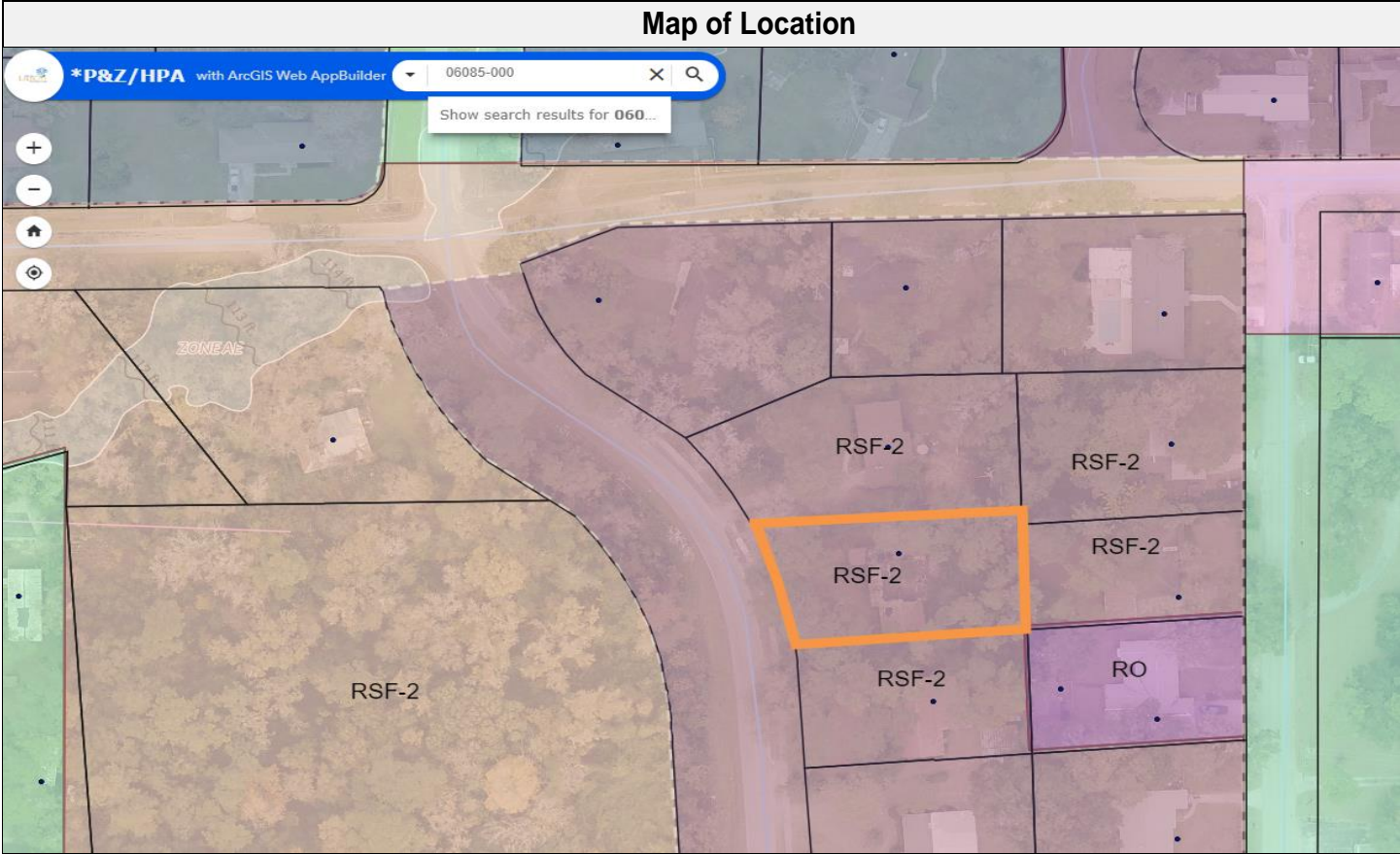
LAKE CITY GROWTH MANAGEMENT

STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Twenty-eight Fourteen LLC Rezoning-Z23-05
Applicant	Carol Chadwick
Owner	Twenty-eight Fourteen LLC
Requested Action	Rezone parcels 06085-000 from Residential Single-Family 2 to Residential Office.
Hearing Date	09-12-2023
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 0.405 Acres
Location	331 NW Gwen Lake Avenue, Lake City, FL
Parcel Number	06085-000
Future Land Use	Residential Moderate
Proposed Future Land Use	Residential Medium
Current Zoning District	Residential Single Family 2 (RSF-2)
Proposed Zoning	Residential Office (RO)
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Moderate	RSF-2	Residential	
E	Residential Moderate	RSF-2	Residential	
S	Residential Moderate	RSF-2	Residential	
W	Residential Moderate	RSF-2	Residential	



Summary of Request
<p>Applicant has petitioned to rezone the above parcel from Residential Single Family-2 to Residential Office and change the FLU from Residential Moderate to Residential Medium. The parcel is not contiguous with the Residential Office Zoning District. However, there is a Residential Office zoning to the southeast corner of the parcel</p>