



# PLANNING & ZONING BOARD MEETING MINUTES

City: Lake City, Florida

Board: Planning and Zoning

Date: June 9, 2026

Time: 18:03

Location: City Hall, Council Chambers

## 1. CALL TO ORDER

The meeting was called to order at 18:03 by Mrs. Douglas.

## 2. ROLL CALL

- Mrs. Douglas
- Mrs. McKellum
- Mrs. Wilson – arrived at 18:46
- Mr. Carlucci
- Mr. Lydick
- City Attorney: Mr. Martin

Members Absent:

- Mrs. Jones
- Mrs. Johnson

Staff Present:

- Robert Angelo
- Graci Walker

Public Attendees:

None

## 3. APPROVAL OF PREVIOUS MEETING MINUTES

Approval of the minutes of May 12, 2026

Motion to approve: Mr. Carlucci

Second: Mr. Lydick

#### 4. EXPARTE COMMUNICATION

- Mrs. Douglas- None
- Mrs. McKellum- None
- Mrs. Wilson- Absent
- Mrs. Johnson- Absent
- Mr. Carlucci-None
- Mrs. Jones- None
- Mr. Lydick - None

#### 5. PUBLIC HEARINGS / OLD BUSINESS

None.

#### 6. PUBLIC HEARINGS / NEW BUSINESS

##### 6.1 RESOLUTION PZ/LPA CPA 26-06S – COMPREHENSIVE PLAN AMENDMENT

Applicant: David Winsberg, the property owner.

Request: A request to change the future land use from Residential Medium to Residential High.

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA CPA 26-06S to Board. Staff moved application, staff reports, and staff presentation into the record.

##### PUBLIC COMMENT:

Mr. Al Nelson spoke against Resolution PZ/LPA CPA 26-06S.

Mr. Nelson asked staff to clarify the difference in units within residential medium and residential high.

Mr. Robert Angelo explained that the change in units would be 32. He further clarified that this would only be for one parcel of land that is being proposed and that the applicant has not yet provided a site plan listing how many buildings and dwellings he is proposing, and that this hearing was primarily to change the allowable density for the property.

Mr. Nelson spoke on behalf of New Day Spring Church, stating they are not in favor of the project.

Mrs. Douglas clarified that this hearing was just a proposal to rezone the property.

Mr. Sylvester Warren expressed his concerns about this project being heard before in the past, noting the wetlands, flood zones, and traffic study in the area.

Mr. Clay Martin clarified the items that are being heard in this meeting, and that they are being voted as recommendation to the City Council.

Mrs. Barbara Perry spoke against the rezoning, stating that the City does not have the emergency resources to provide for more housing.

Mr. Lydick asked staff if the board had heard this Resolution before in 2024 and what the final disposition was.

Mr. Angelo stated that this was heard in 2024 and that he did not recall what the Planning and Zoning Board's final recommendation was, however; this Resolution was heard at the City Council and did not move any further.

Mr. Lydick asked City Attorney, Clay Martin, if remediation of the wetlands would need to be completed prior to the rezoning of the property.

Mr. Martin clarified that this would have to be done as a part of the Site Plan Process and that all approvals are contingent upon successful permitting.

Mrs. Douglas clarified that this Resolution was heard in 2024 as a rezoning and it did pass at the Planning and Zoning Board level and did not move further after being heard at the City Council.

Mrs. Douglas asked Mr. Angelo exactly how much of the property is wetlands.

Mr. Angelo stated that he does not know the overall percentage, but from looking at Swanee River Water Management, it is a considerable portion. He clarified that according to the City of Lake City's Land Development Regulations; there is no building allowed in or within 35 feet of a wetland.

Mr. David Winesburg stated that he believes the wetland maps to be incorrect, as he feels there is little to no wetland area on the property. He stated that he will have all of the information regarding the wetland on his site plan.

Mr. Winesburg spoke to the statements presented by the public; stating that he has decreased the amount of density change since his proposal in 2024.

Mrs. Douglas asked Mr. Angelo to clarify the zoning differences between Residential Multiple Family 1 (RMF-1) and Residential Multiple Family 2 (RMF-2).

