

BOARD OF ADJUSTMENTS

MEETING MINUTES

Date: 04/09/2024

Roll Call:

Mrs. McKellum- Present Mr. McMahon- Present Mr. Nelson- Present
Mr. Lydick- Present City Attorney- Clay Martin- Present

MINUTES: March 5, 2024 Board of Adjustments Meeting.

Comments or Revisions: None

Motion to approve 03/05/2024 Meeting Minutes by Mrs. McKellum and seconded by Mr. McMahon

Old Business: None

New Business:

Petition # SE24-03 Presented By: Jay Brown, PE, as Agent
As owner or agent and gives address of: 3736 SW 5th Place, Gainesville, FL

Staff Sworn in by: Mr. Martin **Petitioner Sworn in by:** Mr. Lydick

Discussion:

Mr. Young introduced SE24-03, a Special Exception for an RV Park in a Commercial Highway Interchange zoning district. Mr. Young stated that it is conducive for use per section 4.15.2 of the Land Development Regulations with an approved special exception. Mr. Young stated that the City staff had no concerns at this time.

Mr. Brown stated that he has a pretty intensive power point for his presentation. He stated that he is going to go over it fairly quickly and would answer any questions the Board has. He stated that they came in front of the board earlier this year to rezone the property.

Mr. Brown presented the power point. He stated that it is two parcels. He stated that the zoning is CHI. He stated to be able to build the proposed RV Resort they would need a special exception to be approved.

Mr. Brown discussed the Master Plan for the site. He stated that they will be putting in a turn lane. He stated that during the rezoning Mr. Zuber had some concerns with the entrance being close to their entrance. Mr. Brown stated that they moved the entrance down farther along Commerce and will only use the one as an emergency exit. He stated that they wanted to make sure to get the entrance away from the curve for a safer access. He stated that they are proposing about 285 sites for the RV Resort.

Mr. Brown stated that they are going to have a large storm water pond to help with the water coming to the property from the properties from the north. He stated that he was been in touch with Chad Williams concerning the storm water. He stated that Mr. Williams has done a lot of studies in this area due to the way the water naturally flows thru there. Mr. Brown stated that they will continue to work with Mr. Williams to make sure the water can move back and forth as needed.

Mr. Brown stated that they are going to have amenities and make this a really nice resort. He asked the Board if they were familiar with the one in MacClenny. He stated that it is going to be like that one.

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Mr. Brown stated that there is concurrency with the site. He stated that the site will have to meet all the City codes and SRWMD with storm water. He also stated that this site will help with the recreation part of the comprehensive plan. He stated that it is in compliance with the Comprehensive Plan.

Mr. Brown cover the staff comments from the staff review. He stated they are going to conduct a traffic study and that they will construct a new right turn lane for the site. He covered the comments stated by Chad in the staff review that was provided by the City. He stated that Chad provide a lot of good information about how the water works on that property with the swells and how the water flows back and forth between the properties.

Robert asked Mr. Brown if he wanted to introduce his power point into the record. He stated yes. Mr. Lydick asked if we have an exhibit number. Robert assigned in Exhibit A.

Mr. Lydick asked if there was going to be a limit on how long some can stay. Mr. Brown stated that the plan is for a RV Resort and not intended for long stays. He stated that the owner is very experienced group in designing and running these resorts. Mr. Lydick asked if there was going to be any post boxes. Mr. Brown stated that there were none in the plans.

Mr. Lydick asked about the buffers and if they were going to leave the pines or replant the whole site. Mr. Brown stated that they would be doing some of both.

Public Comment;

Jim Zuber stated that they are enthusiastic about the site and thinks that they have done a great job. He stated that this would be a great time to finish Commerce and pave it and add sidewalks.

Tina Patel stated that they own property by it. She stated that they did have concerns about the traffic flow and how that was going to work and how it would impact them. She stated that FEMA is redoing the wetland maps and wanted to make sure that the proposed development would not cause any extra water on there property.

Mr. Brown stated that there is a culvert that connects the two sides of the water and the reason they may not have seen any water because of that. He stated that the culvert will continue to allow water to flow.

Mr. Brown stated that they could help with a side walk on their portion of Commerce.

Motion to close public comment by: Mr. McMahon **Seconded by:** Mr. McKellum

Motion to Approve SE24-03 by Mr. McMahon **and seconded by** Mr. Nelson.

Mrs. McKellum: Aye **Mr. McMahon:** Aye **Mr. Nelson:** Aye

Mr. Lydick: Aye

Workshop: None

ADJOURNMENT:

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mr. Nelson

Time: 6:50pm

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Motion Seconded By: Mr. McMahon

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved