

BOARD OF ADJUSTMENTS

MEETING MINUTES

Date: 07/09/2024

Roll Call:

Mrs. McKellum- Present
Mrs. Douglas- Present

Mr. McMahon- Present
Mr. Lydick- Present

Mrs. Wilson- Present
City Attorney- Clay Martin- Present

MINUTES: None

Comments or Revisions: None

Ex Parte Communications

Mr. Martin polled the Board if they had any ex parte communications and if they could render a fair and impartial decision for petitions SE 24-04 and SE 24-05

Mrs. McKellum- Yes, Mr. McMahon- Yes, Mrs. Douglas- Yes, Mr. Wollum- Yes, and Mr. Lydick-Yes, Mrs. Wilson- Yes

Old Business: None

New Business:

Petition # SE24-04 Presented By: Dr. Juan P. Chisolm, PE, as Agent

As owner or agent and gives address of: 239 SE Baya Dr., Lake City, FL

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

Discussion:

Mr. Young introduced SE24-04, a Special Exception for private school in a Residential Office zoning district. Mr. Young stated that it is conducive for use per section 4.10.5.1 of the Land Development Regulations with an approved special exception. Mr. Young stated that after review the City Staff has determined that the petition is consistent with the Land Development Regulations. Mr. Young stated that the City staff had no concerns at this time.

Dr. Chishom stated they are looking for approval to put a private school there. He stated that American Nation Builders is a private school that they have been operating for about ten years. He stated that they are different from a public school in that use an impressive curriculum but they also use themes. He stated for example in the online school and this school we have the theme for this year coming up will be 16 ways to make a positive difference. He stated that the mission for American Nation Builders is to nurture a Christian academic environment that invest in students as the quality of their education and give students a pathway to succeed in life, in school, and in college. He stated that some of the things that they focus on is attitude in life, home, school, and church. He stated that they are going to focus on being appreciative, kindness, and also being helpful. He stated that some of the things that they have been able to do with the students is take them on kayaking trips. He stated that they have things like challenge day which encourages students to pick up a challenge. He stated that it may be something that may be for them and try to make it a project to get through it. He stated that they have taken them to Rebounders in Orlando. He stated that they have had basketball meetups for boys and girls at the Boys and Girls Club. He stated that they have encouraged students to attend Revolution

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Leadership Retreat which is a conference that has been going on for about twenty years. He stated in years past they have connected students to an engineering firm called CH2M Hill. He stated that they do basketball meet ups. He stated that they try to encourage life skills through sports, like in this case resilience and self-discipline. He showed a picture of a meet up with a representative from Lockheed, Dominic Shaw. He stated that they have a financial math class where they do fun things to help students apply what they are learning.

He stated that they use several curriculums. He stated that they use Abeka, S.T.E.M and S.T.R.E.A.M. He stated that Abeka is a Christian curriculum and it is a impressive curriculum. He stated that the use Benchmark for Excellent Student Thinking (B.E.S.T.) Standards and College Board (SAT Exams). He stated that they have something signature to American Nation Builders which is that action learning curriculum. He stated that it is an activity that is outside of the classroom that allows students to learn beyond the walls of the classroom.

He stated that they do require the students to wear a dress code. He stated that is normal in private schools. He stated that they encourage students to be drug free alcohol free and vape free. He stated even though there was some mix up in the scheduling of the meeting they still had people come in to town.

He discussed his background in education. He stated that they believe in small classroom settings of about five (5) to ten (10) students.

Robert asked the chair if the applicant wanted to introduce his PowerPoint into evidence. The chair asked if that is what he wanted to do. He stated yes. Robert assigned it exhibit A.

Mr. Young stated that we received the concurrency analysis from the proponent. He stated that did not seem like a problem. He stated that FDOT had no comments. He stated that most staff had not comments. He that the fire department stated that smoke detectors and a fire alarm with a pull station would be required. He stated that the fire department stated that a knock box and a lightweight truss emblem would be required. He stated that Chad the Columbia County Engineer had no concerns. He stated that Suwannee River Water Management had stated that the project was under the required permitting thresholds but that a new ERP permit would be required if a new driveway was to be installed that exceeded 4000 square feet.

Public Comment;

Sylvester Warren, Greg Spears, Kenneth Boche, Nathan Gambles, Glen L Bowden, and Betty Goggins.

They discussed that this is the first time we have had something this progressive, thinks school is a good idea but needs more room, safety of the building, kids could get hurt if they run out the front door into Baya Dr, apartments across the street brought crime in, school equals noise, width of the driveway, no parking, only fifteen people will fit, school would help with crime, school is something positive, already in a Residential Office zoning district, this can uplift the neighborhood, was in education for years and likes the Abeka curriculum, would like everyone to go there at 8am and see traffic, and sex offenders in the area. They also spoke about how Dr. Chisolm talked about families and how their number one priority is self-respect. One of the citizens made a statement that offended some of the citizens. The citizen referred to the applicant as "those people". Mr. Warren and several others got up and spoke against this and how they took offense to what was said. Mr. Boche spoke and stated

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that he did not mean the statement the way it was taken. Mr. Warren stated that the meeting was being turned into a race thing because of the way the matter was being handled.

