

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

July 08, 2025 at 5:30 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 06-10-2025

OLD BUSINESS- None

NEW BUSINESS

- ii. **SPR 25-06**- Petitions submitted by Carol Chadwick, PE (agent) for TJL Associates, LLC (owner), for a Site Plan Review for Envy Elite, in the Commercial Intensive Zoning District, and located on parcel 02703-014, which is regulated by the Land Development Regulations section 4.13.
- iii. **CPA 25-04**, an application by Carol Chadwick, PE, as agent Earl Peeler and Riverwood Investments of Jacksonville, LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL MEDIUM to INDUSTRIAL on land located on parcels 02703-004 and 02703-012.
- iv. **Z 25-06**, an application by Carol Chadwick, PE, as agent for Earl Peeler and Riverwood Investments of Jacksonville, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL MOBILE HOME 3 (RMH-3) to INDUSTRIAL LIGHT WAREHOUSE (ILW) on property located on parcels 02703-004 and 02703-012.
- v. **M 25-01**, an application by the City of Lake City Council for a moratorium on the acceptance and consideration of applications for mobile home and manufactured home land use actions or permits.

WORKSHOP

- vi. Administrative Approval Process-** Discussion on the administrative approval process text amendment for the City of Lake City Land Development Regulations.
- vii. Building Height Text Amendment-** Discussion on the building heights text amendment for the City of Lake City Land Development Regulations.

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.