

ORDINANCE 2025-2334

PRESENTED BY
ROBERT ANGELO



AGENDA

An aerial photograph of a town featuring a large, light-colored building with a dark roof, possibly a school or government building, situated near a body of water. The surrounding area includes residential houses, trees, and a paved road.

INTRODUCTION

LOCATION

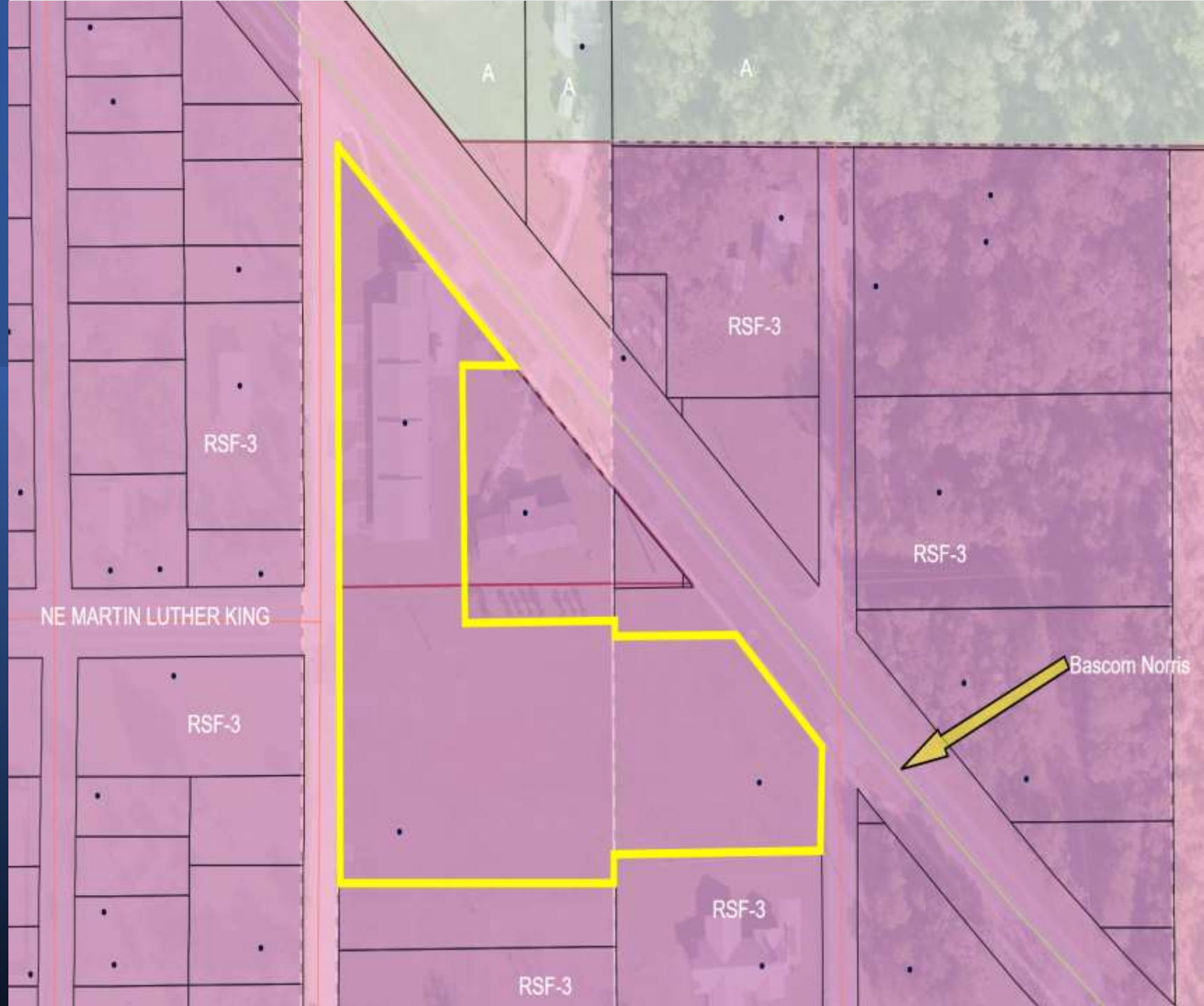
RECOMENDATION

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 Zoning designations;
 - North- A
 - East- RSF-3
 - South- RSF-3
 - West- RSF-3

Location



Staff Review

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DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lctfla.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: awarren3rd@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 Council to approve Ordinance 2025-2334.

QUESTIONS?