#### BOARD DISCUSSION:

Mr. Carlucci stated that he believes that there is an affordable housing shortage in Lake City and that he believes that affordable apartments could be beneficial. He also clarified that this vote is for rezoning only.

Motion: Motion to Approve, by Mr. Carlucci, seconded by Mrs. McKellum. Vote Passed.

#### Votes:

- Mrs. McKellum: Yes
- Mrs. Douglas: No
- Mr. Carlucci: Yes
- Mr. Lydick: Yes

## 6.2 RESOLUTION PZ/LPA Z 26-04A – REZONING

Applicant: David Winsberg, the property owner.

Request: Changing of the Zoning District from Residential, Single Family-3 (RSF-3) and Residential, Multiple Family-1 (RMF-1) to Residential Multiple Family-1 (RMF-1) and Residential Multiple Family-2 (RMF-2).

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA Z 26-04A to Board. Staff moved application, staff reports, and staff presentation into the record.

**PUBLIC COMMENT:**

Mr. Sylvester Warren spoke on his beliefs on affordable housing and single family homes.

Mr. Al Nelson restated his opposition against the rezoning and of Resolution PZ/LPA Z 26-04A.

Motion: Motion to Approve, by Mr. Carlucci, seconded by Mr. Lydick. Vote passed.

Votes:

- Mrs. McKellum: Yes
- Mrs. Douglas: No
- Mr. Carlucci: Yes
- Mr. Lydick: Yes

### **6.3 RESOLUTION PZ/LPA LDR 26-02 – LAND DEVELOPMENT REGULATION TEXT AMENDMENT**

Applicant: Growth Management Department of the City of Lake City

Request: Request to amend the text of the City of Lake City Land Development Regulations, to add provisions to allow accessory dwelling units withing the City of Lake City.

**PUBLIC COMEMNT:**

Mr. Sylvester Warren spoke on his opposition to Resolution PZ/LPA LDR 26-02, due to the homestead requirement listed in the Amendment.

Mr. Warren requested that the Board consider tabling Resolution PZ/LPA LDR 26-02, until more clarification is received on the Homestead requirement of Accessory Dwelling Units.

**BOARD DISCUSSION:**

Mrs. Douglas requested that the record reflect that Mrs. Wilson joined the meeting.

Mr. Lydick questioned staff about when the amendment of “tiny homes” will be brought before the Board.

Mr. Angelo clarified that currently, “tiny homes” are permitted in the City, as long as they are built to the Florida Building Code Standards. He explained that the City Building Official, Scott Thomason, adopted the section of the Florida Building Code that allows for “tiny homes”.

Mr. Lydick asked staff if there are any encumbrances on “tiny homes” such as the homestead requirement of Accessory Dwelling Units that is being brought before the Board.

Mr. Angelo clarified that “Tiny Homes” do not have to be homesteaded.

Mr. Scott Thomason clarified the adoption of the appendix of the Florida Building Code and the reason behind the homestead requirement with Accessory Dwelling Units.

Mr. Angelo further explained the reason behind the homestead requirement with Accessory Dwelling Units.

Mr. Clay Martin suggested that should the Board recommend this amendment to the City Council, it is recommended that the Council works with Staff and the City Attorney to provide clarity to the homestead requirement.

Motion: Motion to Approve with condition that the amendment is rewritten with Mr. Angelo and Mr. Martin, by Mr. Carlucci, seconded by Mrs. McKellum.

Votes:

- Mrs. McKellum: Yes
- Mrs. Wilson: Yes
- Mrs. Douglas: Yes
- Mr. Lydick: Yes
- Mr. Carlucci: Yes

## 7. WORKSHOP ITEMS

Robert presented a brief discussion on Eliminating Parking Minimums.

## 8. ADJOURNMENT

Motion: Motion to adjourn by Mr. Carlucci, seconded by Mr. Lydick

Meeting adjourned at 19:06.

Recording Secretary: \_\_\_\_\_

Name: Graci Walker

Title: Recording Secretary

Chair: \_\_\_\_\_

Name: Mrs. Douglas