

ORDINANCE 2025-2335

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

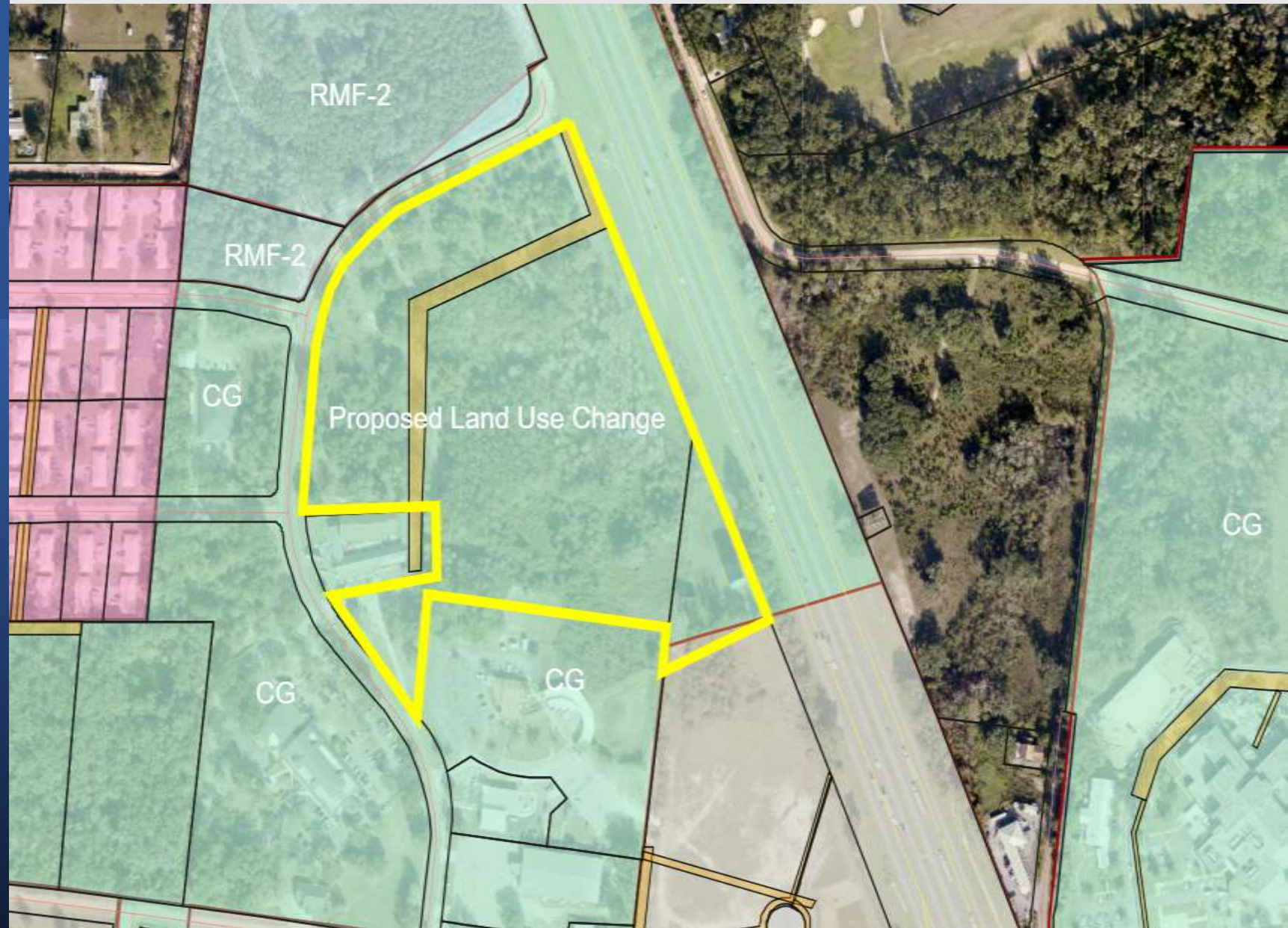
RECOMENDATION

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

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DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfm.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@danawscrapps.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: ccperwyo@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 Council to approve Ordinance 2025-2335.

QUESTIONS?

