

# BOARD OF ADJUSTMENTS

## 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, 2024 Board of Adjustments Meeting.

**Comments or Revisions:** None

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

**McMahon.**

**Old Business:** None

### New Business:

**Petition # SE24-01 Presented By:** Beverly Standridge, as Agent

**As owner or agent and gives address of:** Not given.

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

### Discussion:

Robert introduced SE24-01, a Special Exception for an adult care center in a residential office zoning district. Robert stated that it is conducive for use per section 4.10.19 of the Land Development Regulations with an approved special exception.

Mrs. Standridge stated the currently offer adult care services in Live Oak. She stated that they were approached by ResCare which provides group homes here in this community. She stated they were asked by ResCare to open an adult day training center for people with intellectual disabilities. She stated that they thought it best they learn their community. She stated that they would come Monday thru Friday 8-4. She stated that they are dropped off daily and they teach them daily living skill like laundry and community exploration. She stated that no one will sleep there and there will be no foot traffic as the buses will drop them off and pick them up.

Mr. McMahon asked about how many people will come there. Mrs. Standridge stated that there will be about twenty-two people but not at the same time. Mr. Nelson asked what type of medical requirements do they have. She stated that they do not have any because they are not nurses or nursing assistants. She stated the are more like ADL teaching adults daily living skills.

### Public Comment;

Sylvester Warren stated that he is thankful for this young lady. He stated that he has worked with ResCare before. He stated we have never had a facility like this in Lake City.

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

**Motion to Approve SE24-01 by Mr. Carter and seconded by Mrs. McKellum**

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

**Mr. Carter:** Aye      **Mr. Lydick:** Aye

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**Petition # SE24-02 Presented By:** Jim Curry, as Agent

**As owner or agent and gives address of:** 2127 W Forest Gate Drive, Jacksonville, FL 32246

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

### Discussion:

Robert introduced SE24-02, a Special Exception to allow standard design manufactured homes within the residential single family-3 zoning district. He stated that it is conducive for use under section 4.5.5.13 of the Land Development Regulations with an approved special exception. He stated that this would lock the land in and only allow standard design and not residential design.

Mr. Curry stated they have owned the property for about seventeen years and had it replatted about a year and a half ago. He stated they have started clearing the property and want to put standard design manufactured homes there. He stated that they have two subdivisions, Washington Springs and Chestnut Springs. He stated that they will keep Chestnut Springs for double wides or single-family homes. He stated that they have wanted to develop the land for a long time but thought they could only put single family homes there, but it was not economically feasible to do it on this property. He stated that they want to offer affordable housing in the neighborhood.

Mr. Lydick stated that the lots would not give any parking or much side yard if a double wide was put there with the required setbacks. Mr. Curry stated that it would be difficult.

### Public Comment;

Sylvester Warren stated that he does not understand why people come out and speak against homes like this unless it is next to them, but they are ok with it here. He stated that is happy that Mr. Curry is doing this. He stated that he thinks that Mr. Curry is putting these there not only because of the lot size but back order of homes.

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

### Board Discussion:

Mr. Carter stated that it is a good idea. Mrs. McKellum asked if they are going to be for sale or rent. Mr. Curry stated that they are going to be for rental to start but may sell them in the future.

**Motion to Approve SE24-02 by Mr. Carter and seconded by Mrs. McKellum**

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

**Mr. Carter:** Aye      **Mr. Lydick:** Aye

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**Petition # V24-01 Presented By:** Carol Chadwick, as Agent

**As owner or agent and gives address of:** 1208 SW Fairfax Glen, Lake City, FL

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

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### Discussion:

Robert introduced V24-01, a Variance for a lot in the residential single family-3 zoning district. He stated that they are requesting a reduction in the setback from 10' to 7' on the sides and from 15' to 10' in the rear. He stated that this lot was platted before the Land Development Regulations were adopted, there for the Land Development Regulations is put undue burden on the lot.

Carol stated that they are requesting this due to the size of the lot and not being able to build a fully functioning single family home. She stated that the owner is wanting to build a small home for elderly people and to bring more affordable homes to the area.

Public Comment: None

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

### Board Discussion:

Mr. Carter stated that he is ok with it as long as it does not interfere with any utilities.

**Motion to Approve V24-01 by Mr. Carter and seconded by Mrs. McKellum**

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

**Mr. Carter:** Aye    **Mr. Lydick:** Aye

**Workshop:** None

### ADJOURNMENT:

**Mr. Lydick closed the meeting.**

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

**Time:** 6:37pm

**Motion Seconded By:** Mr. McMahon

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**Mr. Lydick, Board Chairperson**

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**Date Approved**

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**Robert Angelo, Secretary**

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**Date Approved**