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

Board Discussion:

Mrs. Douglas asked what age group. Dr. Chisolm stated elementary age. She asked about how many employees. She asked about parking. Dr. Chisolm stated that they have removed some of the trees to allow for more parking. Mr. McMahon asked about parking and how they were going to handle it. Dr. Chisolm stated that two of the six to ten employees are going to be there only on the weekend for cleaning. Dr. Chisolm stated that the parents are going to drop off in the rear of the building. Dr. Chisolm stated that they had an engineer look at the traffic. Dr. Chisolm stated that the engineer did not see any concerns with the traffic. Mr. McMahon asked about the traffic analysis. Dr. Chisolm discussed the ingress and egress. He stated that when the engineer looked at it he had no concerns. Dr. Chisolm stated that private schools are held to a high standard by the State of Florida for safety. Dr. Chisolm stated six to ten. She asked if there was an outdoor play area. Dr. Chisolm stated no. Mrs. McKellum asked why they chose the site they did across from the VA. Dr. Chisolm stated that they like to work in communities they can help.

Closing Statement:

Mrs. Chisolm read a closing statement from her phone not submitted into evidence. She stated that safety is paramount. She stated that they are in 100% compliance with state law. She stated as for parking they have maximized the space available. She stated that during the renovation that they have taken down several trees to allow for more area to park. She stated that they have implemented a staggering schedule for student arrivals and departures so at no point even if there's a parent that does need to come in for a meeting no students will be arriving at the same time. She stated that by staggering the start and end times for the classes this allows us to distribute the demand for parking throughout the day. She stated some the employee count includes the engineer, landscaper, painters, and cleaning service.

Resolution: Mr. Martin read Resolution 2024-SE-04 a resolution of the Board of Adjustments in to the record.

Motion to Approve Resolution SE24-04 by Mrs. Wilson **and seconded by** Mr. Woolum.

Mrs. McKellum: Aye **Mr. McMahon:** Aye **Mrs. Douglas:** Aye **Mrs. Wilson:** Aye
Mr. Lydick: Aye

Petition # SE24-05 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. Lydick **Petitioner Sworn in by:** Mr. Lydick

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Discussion:

Mr. Young introduced petition SE 24-05. He stated that this is located at NE Bradley Terr and Hwy 90. He stated that the Future Land Use is Commercial and the zoning is Commercial Intensive. He stated that the proposed use is for an RV Park. He stated the land is conducive for the proposed use per section 4.13.5.16 of the City of Lake City Land Development Regulations with and approved special exception. He stated that after review the petition is consistent with the Land Development Regulations and the Comprehensive Plan.

Carol Chadwick stated that the land is currently using the property for a commercial business. She stated that the current owner would like to open an RV Park. She stated that there will be RV spaces for parking and cabins. She stated that there are no other RV parks in the City that has cabins but there are a few in the County. She stated that the addressed everything in the concurrency and comprehensive plan analysis. She stated that they have moved the current driveway back further to make is safer for people coming in and out of the RV park.

Mr. Lydick asked Mr. Young if he would like to introduce the applicant packet into evidence. He stated yes.

Mr. Young stated that the City Staff did review all of the documents submitted. He stated the City had no comment and the County had no issue. He stated that Suwannee River Water Management said permitting threshold for ERP. He stated that FDOT did not respond. He stated that since this is along HWY 90 this falls under FDOT jurisdiction.

Public Comment:

Charles Keith, Mike Koolich, Glen L Bowden, Nathan Gamble, and Lutsha Harrell discussed the following.

They had questions on impervious surfaces, Suwannee River Water Management, how do you make a one acre track profitable, owns property adjacent for forty years, a lot of traffic in the area, concerned about his properties security, thinks that no response from FDOT is a yes, Florida is a very fast growing area, can not get a hotel or air BNB during events, works out of town and stays in an RV when she travels, and RV sites are more affordable.

Carol Chadwick addressed the questions about Suwannee River Water Management and stated that the project is exempt. She stated that there will be a six-foot fence and a decorative fence along Hwy 90 to help with security. She stated that they will have security cameras.

Motion to close public comment by: Mrs. Wilson **Seconded by:** Mrs. Douglas

Board Discussion:

Mrs. Douglas asked Carol Chadwick if these will be long term or short-term sites. She stated that she did not know but thought that may be regulated by County or City. Mrs. Douglas asked if the sites were going to be full hook-ups. Carol stated yes. Mr. Woolum asked if they were going to be 30-amp or 50-amp hoop-ups. Carol stated she did not know.

Mr. Martin read Resolution 2024-BA-SE24-05 by title into the record.

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Motion to Approve Resolution SE24-05 by Mrs. McKellum and seconded by Mrs. Wilson.

Mrs. McKellum: Aye Mr. McMahon: Aye Mrs. Douglas: Aye Mrs. Wilson: Aye
Mr. Lydick: Aye

Workshop: None

ADJOURNMENT:

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mrs. McKellum

Time: 7:36pm

Motion Seconded By: Mr. McMahon

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved