

# PLANNING AND ZONING

## MEETING MINUTES

**Date:** 04/04/2023

**Roll Call:**

Mrs. McKellum- Present  
Mr. Nelson- Present  
Mr. Cooper-Not Present  
Mr. McMahon- Present

Mr. Carter- Present  
Mr. Lydick- Present

**Approval of Past Minutes-**Approve the minutes of the 03/07/2023 Meeting.

**Motion By:** Mr. Carter

**Seconded By:** Mr. McKellum

**Comments or Revisions:** None

**Old Business:**

**Petition # CPA23-02 and Z23-02 Presented By:** Carol Chadwick P.E. as Agent

**As owner or agent and gives address of:** 1208 SW Fairfax Glen, Lake City, FL 32025

**Petitioner is Sworn in by:** Mr. Lydick

**Discussion:**

Mr. Lydick asked the Board for a motion to un-table petition CPA23-02 and Z23-02. Mr. Carter motioned to un-table petition. Mr. Nelson seconded. Mr. Lydick asked if the petitioner was present. Due to no one present to speak on the project Mr. Lydick asked to continue the petition. Robert asked if they were continuing the petition to the May 2<sup>nd</sup> meeting. Mr. Lydick confirmed that meeting unless the proponent was not ready. Mr. Carter motioned to continue. Mr. Nelson seconded the motion.

**Motion to Table:** Mr. Carter

**Motion Seconded By:** Mrs. McKellum

**Mrs. McKellum:** Aye      **Mr. Cooper:** Absent      **Mr. McMahon:** Aye

**Mr. Carter:** Aye      **Mr. Lydick:** Nye      **Mr. Nelson:** Aye

**New Business:**

**Petition # CPA23-03 and Z23-03 Presented By:** Victor Marrero as Agent

**As owner or agent and gives address of:** 128 NW Green Lane, Lake City, FL 32055

**Petitioner is Sworn in by:** Mr. Lydick

**Discussion:**

Robert Angelo introduced CPA23-03 and Z23-03. Robert stated that they are petitioning to change the future land use from residential medium to residential high and change the zoning for residential office, which allows for duplexes but not the density they are looking for, to residential multi-family 2.

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Victor stated that they are looking to put 12 units in. Three, two story building. Victor stated that they have done some traffic calculation and have determined that there are no concerns. Mrs. McKellum asked if there were any other apartments in the area. Victor confirmed that there is. Mr. McMahon asked if they would be using the light at Lake City Ave and Hwy 90. Victor confirmed.

Steve stated that the apartments across the street are one story not two story. Steve stated that there may be a concern with utilities depending on the number of units. Mr. Lydick asked Robert if there were any requirements for a landscape buffer. Robert stated that they would need to abide by the requirements in the land development regulations for multi-family.

### **Public Comment:**

Joe Adkins, Freeda Myers, Dale Stadler, Darlene Hart, and Wendy Vitner

Citizens came forward and expressed their concerns and comments for the rezoning. They expressed concern about noise, traffic, people walking thru neighborhood, property value, not having enough time to prepare for meeting, started clearing already, and require the developer to install a fence.

Mr. Carter motioned to close public comment. Mrs. McKellum seconded.

**Motion to Approve/Deny By:** Mr. Carter

**Motion Seconded By:** Mrs. McKellum

<b>Mrs. McKellum:</b> Aye	<b>Mr. Cooper:</b> Absent	<b>Mr. McMahon:</b> Aye
<b>Mr. Carter:</b> Aye	<b>Mr. Lydick:</b> Nye	<b>Mr. Nelson:</b> Aye

**Petition # SPR23-08 Presented By:** Anthony George as Agent

**As owner or agent and gives address of:** 308 SW Calloway Drive, Lake City, FL 32056

**Petitioner is Sworn in by:** Mr. Lydick

### **Discussion:**

Robert Angelo introduced SPR23-08. This is for a site plan review to build a new Church site. Robert stated that they are looking to build a new Church. Robert stated that they did receive an approval on a special exception in 2021. Mr. George stated that they were looking to build a new Church. Mr. Carter motioned to close public comment. Mrs. McKellum seconded.

**Motion to Approve/Deny By:** Mr. Nelson

**Motion Seconded By:** Mr. Carter

<b>Mrs. McKellum:</b> Aye	<b>Mr. Cooper:</b> Absent	<b>Mr. McMahon:</b> Aye
<b>Mr. Carter:</b> Aye	<b>Mr. Lydick:</b> Aye	<b>Mr. Nelson:</b> Aye

**Petition # SPR23-09 Presented By:** Benjamin Johnson as Agent

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**As owner or agent and gives address of:** 5425 E 1<sup>st</sup> Square, Vero Beach, FL 32025

**Petitioner is Sworn in by:** Mr. Lydick

### Discussion:

Robert introduced SPR23-09. This is for a site plan review for a Home Depot Tool Rental. Robert Stated that it is conducive for review per section 4.13.2.2 of the land development regulations.

Ben stated that they are looking to add a tool rental space to the existing Home Depot. Ben stated that the equipment will be on trailers in parking stall for ease on use. They will require electric for the trailers. Ben stated that this will benefit the community especially in natural disasters. Mrs. McKellum motioned to close public comment. Mr. Carter seconded.

**Motion to Table:** Mr. Carter

**Motion Seconded By:** Mrs. McKellum

**Mrs. McKellum:** Aye

**Mr. Cooper:** Absent

**Mr. McMahon:** Aye

**Mr. Carter:** Aye

**Mr. Lydick:** Aye

**Mr. Nelson:** Aye

**Workshop:** None

**Mr. Lydick closed the meeting.**

**Motion to Adjourn by:** Mr. Nelson

**Time:** 6:34 pm

**Motion Seconded By:** Mr. Carter

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**Mr. Lydick, Board Chairperson**

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**Date Approved**

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**Robert Angelo, Secretary**

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**Date Approved**