



BOARD OF ADJUSTMENTS MEETING MINUTES

City: Lake City, Florida

Board: Board of Adjustments

Date: March 10, 2026

Time: 19:08

Location: City Hall, Council Chambers

1. CALL TO ORDER

The meeting was called to order at 17:08 by Mrs. Douglas.

2. ROLL CALL

- Mrs. Douglas
- Mrs. McKellum
- Mrs. Wilson
- Mrs. Johnson
- Mr. Carlucci
- Mr. Lydick
- Mrs. Jones
- City Attorney: Mr. Martin

Members Absent:

- None

Staff Present:

- Robert Angelo

Public Attendees: None

3. EXPARTE COMMUNICATION

- Mrs. Douglas- None
- Mrs. McKellum- None
- Mrs. Wilson- None
- Mrs. Johnson- None

- Mr. Carlucci- None

- Mr. Lydick- None

- Mrs. Jones- None

4. APPROVAL OF MEETING AGENDA

5. APPROVAL OF PREVIOUS MEETING MINUTES

Approval of the minutes of January 13, 2026

Motion to approve: Mr. Lydick

Second: Mrs. McKellum

6. PUBLIC HEARINGS / OLD BUSINESS

None.

7. PUBLIC HEARINGS / NEW BUSINESS

7.1 RESOLUTION BA_SE_26-01

Applicant: Manuad Group LLC

Request: To get approval to permit a standard design manufactured home in a Residential Single Family-3 zoning district.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented petition SE 26-01 to the Board. Robert moved the application, presentation, and all staff reports into the record. Robert Introduced an email from Lize Martinez as exhibit A, an email support why they feel the special exception should be approved.

Applicant Presentation: None, applicant was not present for the meeting.

Motion: Motion to Approve Resolution BA_SE_26-01, by Mrs. McKellum, seconded by Mrs. Wilson. Vote Passed

Votes:

- McKellum: Yes

- Wilson: Yes

- Johnson: Yes

- Carlucci: Yes

- Lydick: Yes

- Douglas: Yes

- Jones: Yes

8. WORKSHOP ITEMS

None.

9. ADJOURNMENT

Motion: Motion to adjourn by Mrs. McKellum, seconded by Mr. Lydick.

The meeting adjourned at 19:18.

Recording Secretary: _____

Name: Robert Angelo

Title: Recording Secretary

Chair: _____

Name: Mrs. Douglas

EXHIBIT A
FOR RESOLUTION
BASE 26-01

**AN EMAIL FROM LIZA
MARTINEZ
SUPPORTING WHY
THEY FEEL THE SPECIAL
EXCEPTION SHOULD BE
APPROVED.**

Robert Angelo

From: LIZA MARTINEZ DE FELICIANO <manager@9weispropertyinvest.com>
Sent: Tuesday, March 10, 2026 3:49 PM
To: Robert Angelo; Planning; Growth Management
Subject: 3/10 RESOLUTION HEARING

HI ROBERT I WOULD LIKE THE BOARD TO TAKE THIS IN CONSIDERATION AS WELL

**Placement of New Manufactured Home
862 NE Coldwater Ave | Lake City, Florida**

The proposed placement of a **new manufactured construction home at 862 NE Coldwater Avenue** represents a responsible and beneficial residential development that aligns with the needs and growth of the Lake City community.

1. Supporting Needed Housing in a Growing Community

Lake City and Columbia County continue to experience **steady population growth**, with the city reaching approximately **13,000 residents and growing annually**.

At the same time, the region is facing a **shortage of housing units**, including hundreds of needed homes for residents across income levels.

Approving this home helps:

- Provide additional housing supply
- Reduce pressure on rental markets
- Offer attainable homeownership opportunities for residents

This development directly contributes to meeting the community's current and future housing needs.

2. Promoting Affordable Homeownership

Manufactured homes are a **recognized solution for workforce and attainable housing**, allowing families to own quality homes at a lower cost than traditional site-built housing.

In Lake City, where median housing values remain around **\$180K-\$254K**, affordable housing alternatives are critical for residents and working families.

This project supports:

- Housing stability for families
- Opportunities for first-time homeowners
- Responsible residential growth without overburdening infrastructure

3. Enhancing the Neighborhood with New Construction

Unlike older manufactured homes, **new manufactured homes are modern, energy-efficient, and built to strict federal HUD construction standards.**

The proposed home will:

- Improve the visual and structural quality of the property
- Replace underutilized or vacant land with a maintained residence
- Increase surrounding property maintenance and community pride

New residential investment helps strengthen neighborhood stability.

4. Supporting Economic Growth in Columbia County

Columbia County continues to encourage responsible residential development as part of its broader economic growth strategy and community planning.

New housing developments:

- Support local contractors and suppliers
- Increase the property tax base
- Encourage long-term residency and community investment

5. Responsible Land Use

The proposed manufactured home represents **efficient and appropriate land use** that aligns with the residential character of the area.

The placement:

- Utilizes existing residential property
- Does not create high-density congestion
- Maintains the neighborhood scale and rural character common in the area

Conclusion

Approving the placement of the new manufactured home at **862 NE Coldwater Avenue** provides clear benefits to Lake City and Columbia County by:

- Addressing housing demand
- Supporting attainable homeownership
- Encouraging responsible development
- Strengthening the local tax base
- Enhancing neighborhood stability

For these reasons, the requested resolution should be **approved as a positive contribution to the continued growth and well-being of the Lake City community.**

Liza Martinez Tu **Casita by 9WPI**

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manager@9weispropertyinvestments.com



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