

# PLANNING AND ZONING BOARD MEETING

## CITY OF LAKE CITY

May 12, 2026 at 6:00 PM

Venue: City Hall

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## 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 April 14, 2026

**OLD BUSINESS-** None

**NEW BUSINESS-** None

**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.

**File Attachments for Item:**

i. Meeting Minutes April 14, 2026



# 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