



PLANNING & ZONING BOARD MEETING MINUTES

City: Lake City, Florida

Board: Planning and Zoning

Date: November 12, 2025

Time: 18:00

Location: City Hall, Council Chambers

1. CALL TO ORDER

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

2. ROLL CALL

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

Members Absent:

- Mrs. Douglas
- Mrs. Adams

Staff Present:

- Richard Bendenderson
- Robert Angelo
- Ivy Stockstill

Public Attendees:

None

3. APPROVAL OF PREVIOUS MEETING MINUTES

Approval of the minutes of September 9, 2025

Motion to approve: Mr. Carlucci

Second: Mrs. McKellum

4. PUBLIC HEARINGS / NEW BUSINESS

4.1 SPR 25-10 – CIRCLE K – LAKE CITY

Applicant: Michael Miles, P.E. (for Dynamic Engineering)

Request: Site Plan Review for new construction of automotive self-service station Circle K.

Staff Report Summary: Request complies with LDR Section 4.13 regulating Commercial Intensive Zoning.

All parties sworn in by: Clay Martin

Applicant Presentation: None.

Public Comment: Greg Whitt – asked if it will be the same location as previous Circle K. (No)

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

Votes:

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

4.2 CPA 25-10 – PRICE CREEK, LLC

Applicant: Daniel Crapps (for Price Creek, LLC)

Request: Amend FLUM from Residential Very Low (County) to Industrial (City) on Parcel 07481-003.

Staff Report Summary: Infrastructure availability is limited; inconsistent with Policy I.1.4.

Adoption of Resolution Marking Recommendation for Denial to the City Council.

All parties sworn in by: Clay Martin

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

Votes:

- McKellum: Yes
- Wilson: Yes
- Johnson: Yes
- Carlucci: No
- Lydick: Yes

4.3 Z 25-12 – PRICE CREEK, LLC

Applicant: Daniel Crapps (for Price Creek, LLC)

Request: Rezone parcel 07481-003 from Rural Residential (RR-Co) to Industrial (I).

Adoption of Resolution Marking Recommendation for Denial to the City Council

All parties sworn in by: Clay Martin

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

Votes:

- McKellum: Yes
- Wilson: Yes
- Johnson: Yes
- Carlucci: No
- Lydick: Yes

5. WORKSHOP ITEMS

None.

6. ADJOURNMENT

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

Meeting adjourned at 18:17.

Recording Secretary: _____

Name: Ivy Stockstill

Title: Recording Secretary

Chair: _____

Name: Mrs. Lydick