

PLANNING AND ZONING

MEETING MINUTES

Date: 01/04/2023

Roll Call:

Mrs. McKellum- Present

Mr. Carter- Present

Mr. Nelson- Present

Mr. Lydick- Present

Mr. Cooper-Present

Mr. McMahon-Not Present

Approval of Past Minutes-Approve the minutes of the 12/06/2022 Meeting.

Motion By: Mr. Carter

Seconded By: Mr. Nelson

Comments or Revisions: None

Old Business: None

New Business:

Petition # SPR23-03 Presented By: Dalton Kurtz as Agent

As owner or agent and gives address of: 21313 180th St Live Oak FL 32060

Petitioner is Sworn in by: Mr. Lydick

Discussion:

Petition tabled due to no one present to present. Mr. Carter motioned to table SPR23-01 and Mr. Cooper seconded.

Mrs. McKellum: Aye

Mr. Cooper: Aye

Mr. McMahon: Absent

Mr. Carter: Aye

Mr. Lydick: Aye

Mr. Nelson: Aye

Mr. Carter motioned to un-table SPR23-01 due to presenter Dalton Kurtz arriving late. Mr. Cooper seconded.

Robert Angelo introduced the project and stated that this is for a site plan review for Bell Rd Maintenance and storage facility. Plan is to build a maintenance and storage facility to maintain and store large construction equipment. Mr. Angelo stated that it is in the industrial zoning district and meets the requirements of the land development regulations section 4.16.2.1 and 5. The only concern that the City Staff had was Cody Pridgeon (Sewer Director) "need confirmation that no hazardous material will be dumped into the City's collection system per the City's sewer use ordinance" per staff review. Dalton stated that development was for Black and Vetach a construction company that is going to use the property to store large shipping and construction equipment. Daniel Crapps is building this to lease to Black and Vetach. Dalton stated that there is a large storm water pond which will be permitted thru Suwannee River Water Management. Cooper motioned to approve/deny SPR23-03. Mr. Carter seconded.

Mrs. McKellum: Aye

Mr. Cooper: Aye

Mr. McMahon: Absent

Mr. Carter: Aye

Mr. Lydick: Aye

Mr. Nelson: Aye

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Petition # SPR23-02 Presented By: Carol Chadwick as Agent

As owner or agent and gives address of: 1208 SW Fairfax Glen, Lake City, FL 32025

Petitioner is Sworn in by: Mr. Lydick

Discussion:

Robert Angelo introduced SPR23-02. This is for a site plan review to build an office to operate their transport company out of. It is located in the commercial intensive district and meets the land development requirements section 4.12.2.6. Per the staff review notes for the city staff the Police Department had concerns for lighting and suggested motion lights on the east side due to the wooded area. Carol stated that the owner would like to build a building to operate the transport company out of. She stated that she addressed the concerns of lighting with the contractor. Mr. Carter motioned to approve/deny SPR23-02. Seconded by Mrs. McKellum.

Mrs. McKellum: Aye **Mr. Cooper:** Aye **Mr. McMahan:** Absent

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

Petition # SPR23-01 Presented By: Brian Pittman as Agent

As owner or agent and gives address of: 405 E Duval St, Lake City, 32055

Petitioner is Sworn in by: Mr. Lydick

Discussion:

Robert introduced SPR23-01. This is for a site plan review to build a medical office. This meets the requirements of the land development regulations 4.10.2.4. Per the staff review notes Brian Scott stated that the contractor must relocate the lift pump for the pond to the new easement to the east. The distributions and collections department must be on size to inspect. Robert also stated that Suwannee River Water Management would need to inspect the lift station as well. They are looking to build a new medical office on a vacant lot because they have out grown their current office. Mr. Cooper motioned to approve/deny SPR23-01 and seconded by Mr. Carter.

Mrs. McKellum: Aye **Mr. Cooper:** Aye **Mr. McMahan:** Absent

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

Petition # CPA22-09 and Z22-07 Presented By: Carol Chadwick as Agent

As owner or agent and gives address of: 1208 SW Fairfax Glen, Lake City, 32025

Petitioner is Sworn in by: Mr. Lydick

Discussion:

Robert Angelo introduced CPA22-09 and Z22-07 property owned by Tennis Forever, LLC. Robert stated that the applicant is proposing to change the future land use from Residential Moderate to Residential High and change the zoning from residential single family 2 to residential multi-family 2. Robert stated that the property is not contiguous to a residential multi-family district but is in close proximity. Robert stated that the county has expressed concerns over traffic and that several citizens have called in to voice their concerns. Carol stated that the developer is looking to build a multi-family community. They originally applied to rezone with out changing the future land use but were then required to. She stated that the owner did not propose to use the maximum density. Planned for 88 dwelling units. She stated that they have been in contact with the City about utilities and the County

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about traffic. Carol discussed some of the comments that were made on social media and said that there was a lot of mis-information.

Mr. Lydick addressed the audience and stated that everyone would have time to speak. Lydick said that they would go aisle by aisle to give everyone a chance to speak.

Steve Brown discussed issues with traffic and that has been a concern with other developments that was brought up as early as of June of last year. He also said that he received an email from the County Manager last week expressing county concerns with the road infrastructure not with capacity but quality.

Public Comment

Laura Freeda-Shippe, Barbara Lemley, Frank Armijo, Carol Geisler, Christine Budd, Jim Phillips, Gerald Klaver, Patricia Morrison, Donald Downs, Elaine Phillips, Liz Freyre, Mark Devine, Mark Sires, John Wells

Citizens came forward and expressed their concerns and comments about the rezoning for Tennis Forever. Some were in support if it would get the traffic study needed and drainage problems fixed. Others expressed concerns with traffic, crime, accidents, school needs, children walking to school with increased traffic, emergency response times, destruction to baseball fields, lost revenue due to restrictions on lighting at ballfields, planes could crash into development and need NTSB input, drainage, flooding, gopher turtles, wood peckers.

Petition # CPA22-08 and Z22-08 Presented By: Carol Chadwick as Agent

As owner or agent and gives address of: 1208 SW Fairfax Glen, Lake City, 32025

Petitioner is Sworn in by: Mr. Lydick

Discussion:

Robert introduced CPA22-08 and Z22-08 an application to change the future land use and the zoning of the district. They are proposing to change the future land use from residential low to commercial and change the zoning from residential single family- 2 to commercial intensive. Robert stated that the parcel is contiguous to another commercial intensive property which has mini storage units on it. Mr. Lydick asked Robert if he knew if we were sure if the lot lines were actually where it showed being there is a large cemetery next to it. Robert stated that he was not aware and that would need to be addressed with an engineer or surveyor. Carol said that they are looking to build a climate-controlled unit. They will need to work with Suwannee River Water Management on storm water drainage. Board discussed lines on maps and concern of digging up a grave. Lydick said that a Geophysics company would come out and check for graves. Mr. Carter motioned to approve/deny and Mrs. McKellum seconded.

Mrs. McKellum: Aye

Mr. Cooper: Aye

Mr. McMahan: Absent

Mr. Carter: Aye

Mr. Lydick: Aye

Mr. Nelson: Aye

Workshop: None

Mr. Lydick closed the meeting.

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Motion to Adjourn by: Mr. McMahon

Time: 5:40pm

Motion Seconded By: Mr. Carter

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved