

PLANNING AND ZONING

MEETING MINUTES

DATE: 05/13/2025

ROLL CALL:

Mrs. Wilson- Present	Mrs. Douglas- Present	Mrs. Johnson- Not Present
Mr. Lydick- Present	Mr. Carlucci- Present	Mrs. Adams- Not Present
Mrs. McKellum- Present	City Attorney- Clay Martin- Present	

MINUTES: April 15, 2025, Planning and Zoning Meeting

Comments or Revisions: None

Motion to approve 04/15/2025 Meeting Minutes by Mrs. Douglas and seconded by Mr. Carlucci

Ex Parte Communications- None

OLD BUSINESS: None

NEW BUSINESS:

Petition # CPA 25-02 Presented By: Cynthia Spidell AICP, Simone Savino Esq., and Michael Mullen PE, MBA

As owner or agent and gives address of: 401 E Jackson St, Tampa FL and 200 Galleria Parkway, Atlanta
Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution 2025-PZ/LPA CPA 25-02 by title into the record.

Discussion:

Bryan introduced CPA 25-02. Bryan moved the staff presentation into the record. Simone introduced petition CPA 25-02. Michael presented what RaceTrac would bring to the City. Simone presented petition CPA 25-02. Cynthia presented petition CPA 25-02. Cynthia moved the packet and presentation into the record.

Exhibits introduced: Power point presentation.

Public Comment: None

Mr. Lydick closed public comment

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses in addition the application may be approved if it meets the criteria Article 15.2.2 of the Land Development Regulations.

Motion to approve CPA 25-02 by resolution as stated by Mr. Martin, by: Mr. Carlucci Motion Seconded By: Mrs. McKellum.

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Absent	Mrs. Adams: Absent	Mr. Lydick: Yes	

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Petition # Z 25-01 Presented By: Cynthia Spidell AICP, Simone Savino Esq., and Michael Mullen PE, MBA
As owner or agent and gives address of: 401 E Jackson St, Tampa FL and 200 Galleria Parkway, Atlanta
Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution 2025-PZ/LPA Z 25-02 by title into the record.

Discussion:

Bryan introduced Z 25-02. Bryan moved the staff presentation into the record. Cynthia presented the zoning change. Simone concluded the presentation. Simone moved the packet and presentation into the record.

Exhibits introduced: Power point presentation.

Public Comment: None

Mr. closed public comment

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses in addition the application may be approved if it meets the criteria Article 15.2.2 of the Land Development Regulations.

Motion to approve Z 25-02 by resolution as stated by Mr. Martin, by: Mrs. McKellum **Motion**

Seconded By: Mrs. Douglas

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Absent	Mrs. Adams: Absent	Mr. Lydick: Yes	

Petition # CPA 25-03 Presented By: Carol Chadwick, PE

As owner or agent and gives address of: 1208 SW Fairfax Glen

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

Mr. Martin read resolution 2025-PZ/LPA CPA 25-03 by title into the record.

Discussion:

Bryan introduced CPA 25-03. Bryan moved the staff presentation into the record. Carol introduced petition CPA 25-03. Carol moved the packet and presentation into the record.

Exhibits introduced: None

Public Comment: None

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Mr. Lydick closed public comment

Board Discussion:

Mr. Lydick and Mrs. McKellum asked the applicant, Carol Chadwick, questions about the intended use of the site. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses in addition the application may be approved if it meets the criteria Article 15.2.2 of the Land Development Regulations.

Motion to approve CPA 25-03 by resolution as stated by Mr. Martin, by: Mrs. Douglass Motion Seconded By: Mrs. Wilson.

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Absent	Mrs. Adams: Absent	Mr. Lydick: Yes	

Petition # Z 25-04 Presented By: Carol Chadwick, PE
As owner or agent and gives address of: 1208 SW Fairfax Glen
Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution 2025-PZ/LPA Z 25-04 by title into the record.

Discussion:

Bryan introduced Z 25-04. Bryan moved the staff presentation into the record. Carol introduced petition Z 25-04. Carol moved the packet and presentation into the record.

Exhibits introduced: None

Public Comment: None

Mr. Lydick closed public comment

Board Discussion:

No board discussion. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses in addition the application may be approved if it meets the criteria Article 15.2.2 of the Land Development Regulations.

Motion to approve Z 25-04 by resolution as stated by Mr. Martin, by: Mr. Carlucci Motion Seconded By: Mrs. McKellum.

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Absent	Mrs. Adams: Absent	Mr. Lydick: Yes	

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Petition # Z 25-03 Presented By: Carol Chadwick, PE

As owner or agent and gives address of: 1208 SW Fairfax Glen

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

Mr. Martin read resolution 2025-PZ/LPA Z 25-03 by title into the record.

Discussion:

Bryan introduced Z 25-03. Bryan moved the staff presentation into the record. Bryan recommended that the board deny the petition, Z 25-03, based on Policy I.1.5.2 of the Comprehensive Plan and Section 4.11.1 of the Land Development Regulations. Carol presented petition Z 25-03. Carol explained why this application should be approved. Carol moved the packet and presentation into the record. Bryan discussed the reason for the denial.

Exhibits introduced: None

Public Comment: Todd Sampson, Buddy Slay, Robin Snipe, and Mary Slay provided public comment.

Mr. Lydick closed public comment

Board Discussion:

The board discussed possibly tabling the petition. Mr. Martin asked Mr. Slay if he was willing to waive his right to

Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses in addition the application may be approved if it meets the criteria Article 15.2.2 of the Land Development Regulations. Mr. Martin directed the board that if they are going to adopt the above mentioned resolution, he suggested an amendment to remove the seventh recital of the resolution based on testimony.

Motion to table until staff can research doing a text amendment Z 25-04 by resolution as stated by Mr. Martin, by: Mr. Carlucci **Motion Seconded By:** Mrs. McKellum.

Mrs. McKellum: Yes

Mr. Carlucci: Yes

Mrs. Douglass: Yes

Mrs. Wilson: Yes

Mrs. Johnson: Absent

Mrs. Adams: Absent

Mr. Lydick: Yes

WORKSHOP: None

ADJOURNMENT

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mrs. Douglas

Time: 7:07 pm

Motion Seconded By: Mrs. McKellum

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Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved