

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

February 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- None

NEW 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

WORKSHOP

- iv. **Duplex Design Standards Workshop**-Discussion and presentation on duplex design standards for duplexes built in a single family zoning district or in a neighborhood that has a majority of single family homes.

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.