



PLANNING & ZONING BOARD MEETING MINUTES

City: Lake City, Florida

Board: Planning and Zoning

Date: March 10, 2026

Time: 18:00

Location: City Hall, Council Chambers

1. CALL TO ORDER

The meeting was called to order at 18:00 by Mrs. Douglas.

2. ROLL CALL

- Mrs. Douglas
- Mrs. McKellum
- Mrs. Wilson
- Mrs. Johnson
- Mr. Carlucci
- Mr. Lydick
- Mrs. Jones
- City Attorney: Mr. Martin

Members Absent:

- None

Staff Present:

- Robert Angelo

Public Attendees:

None

3. APPROVAL OF PREVIOUS MEETING MINUTES

Approval of the minutes of January 13, 2026

Motion to approve: Mr. Carlucci

Second: Mrs. Johnson

4. EXPARTE COMMUNICATION

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

5. PUBLIC HEARINGS / OLD BUSINESS

5.1 RESOLUTION PZ/LPA_CPA_26-01S – COMPREHENSIVE PLAN AMENDMENT

Applicant: Justin Tabor, AICP as agent for Lake City 47 LLC and Scott and Pam Stewart

Request: Change the Future Land Use on parcel 08891-000 from Highway Interchange County to Commercial City and to change the Future Land Use on parcel 08881-000 from Commercial County to Commercial City.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA_CPA_26-01S to Board. Staff moved application, staff reports and staff presentation into the record.

Applicant Presentation: Justin Tabor

Justin moved his application into the record.

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

Votes:

- McKellum: Yes
- Wilson: Yes
- Johnson: Yes
- Carlucci: Yes
- Lydick: Yes
- Douglas: Yes
- Jones: Yes

5.2 RESOLUTION PZ/LPA_Z_26-01S – REZONING

Applicant: Justin Tabor, AICP as agent for Lake City 47 LLC and Scott and Pam Stewart

Request: Change the Official Zoning Atlas on parcel 08891-000 from Commercial Highway Interchange County to Commercial Highway Interchange City and to change the Official Zoning Atlas on parcel 08881-000 from Commercial Intensive County to Commercial Intensive City.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA_Z_26-01S to Board. Staff moved application, staff reports and staff presentation into the record.

Applicant Presentation: Justin Tabor

Justin moved his application into the record.

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

Votes:

- McKellum: Yes
- Wilson: Yes
- Johnson: Yes
- Carlucci: Yes
- Lydick: Yes
- Douglas: Yes
- Jones: Yes

6. PUBLIC HEARINGS / NEW BUSINESS

6.1 RESOLUTION PZ/LPA_CPA_26-04S– COMPREHENSIVE PLAN AMENDMENT

Applicant: Daniel Crapps as agent for Chad Strait, East Park LLC, Premiere Investments LLC, C&W Land Trust.

Request: Change the Future Land Use on parcels 02712-101, 02712-102, 02712-104, and 02712-105 from Commercial County to Commercial City and to change the Future Land Use on parcels 02712-106, 02712-107, and 02712-103 from Residential Medium/High County to Commercial City.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA_CPA_26-04S to Board. Staff moved application, staff reports and staff presentation into the record.

Applicant Presentation: Daniel Crapps. Daniel moved his application into the record.

PUBLIC COMMENT- None

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

Votes:

- McKellum: Yes
- Wilson: Yes
- Johnson: Yes
- Carlucci: Yes
- Lydick: Yes
- Douglas: Yes
- Jones: Yes

6.2 RESOLUTION PZ/LPA_Z_26-02S – REZONING

Applicant: Daniel Crapps as agent for Chad Strait, East Park LLC, Premiere Investments LLC, C&W Land Trust.

Request: Change the Official Zoning Atlas on parcels 02712-101, 02712-102, 02712-104, and 02712-105 from Commercial Intensive County to Commercial Intensive City and to change the Official Zoning Atlas on parcels 02712-106, 02712-107, and 02712-103 from Residential Multi-Family 1 County to Commercial Intensive City.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA_Z_26-02S to Board. Staff moved application, staff reports and staff presentation into the record.

Applicant Presentation: Daniel Crapps. Daniel moved his application into the record.

PUBLIC COMMENT- None

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

Votes:

- McKellum: Yes
- Wilson: Yes
- Johnson: Yes
- Carlucci: Yes
- Lydick: Yes
- Douglas: Yes
- Jones: Yes

6.3 RESOLUTION PZ/LPA_CPA_26-05S – COMPREHENSIVE PLAN AMENDMENT

Applicant: Brian Pitmann, PE as agent for East Park LLC

Request: Change the Future Land Use on parcel 02712-009 from Residential Medium/High County to Commercial City.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA_CPA_26-05S to Board. Staff moved application, staff reports and staff presentation into the record.

Applicant Presentation: Brian Pitman, PE. Brian moved his application into the record.

PUBLIC COMMENT- None

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

Votes:

- McKellum: Yes
- Wilson: Yes
- Johnson: Yes

- Carlucci: Yes
- Lydick: Yes
- Douglas: Yes
- Jones: Yes

6.4 RESOLUTION PZ/LPA_Z_26-03S – REZONING

Applicant: Brian Pitmann, PE as agent for East Park LLC

Request: Change the Official Zoning Atlas on parcel 02712-009 from Residential Multi-Family 1 County to Commercial Intensive City.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA_Z_26-03S to Board. Staff moved application, staff reports and staff presentation into the record.

Applicant Presentation: Brian Pitman, PE. Brian moved his application into the record. Brian introduced a map of the area showing the utilities in question as Exhibit A.

PUBLIC COMMENT- None

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

Votes:

- McKellum: Yes
- Wilson: Yes
- Johnson: Yes
- Carlucci: Yes
- Lydick: Yes
- Douglas: Yes
- Jones: Yes

6.5 RESOLUTION PZ/LPA_CPA_26-02T – COMPREHENSIVE PLAN TEXT AMENDMENT

Applicant: City of Lake City

Request: Amend Article 7 of the City of Lake City Comprehensive Plan to add provisions for a Joint Planning Area and an Interlocal Service Boundary Agreement.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA_CPA_26-02T to Board. Staff moved application, staff reports and staff presentation into the record.

PUBLIC COMMENT- None

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

Votes:

- McKellum: Yes
- Wilson: Yes
- Johnson: Yes

- Carlucci: Yes
- Lydick: Yes
- Douglas: Yes
- Jones: Yes

6.6 RESOLUTION PZ/LPA_CPA_26-03T – COMPREHENSIVE PLAN TEXT AMENDMENT

Applicant: City of Lake City

Request: Amend Article 1 of the City of Lake City Comprehensive Plan to amend the text for the Mixed Use Element.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA_CPA_26-03T to Board. Staff moved application, staff reports and staff presentation into the record.

PUBLIC COMMENT- None

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

Votes:

- McKellum: Yes
- Wilson: Yes
- Johnson: Yes
- Carlucci: Yes
- Lydick: Yes
- Douglas: Yes
- Jones: Yes

7. WORKSHOP ITEMS- NONE

8. ADJOURNMENT

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

Meeting adjourned at 19:03.

Recording Secretary: _____

Name: Robert Angelo

Title: Recording Secretary

Chair: _____

Name: Mrs. Douglas

EXHIBIT A
FOR RESOLUTION
PZ/LPA CPA 26-05S AND
PZ/LPA Z 26-03S

A MAP SHOWING
LOCATION OF UTILITES

