

PLANNING AND ZONING

MEETING MINUTES

Date: 05/02/2023

Roll Call:

Mrs. McKellum- Present
Mr. Nelson- Present
Mr. Cooper-Not Present
Mr. McMahon- Present

Mr. Carter- Not Present
Mr. Lydick- Present

Approval of Past Minutes-Approve the minutes of the 04/04/2023 Meeting.

Motion By: Mr. Nelson

Seconded By: Mr. McKellum

Comments or Revisions: None

Old Business:

Petition # CPA23-02 and Z23-02 Presented By: Carol Chadwick P.E. 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 introduced the project. Robert stated the property is not contiguous to a Residential Multi-Family zoning district, but that on the other side of the baseball fields there is a Multi-Family development. Robert stated that they have received a traffic study for Tennis Forever from the County and one for Hunter Creek from the County. He stated that we have not received one from the County with all the developments looked at together.

Carol stated that they have lowered the zoning and the density and can still allow for the number of units they need. Carol stated that they have received the traffic study from the County.

Liz Fryre introduced a petition against the development.

Mr. Lydick asked if this was a county zoning to a city zoning. Robert stated that it was a city zoning to a city zoning and the residential moderate referred to the density. Mr. Lydick asked if at the end of the runway by the City Air Port were there any house. Robert said there was. Mr. Lydick asked if Cannon Creek Air Park was in the City of Lake City. Robert said that it was not. Mr. Lydick asked if their tax went to the county or the city. Robert said that if they are located in the County then their taxes would go to the County.

Public Comment

Liz Fryre, Dylan Adams, Mark Devine, Dr. Elaine Phillips, and Mark Wiencek

The above residents spoke both for and against the petition. The discussion covered need more engineering to understand impact, changes to comprehensive plan needs to be done carefully, Lake City has one of the highest crime rates per capita, people will not commute more than an hour, people will commute over an hour, North Central Florida Regional Planning Council would not talk with them, Air

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Park was started in the 1970's, pilot killed due to power lines, air park may get shut down due to complaints from the new development, increased traffic, we are not reviewing a site plan just a rezoning, local commute may be over an hour due to development, need more housing, other cities like Jacksonville and Orlando do not have a high crime rate due to higher density, if you do not have more housing new jobs will not come, lost Buckeys to Marion County due to lack of housing, and Hunter Creek was a PRD and required a site plan.

Mrs. McKellum motioned to close public comment and Mr. McMahon seconded.

Motion to Table: Mr. McMahon

Motion Seconded By: Mr. Nelson

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

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

New Business:

Petition # SPR23-04 Presented By: Dalton Kurtz as Agent

As owner or agent and gives address of: 128 NW Green Lane, Lake City, FL 32055

Petitioner is Sworn in by: Mr. Lydick

Discussion:

Robert Introduced the petition. Robert stated that the land is conducive and they have received the required special exception. Robert stated that they still need a permit from Suwannee River Water Management. Robert stated that if approved by the board that it should be a conditional approval.

Dalton stated that they are looking for a site plan approval for there site. Dalton stated that they meet with Suwannee River Water Management this that morning. He said they got hammered pretty good, because Suwannee River Water Management is re-drawing the wetlands maps. He said that they will either have to buy wetland credits or shrink their site plan.

Mrs. McKellum motioned to close public comment. Mr. McMahon seconded.

Mr. Lydick and Todd Kennon (City Attorney) discussed the verbiage for a conditional approval. Todd stated the motion verbiage, vote to approve contingent upon issuance of the appropriate Suwannee River Water Management permit.

Motion to Approve/Deny By: Mr. McMahon (Vote to approve contingent upon issuance of the appropriate Suwannee River Water Management permit)

Motion Seconded By: Mrs. McKellum

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

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

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Petition # SPR23-10 Presented By: Carol Chadwick P.E. 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 SPR23-10. This is for a site plan review to add an addition on to the building. Robert stated that the use of the property is conducive. Robert stated that the site would require 27 parking spots based on the additional square footage and they only have eight parking spots.

Carol discussed some other areas that could be used for parking which would give them about 20 spots.

Steve stated that the staff is looking review the LDR and the requirements.

Todd cautioned the board on approving a project with out substantial evidence on additional parking. He stated that our LDR is based on square footage. Todd stated that North Florida Regional Planning Council to draft up new language. Todd said that if it was continued that if the review was done in 45 days instead of 90 days then it could come back up with out having to un-table it.

Steve said that would be the staff's recommendation to continue it.

Carol asked to continue the project so that they can speak with the owner.

Mr. McMahon motioned to continue petition. Mr. Nelson seconded. Unanimous vote to continue.

Motion to Approve/Deny By:

Motion Seconded By:

Mrs. McKellum:

Mr. Cooper:

Mr. McMahon:

Mr. Carter:

Mr. Lydick:

Mr. Nelson:

Workshop: None

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mr. McMahon

Time: 7:04 pm

Motion Seconded By: Mrs. McKellum

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved

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