

# PLANNING AND ZONING

## MEETING MINUTES

DATE: 02/06/2024

### ROLL CALL:

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

**MINUTES:** January 03, 2023 Planning and Zoning Meeting.

**Comments or Revisions:** None

**Motion to approve 01/03/2024 Meeting Minutes by Mr. Carter and seconded by Mr. Nelson.**

**OLD BUSINESS:** None

### NEW BUSINESS:

**Petition # LDR 24-03 Presented By:** Robert Angelo

**As owner or agent and gives address of:**

**Petitioner is Sworn in by:**

### Discussion:

Robert Introduced petition LDR 24-03. Robert stated that we are doing a complete rewrite of the parking requirements in the Land Development Regulations for the City of Lake City. Robert presented the power point titled, Parking Requirements Text Amendment. Robert stated that after the Planning and Zoning Board, then this would go to the City Council to be adopted.

Robert stated that he looked an existing plaza, plaza where Publix is. Robert stated that they currently have about 270 parking spaces and the current regulations would require about 450 to almost 500 spaces. Robert stated that with the new parking requirements the plaza would require about 350 parking spaces. Robert stated that even with the new requirements that plaza would still be short on spaces. Mr. McMahon asked if Publix would be a big box retailer. Robert stated that they would be considered a shopping plaza being they have other retailers in the plaza with them. Mr. McMahon.

Mr. Lydick asked how amendable is the City on this as far as making some minor tweaks to this? He stated that for instance clubs and charitable establishments would require a lot of spaces based on the member count. Robert stated that we looked at other jurisdictions that Mr. Young pulled them from. Mr. Lydick asked if there was a variance for parking in the new requirements? Robert stated that there is not one and there is not one in the current regulations. Robert stated that we could add that in to the regulations. Robert stated that is why we are bringing this in front of the board is to get their feedback. Mr. Carter agreed that there needs to be a process in place to adjust.

Mr. Lydick asked if we reached out to some of our local businesses and got their input? Robert stated that they have not done that, but that is something we could do before the next meeting. Robert stated that we want it right for the citizens. Mr. Lydick asked at what point does a big box retailer become a shopping plaza? Robert stated that the plaza with Big Lots is a shopping plaza being that they several businesses that use the same parking lot. Robert stated that a business-like Lowe's or Walmart where they are the only one on the lot and have there own parking lot is considered a big box retailer as they do not share the parking lot with anyone.

# PLANNING AND ZONING

## MEETING MINUTES

### Public Comment:

Carol Chadwick stated that she is in support, as a professional engineer, of this and that there are businesses waiting for this to get passed. Mr. Lydick asked her if she had a chance to review any of the text. She stated that she has not.

Sylvester Warren stated he is a local developer and applauds the staff for proposing this. He stated that when he was on the board they had a dental office come in front of them that would have turned out completely different for them. He stated that this will help the City grow. He stated that there is a lady that wants to open up a pharmacy. He stated the sites that she is looking at are not able to be used due to the amount of impervious surface that needs to be put in. He stated that this amendment would allow her to be able to develop the property she is looking at.

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

### Board Discussion:

Mr. Carter stated that he thinks this is an excellent idea. He stated that we have had people come before them that could not do what they wanted to due to the parking.

Mr. Lydick asked Mr. Young if this would put an undo burden on the department and staff to make the changes that talked about. Mr. Young stated that it would not.

**Motion to table LDR 24-03 to allow to create some addendums and allow time to survey local businesses to get feedback by:** Mr. Carter **Motion Seconded By:** Mr. Nelson

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

---

### **Agenda Item # Resolution 2024 PZ-SP-01 Introduced By:** Clay Marin, City Attorney

Mr. Martin introduced Resolution 2024 PZ-SP-01. He stated the purpose or the resolution for the denying of Petition SPR 22-15 submitted by Circle K. He stated that the basis for denial are in items A thru H of the recitals. Mr. Lydick asked at what point does the ratification become effective. Mr. Martin stated that once the Board ratifies it, it is effective. He stated that this gives the party a date and a written action to which the appeal process can start if appealed.

Mr. Martin read the resolution by title.

**Motion to Adopt PZ-SP 24-01 by:** Mr. Carter **Motion Seconded By:** Mr. Nelson

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

# PLANNING AND ZONING

## MEETING MINUTES

### WORKSHOP:

#### Discussion:

Mr. McMahon asked if the decision of the denial of Circle K's project was appealed where would it go. Mr. Martin stated that they need to do some research as the text currently in the LDR would have it come before the Board of Adjustments which is the same group. He stated that this would not allow for due process.

Robert asked the Board what they would like to see as a workshop for the next couple months. The Board stated that they would like to discuss Robert's Rules of Order and meeting decorum.

### ADJOURNMENT

**Mr. Lydick closed the meeting.**

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

**Time:** 6:10 pm

**Motion Seconded By:** Mrs. McKellum

\_\_\_\_\_  
**Mr. Lydick, Board Chairperson**

\_\_\_\_\_  
**Date Approved**

\_\_\_\_\_  
**Robert Angelo, Secretary**

\_\_\_\_\_  
**Date Approved**