



PLANNING & ZONING BOARD MEETING MINUTES

City: Lake City, Florida

Board: Planning and Zoning

Date: April 14, 2026

Time: 18:00

Location: City Hall, Council Chambers

1. CALL TO ORDER

The meeting was called to order at 18:00 by Mr. Scott Thomason.

Mrs. Douglas arrived late and took over the meeting.

2. ROLL CALL

- Mrs. Douglas

- Mrs. McKellum

- Mrs. Wilson

- Mrs. Johnson

- Mr. Carlucci

-Mrs. Jones

- City Attorney: Mr. Martin

Members Absent:

- Mr. Lydick

Staff Present:

- Robert Angelo

Public Attendees:

None

3. APPROVAL OF PREVIOUS MEETING MINUTES

Approval of the minutes of March 10, 2026

Motion to approve: Mr. Carlucci

Second: Mrs. McKellum

4. EXPARTE COMMUNICATION

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

5. PUBLIC HEARINGS / OLD BUSINESS

None.

6. PUBLIC HEARINGS / NEW BUSINESS

6.1 RESOLUTION PZ/LPA_CPA_26-01

Applicants: Erik Bredfeldt and Julia Clark for Inspire on behalf of City of Lake City.

Request: Modification of the City of Lake City community redevelopment plan.

All parties sworn in by: Clay Martin

Applicant Presentation: Erik Bredfeldt and Julia Clark.

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
- Douglas: Yes
- Jones: Yes

6.2 RESOLUTION PZ/LPA SPR 26-04

Applicant: James Lee Jones, Agent for Lake City Hotels Inc.

Request: Site plan approval to build a new travel trailer park.

Motion: Staff advised that applicant requested to table until May P and Z. Chair Douglas tabled until May P and Z meeting.

6.3 RESOLUTION PZ/LPA SPR 26-02

Applicant: Beth Leaptrott, Agent for RaceTrac

Request: Approval of a site plan for RaceTrac within the corporate limits of the City of Lake City, Florida.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA_SPR_26-02 to Board. Staff moved application, staff reports and staff presentation into the record.

Applicant Presentation: Beth Leaptrott, Agent for RaceTrac. Beth moved her application into the record.

PUBLIC COMMENT- Jim Zuber – Concerned about increase in truck/semi traffic.

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

Votes:

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

6.4 RESOLUTION PZ/LPA LDR 26-01

Applicant: City of Lake City

Request: Approval of amendment to the text of the Land Development Regulations by amending section 10.11 entitled Historic Sites and Structures Preservation Regulations, and approval of changes to landmarks and landmark sites by deleting Section 10.11.1 through 10.11.6 and renumbering remaining sections.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA LDR 26-01 to Board. Staff moved application, staff reports and staff presentation into the record.

PUBLIC COMMENT- None

BOARD DISCUSSION: Board, City Attorney, and Robert discussed the text amendment.

Motion: Motion to Table until further date to allow staff time to make changes to text amendment, by Mrs. McKellum, seconded by Mrs. Douglas. Vote Passed.

Votes:

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

-Douglas: Yes
-Jones: Yes

7. WORKSHOP ITEMS- NONE

8. ADJOURNMENT

Motion: Motion to adjourn by Mr. Carlucci, seconded by Mrs. McKellum.

Meeting adjourned at 19:01.

Recording Secretary: _____

Name: Ivy Franco

Title: Recording Secretary

Chair: _____

Name: Mrs. Douglas