

City Council Ordinance No. 2026-2379

Exhibit A



DEPARTMENT OF GROWTH MANAGEMENT

205 N MARION AVE

LAKE CITY, FL 32055

386-719-5820

PLANNING@LCFLA.COM

STAFF REVIEW FOR SITE PLAN, REZONING, COMP PLAN AMENDMENT, SPECIAL EXCEPTION, VARIANCE, AND ANNEXATION.

DATE: June 03, 2026

PROJECT INFORMATION		
Future Land Use	Current: Commercial County	Proposed: Commercial City
Zoning	Current: Commercial Intensive County	Proposed Commercial Intensive City
Project Number: TBD		Project Name Elizabeth Steely Rezoning
Parcel Number(s): 02440-003		
Project Address: TBD		
Project Type: Comp Plan Amendment and Rezoning		

NOTE: Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what public facilities and services are available at the date of inquiry per Section 13.12.5.3 of the City of Lake City Land Development Regulations.

NOTE: There are certain development approvals that are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. These development approvals are land use amendments to the Comprehensive Plan and rezoning requests per Section 13.12.5.2 of the City of Lake City Land Development Regulations.

BUILDING, Reviewed By:

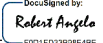
Signed by:

Scott Thomson

7C2DC476A33B411...

Date: 6/15/2026

No comments at this time

PLANNING, Reviewed By:  Date: 6/3/2026

No comments at this time.

CODE ENFORCEMENT, Reviewed By:  Date: 6/3/2026

No comments at this time

PERMITTING, Reviewed By:

Signed by: *Logi Stockstill*
ES4B193A5E141CD...

 Date: 6/3/2026

No comments at this time.

WATER DEPARMENT, Reviewed By:

Signed by:
Mike Osborn
866E039514B74E3...

Date: 6/4/2026

No comments at this time

SEWER DEPARTMENT, Reviewed By:  Date: 6/3/2026

none

GAS DEPARTMENT, Reviewed By:

Date:

DIRECTOR OF DISTRIBUTION AND COLLECTIONS, Reviewed By:  Date: 6/11/2026

no comment at this time

CUSTOMER SERVICE, Reviewed By 

Date: 6/23/2026

No comment at this time

PUBLIC WORKS, Reviewed By:

Date:

FIRE DEPARTMENT, Reviewed By:  Signed by:
Kit Tompkins
F7031F1180E649F...

Date: 6/3/2026

Nothing to comment.

POLICE DEPARTMENT, Reviewed By:  Signed by: Andy Miles
99015FF-1005513F...

Date: 6/23/2026

No comments at this time

FDOT, Reviewed By:

Date:

SUWANNEE RIVER WATER MANAGEMENT, Reviewed By: Signed by: Sara Ferson
SF12F6D067AE1A9...

Date: 6/5/2026

This site does not have any SRWMD permitting history. An environmental resource permit will be required if impervious area exceeds 9,000 sf or 4,000 sf subject to vehicular traffic or the project size exceeds 5 acres. A permit would also be required if there are wetland impacts. I would encourage the landowner schedule a pre-application meeting with our office to determine if a permit is required for their proposed activity.

SCHOOL BOARD, Reviewed By:  Date: 6/3/2026

No comments at this time

COUNTY ENGINEER, Reviewed By:

Date:

COUNTY PLANNER, Reviewed By:  Signed By:
 133670E5F1F44BF

Date: 6/23/2026

No comment at this time

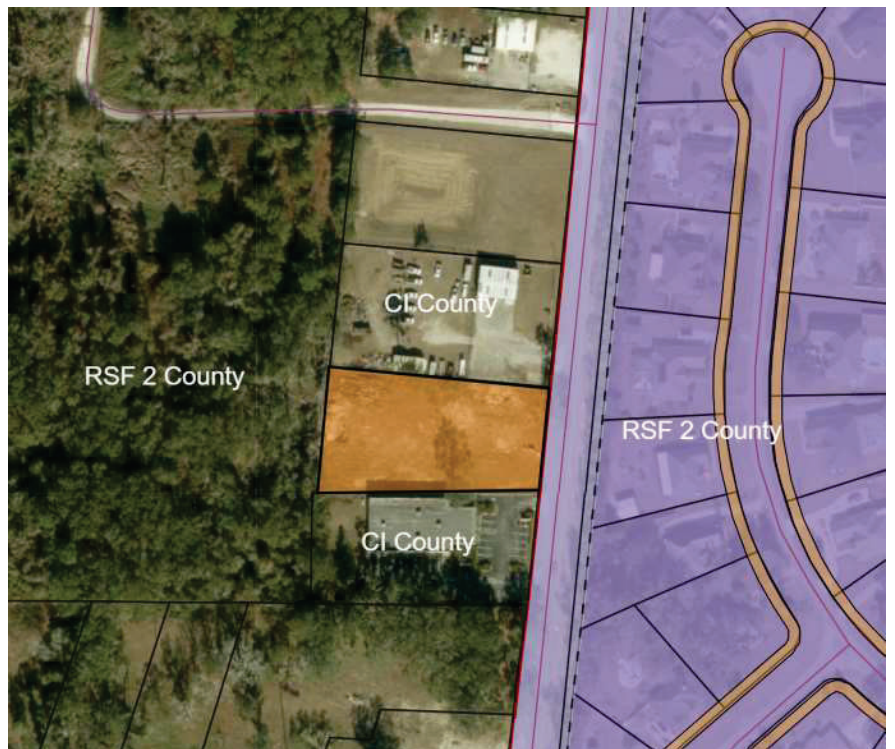
REZONING

ORDINANCE 2026-2379 for Z 26-05S

Introduction

- Parcel 02440-003 is currently zoned Commercial Intensive County;
- Petition Z 26-05S is a request to change the Zoning on parcel 02440-003 from Commercial Intensive County to Commercial Intensive City;
- The parcel is surrounded by the following Zoning designations;
 - North- Commercial Intensive County
 - East- Residential Single Family 2 County
 - South- Commercial Intensive County
 - West- Residential Single Family 2 County

Location of Parcel 02440-003

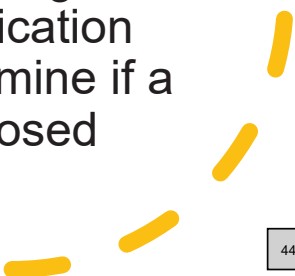


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Staff Review

Suwannee River Water Management-

This site does not have any SRWMD permitting history. An environmental resource permit will be required if impervious area exceeds 9,000 sf or 4,000 sf subject to vehicular traffic or the project size exceeds 5 acres. A permit would also be required if there are wetland impacts. I would encourage the landowner schedule a pre-application meeting with our office to determine if a permit is required for their proposed activity.

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Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2026-2379.

QUESTIONS
