

# PLANNING AND ZONING BOARD MEETING

## CITY OF LAKE CITY

March 10, 2026 at 6:00 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 01-13-2026

### OLD BUSINESS

- ii. **RESOLUTION NO. PZ/LPA CPA 26-01-** A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF 50 OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION BY JUSTIN TABOR, SENIOR PLANNER, NORTH FLORIDA PROFESSIONAL SERVICES, INC., AS AGENT FOR LAKE CITY 47, LLC, AND PAM STEWART AND SCOTT D. STEWART, THE PROPERTY OWNERS OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE LAND USE CLASSIFICATION FROM COUNTY HIGHWAY INTERCHANGE TO CITY COMMERCIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE
- iii. **RESOLUTION NO. PA/LPA Z 26-01-** A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RELATING TO THE REZONING OF TEN OR MORE

CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION BY JUSTIN TABOR, SENIOR PLANNER, NORTH FLORIDA PROFESSIONAL SERVICES, INC., AS AGENT FOR LAKE CITY 47, LLC, AND PAM STEWART AND SCOTT D. STEWART, THE PROPERTY OWNERS OF SAID ACREAGE, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN APPLICATION TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS BY CHANGING THE ZONING DISTRICT FROM COUNTY COMMERCIAL, INTENSIVE (CI) AND COUNTY COMMERCIAL, HIGHWAY INTERCHANGE (CHI) TO CITY COMMERCIAL, HIGHWAY INTERCHANGE (CHI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE.

## **NEW BUSINESS**

- iv. **RESOLUTION NO. PZ/LPA CPA 26-04S**, A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF 50 OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, BY DANIEL CRAPPS, TRUSTEE OF C & W LAND TRUST, PROPERTY OWNER OF LOTS 1, 2 AND 3 OF THE C & W BUSINESS PARK SUBDIVISION AND AS AGENT FOR EASTPARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PROPERTY OWNER OF LOT 7 OF THE C & W BUSINESS PARK SUBDIVISION; PREMIERE INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PROPERTY OWNER OF LOT 6 OF THE C & W BUSINESS PARK SUBDIVISION; AND CHAD R. STRAIT, PROPERTY OWNER OF LOTS 4 AND 5 OF THE C & W BUSINESS PARK SUBDIVISION, THE PROPERTY OWNERS OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE LAND USE CLASSIFICATION FROM COUNTY RESIDENTIAL, MEDIUM/HIGH DENSITY (LESS THAN OR EQUAL TO 14 DWELLING UNITS PER ACRE) AND COUNTY COMMERCIAL TO CITY COMMERCIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE
- v. **RESOLUTION NO. PZ/LPA Z 26-02S**, A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RELATING TO THE REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 26-

02S, BY DANIEL CRAPPS, TRUSTEE OF C & W LAND TRUST, PROPERTY OWNER OF LOTS 1, 2 AND 3 OF THE C & W BUSINESS PARK SUBDIVISION AND AS AGENT FOR EASTPARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PROPERTY OWNER OF LOT 7 OF THE C & W BUSINESS PARK SUBDIVISION; PREMIERE INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PROPERTY OWNER OF LOT 6 OF THE C & W BUSINESS PARK SUBDIVISION; AND CHAD R. STRAIT, PROPERTY OWNER OF LOTS 4 AND 5 OF THE C & W BUSINESS PARK SUBDIVISION, THE PROPERTY OWNERS OF SAID ACREAGE; RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN APPLICATION TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS BY CHANGING THE ZONING DISTRICT FROM COUNTY - COMMERCIAL, INTENSIVE (CI) AND COUNTY - RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) TO CITY - COMMERCIAL, INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

- vi. **RESOLUTION NO. PZ/LPA CPA 26-05S**, A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF 50 OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, BY BRIAN PITMAN, P.E., AS AGENT FOR EASTPARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE LAND USE CLASSIFICATION FROM COUNTY RESIDENTIAL, MEDIUM/HIGH DENSITY (LESS THAN OR EQUAL TO 14 DWELLING UNITS PER ACRE) TO CITY COMMERCIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

- vii. **RESOLUTION NO. PZ/LPA Z 26-03S**, A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RELATING TO THE REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 26-03S, BY BRIAN PITMAN, P.E., AS AGENT FOR EASTPARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE PROPERTY OWNER OF SAID ACREAGE; RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN APPLICATION TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND

DEVELOPMENT REGULATIONS BY CHANGING THE ZONING DISTRICT FROM COUNTY - RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) TO CITY - COMMERCIAL, INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

**viii. RESOLUTION NO. PZ.LPA CPA 26-02T**, A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE TEXT OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION BY THE GROWTH MANAGEMENT DEPARTMENT OF THE CITY OF LAKE CITY, FLORIDA, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT OF THE COMPREHENSIVE PLAN BY ADDING OBJECTIVE VII.9 ENTITLED JOINT PLANNING AREA AND INTERLOCAL SERVICE BOUNDARY AGREEMENT TO THE INTERGOVERNMENTAL COORDINATION ELEMENT; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

**ix. RESOLUTION NO PZ/LPA CPA 26-03T**, A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE TEXT OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION BY THE GROWTH MANAGEMENT DEPARTMENT OF THE CITY OF LAKE CITY, FLORIDA, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR AMENDING POLICY I.1.2 OF THE FUTURE LAND USE ELEMENT UNDER MIXED USE BY CHANGING THE MINIMUM PERCENTAGE OF NON-RESIDENTIAL USES FROM 50 TO 15, THE MAXIMUM RESIDENTIAL USES FROM 40 TO 75, ADDING REQUIREMENTS TO THE OPEN SPACE AREAS AND BY CHANGING THE RESIDENTIAL DENSITY LIMITS FROM 10 TO 40 DWELLING UNITS BASED ON GROSS ACREAGE OF THE OVERALL RESIDENTIAL PORTION OF THE PROPOSED MIXED USE LAND USE CLASSIFICATION; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

**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.