

PLANNING AND ZONING

MEETING MINUTES

DATE: 12/05/2023

ROLL CALL:

Mrs. McKellum- Present	Mr. McMahon- Present	Mr. Nelson- Not Present
Mr. Carter- Present	Mr. Lydick- Present	

MINUTES: November 07, 2023 Planning and Zoning Meeting.

Comments or Revisions: None

Motion to approve 11/07/2023 Meeting Minutes by Mr. Carter and seconded by Mrs. McKellum.

OLD BUSINESS: None

NEW BUSINESS:

Petition # Z23-08 Presented By: Anthony Brown of JB Pro, as Agent
As owner or agent and gives address of: 3530 NW 43rd St, Gainesville, FL
Petitioner is Sworn in by: Mr. Lydick

Discussion:

Robert Introduced the petition. Robert stated that the applicant is petitioning to change the zoning from Commercial General and Commercial Intensive to Commercial Highway Interchange. Robert stated that the property is contiguous to the Commercial Highway Interchange zoning district.

Mr. Brown stated that the developer wants to develop this property into an RV Park. He stated that it is conveniently located near US Hwy 90 and I-75. He stated that this is also the ideal area for the commercial Highway Interchange. He stated that they know they will have to work on storm water.

Barbara Lemley said that she is concerned with the road and the access. She asked if they would need to do any upgrades. Mr. Lydick asked the proponent if they are going to do a detailed traffic study to see if they would need to do any upgrades to Commerce Drive. Mr. Brown confirmed that they would and they understand they may need to put in a turn lane.

Jim Zuber stated they are cautiously in supportive of the rezoning. He stated that they think the City and the County need to work together to address issues with the roads in the area. He stated that they are concerned with the amount of buffer required in that zoning district and thinks there needs to be more. He said that they need to put up a fence. He also stated that they are concerned with where they access to the property may be due to the entrance to their property abuts the property line.

Mr. Brown said that they agree with Mr. Zuber's comments. He stated that they would be happy to work with Mr. Zuber on the buffering of the property and a possible fence.

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

Motion to Approve Z23-08 as submitted by: Mr. Carter **Motion Seconded By:** Mrs. McKellum

Mrs. McKellum: Aye	Mr. Nelson: Absent	Mr. McMahon: Aye
Mr. Carter: Aye	Mr. Lydick: Aye	

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Petition # CPA23-07 and Z23-09 Presented By: Carol Chadwick P.E., as Agent
As owner or agent and gives address of: 1208 SW Fairfax Glen, Lake City, FL
Petitioner is Sworn in by: Mr. Lydick

Discussion:

Robert Introduced the petition. Robert stated that the applicant is petitioning to change the zoning from Residential Office and Residential Multi-Family-1 to Commercial Intensive and change the Future Land Use from Residential Medium to Commercial. Robert stated that the property is contiguous to a Commercial Intensive zoning district. Robert stated that the property abuts a residential district and will require a landscape buffer.

Carol Chadwick stated that they are looking to rezone this property to develop it. She stated that they property would not be developed as residential due to the size. She stated that they are looking to put in a small retail development. She stated that the ingress/egress would need to come in off of Faith Rd.

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

Motion to Approve CPA23-07 as submitted by: Mr. Carter **Motion Seconded By:** Mrs. McKellum

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

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

Motion to Approve Z23-09 as submitted by: Mr. Carter **Motion Seconded By:** Mr. McMahon

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

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

Petition # SD23-04 Presented By: Carol Chadwick P.E., as Agent
As owner or agent and gives address of: 1208 SW Fairfax Glen, Lake City, FL
Petitioner is Sworn in by: Mr. Lydick

Discussion:

Robert Introduced the petition. Robert stated that the applicant is looking for an approval for their preliminary plat. Robert stated that once the plat is approved, then the plat will need construction plans submitted, then a final plat submitted then then final plat will be heard by the City Council.

Carol Chadwick stated that the property is already zoned multi-family and that they have met all requirements of the Land Development Regulations. Mr. McMahon asked how many units and Carol explained the layout.

Public Discussion;

The following citizens expressed concerns about the project; Nancy Rogers, Debra Charles, Dan Gerner, Janey Wilson, Brad Bullard, Jeffery Patrick, Jeremiah Mc, Bryan Wilson, Rebecca Morgan, and Coal Ward

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They expressed concerns about traffic, only one way in and one way out, veterans ride their scooters on the road, wait time when pulling out onto Baya Drive, storm drains, when it rains what covers part of the road, adding more cars to the current problem, people speed on road, springs coming up near road, multi-family will drive down value of property, Indian artifacts found in the area, and the City needs a plan to grow.

Nancy Rogers introduced 32 pictures as exhibit A to evidence.

The following people spoke for the project; Dylan Adams and Sylvester Warren

They stated that there is no housing in Lake City, you cannot find rentals in the area, today's meeting is about moving of lot lines, need to change the Land Development Regulations to allow growth, and Lake City has a housing crisis.

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

Mr. McMahon asked about the Indian Artifacts. Mr. Lydick stated that depending on whether they are getting state dollars would depend on the steps needed to address concerns about the artifacts.

Motion to Approve SD23-04 as submitted by: Mr. Carter **Motion Seconded By:** Mrs. McKellum

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

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

WORKSHOP: None

ADJOURNMENT

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mr. Carter

Time: 7:07 pm

Motion Seconded By: Mrs. McKellum

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved





















