

# PLANNING AND ZONING BOARD MEETING

## CITY OF LAKE CITY

August 12, 2025 at 5:30 PM

Venue: City Hall

---

## AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

### INVOCATION

### ROLL CALL

### MINUTES

- i. Meeting Minutes July 08, 2025

### OLD BUSINESS- None

### NEW BUSINESS

- ii. **CPA 25-05**, an application by Carol Chadwick, PE, as agent for Real Terrace, LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL LOW COUNTY to COMMERCIAL CITY on land located on parcel 02519-000.
- iii. **Z 25-07**, an application by Carol Chadwick, PE, as agent for Real Terrace, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL SINGLE FAMILY 2 COUNTY (RSF-2 Co) to COMMERCIAL INTENSIVE CITY (CI) on property located on parcel 02519-000.
- iv. **CPA 25-06**, an application by Carol Chadwick, PE, as agent for Mary Carter-Douglas, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL MEDIUM to RESIDENTIAL HIGH on land located on parcel 11174-001.
- v. **Z 25-08**, an application by Carol Chadwick, PE, as agent for Mary Carter-Douglas, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL SINGLE FAMILY 3 (RSF-3) and RESIDENTIAL MULTI-FAMILY 1 (RMF-1) to

RESIDENTIAL MULTI-FAMILY 2 (RMF-2) on property located on parcel 11174-000.

- vi. **CPA 25-07**, an application by Carol Chadwick, PE, as agent for Northwest Quadrant Land Trust, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from COMMERCIAL to RESIDENTIAL HIGH on land located on parcel 02463-115.
- vii. **Z 25-09**, an application by Carol Chadwick, PE, as agent for Northwest Quadrant Land Trust, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COMMERCIAL GENERAL (CG) to RESIDENTIAL MULTI-FAMILY 2 (RMF-2) on property located on parcel 02463-115.
- viii. **CPA 25-08**, an application by Travis Covington, PE, as agent for John and Cassandra Wheeler, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL MODERATE to COMMERCIAL on land located on parcel 13991-000.
- ix. **Z 25-10**, an application by Travis Covington, PE, as agent for John and Cassandra Wheeler, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL SINGLE FAMILY 2 (RSF-2) to COMMERCIAL GENERAL (CG) on property located on parcel 13991-000.

**WORKSHOP-** None

**ADJOURNMENT**

### **YouTube Channel Information**

Members of the public may also view the meeting on our YouTube channel at:  
<https://youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.