

PLANNING AND ZONING

MEETING MINUTES

Date: 03/07/2023

Roll Call:

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

Mr. Carter- Present
Mr. Lydick- Present

Approval of Past Minutes-Approve the minutes of the 02/07/2023 Meeting.

Motion By: Mr. Carter

Seconded By: Mr. McKellum

Comments or Revisions: None

Old Business:

Petition # CPA22-09 and Z22-07 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:

Robert explained that the applicant has decided to withdraw their application and re-submit a new one under petition number CPA23-02 and Z23-02.

Motion to Un-Table: Mrs. McKellum

Motion Seconded By: Mr. Carter

Mrs. McKellum: Aye

Mr. Cooper: Absent

Mr. McMahan: Aye

Mr. Carter: Aye

Mr. Lydick: Nye

Mr. Nelson: Aye

New Business:

Petition # SPR23-07 Presented By: Travis Hastay as Agent

As owner or agent and gives address of: 11801 Research Drive, Alachua, FL 32615

Petitioner is Sworn in by: Mr. Lydick

Discussion:

Robert Angelo introduced SPR23-07. This is for a site plan review to build a new Radiant Credit Union branch. Robert stated that the plan is to demo the old Ken's building and build a Radiant Credit Union in its place. Robert stated that the land is conducive for use per the Land Development Regulation section 4.12.2.8. He stated that they have received a drive way permit from the county to use Hackney Terr and are still working on the driveway permit with the FDOT for Highway 90. Travis stated that they are looking for a site plan approval for Radiant Credit Union. He stated that they are going to eventually redo the parcels to make two parcels instead of three.

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Motion to Approve/Deny By: 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

Petition # SPR23-06 Presented By: David Winsberg as Agent

As owner or agent and gives address of: PO Box 20815, Lake City, FL 32056

Petitioner is Sworn in by: Mr. Lydick

Discussion:

Robert Angelo introduced SPR23-06. This is for a site plan review to build a new Brooklyn's Coffee site located in the plaza where Farmer's Furniture and Phish Tails are. He stated that the land is conducive for use per the Land Development Regulation section 4.12.2.1. He stated that the issues with the water and sewer that were noted on the staff review have been corrected on the site plan. Mr. Lydick asked if the issues noted on the staff review were addressed and Robert stated that they were.

David stated that they were looking for a site plan approval for her coffee shop. Mr. Lydick asked about the type of building and if it was going to be a modular or what. David said that it was going to be a container and that he was not sure what the building would look like. Mr. McMahon asked if it was going to be a drive thru and how the traffic was going to be routed. David stated that the flow of traffic was shown on page five.

Motion to Approve/Deny By: Mr. Nelson

Motion Seconded By: Mr. Carter

Mrs. McKellum: Aye **Mr. Cooper:** Absent **Mr. McMahon:** Aye
Mr. Carter: Aye **Mr. Lydick:** Aye **Mr. Nelson:** Aye

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:

Robert Angelo introduced CPA23-02 and Z23-02. He stated that the applicant is looking to rezone the parcel to residential multi-family 1 form residential single family 2. He stated that the future land use amendment and the rezoning would allow for 8 dwelling units per acre. This would allow for 175 units total. He states that the City does have concerns with the water and sewer and that would be addressed during the site plan review. He also stated that the County has concerns with traffic and is doing a traffic study thru a third-party company. Robert stated that we as a City look at the max build out not what the conceptual plan is. Mr. Lydick asked about the prior petition and how many units if

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would allow verse the new petition. Robert stated that the new zoning would allow for a max build out of 175 units where the first petition would allow for 400 plus units.

Carol requested the board to table the project till the April meeting so that the County has time to review the traffic study.

Mr. Carter asked Steve Brown where we were with the county. Mr. Brown stated that we have met with Kevin Kirby, Chad Williams, and Troy Register from FDOT to discuss the projects and traffic on Bascom Norris Dr. He stated that the county is doing a traffic study that will include the max build outs for both projects. He stated that the City will do the same for sewer and water that we will take into count both projects and what upgrades are needed.

Public Comment

Mark Devine, Brenda Souson, Sophia Merit, Barbara Limley, Elaine Phillips, Suzanne Wiencek, Liz Fryer.

Citizens came forward and expressed their concerns and comments about the rezoning for Tennis Forever. Some were in support, if it would get the traffic fixed and drainage problems fixed. Some liked to see new development. Others expressed concerns with traffic, school needs, planes could crash into development, drainage, flooding, would like to see a site plan, more clarity on concerns, setting a president with the zoning which would allow for more changes to other land, need more tennis courts, and we need more housing.

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

Workshop: Difference between PRD and typical rezoning

Robert discussed the difference between a PRD and a typical rezoning. He stated that a PRD requires a more in-depth plan where a rezoning does not. A PRD if a developer does not move forward or decides to cancel the project the land reverts back to the original zoning. A typical rezoning does not.

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mr. Carter

Time: 6:44 pm

Motion Seconded By: Mr. Nelson

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Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved