

REZONING PETITION Z 25-08

PRESENTED BY
ROBERT ANGELO



AGENDA

An aerial photograph of a town. In the upper left, there is a large, light-colored building with a dark roof, possibly a school or government building. To its right is a body of water. The town is surrounded by trees and residential houses. A road runs vertically through the center of the image.

INTRODUCTION

LOCATION

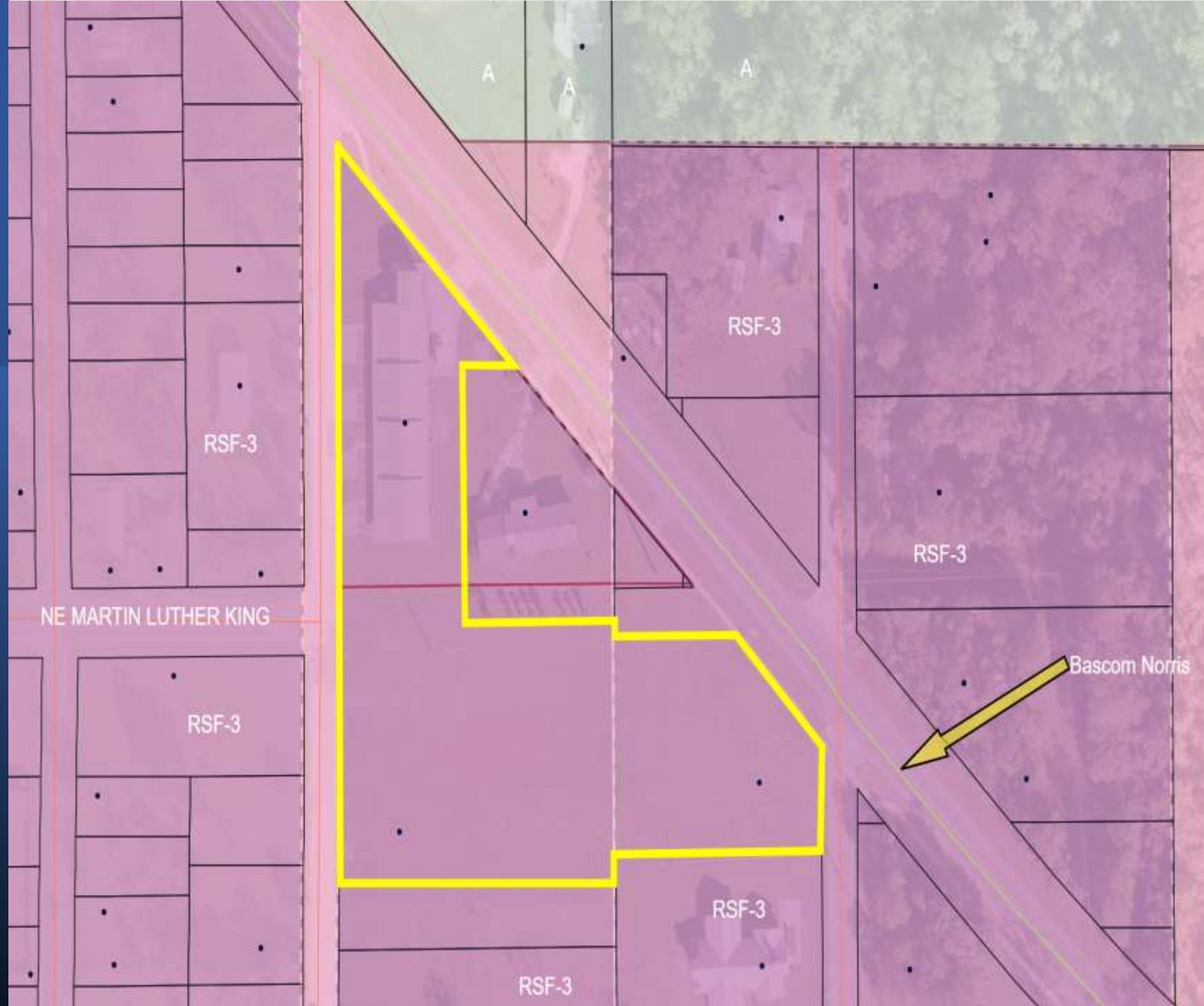
RECOMENDATION

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

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DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
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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 Planning and Zoning Board to approve Petition Z 25-08 by Resolution.

QUESTIONS?

