

PLANNING AND ZONING

MEETING MINUTES

DATE: 04/09/2024

ROLL CALL:

Mrs. McKellum- Present Mr. McMahon- Present Mr. Nelson- Present
Mr. Lydick- Present City Attorney- Clay Martin- Present

MINUTES: March 5, 2024 Planning and Zoning Meeting.

Comments or Revisions: None

Motion to approve 03/05/2024 Meeting Minutes by Mr. Nelson and seconded by Mrs. McKellum.

Ex Parte Communications

Mr. Martin polled the Board if they had any ex parte communications for petitions SPR 24-04, CPA 24-01, and Z 24-01

Mrs. McKellum- No, Mr. McMahon- No, Mr. Nelson- No, and Mr. Lydick- Only the regular exercise of his duties on briefing of the agenda. Mr. Martin asked if it would those conversations affect your ability to render a fair decision.

OLD BUSINESS: None

Petition # LDR 24-03 Presented By: Dave Young, CBO

As owner or agent and gives address of:

Petitioner is Sworn in by: Clay Martin, City Attorney

Motion to un-table petition LDR 24-03 by; Mr. McMahon and seconded by Mr. Nelson.

Approved by hand vote unanimously.

Discussion:

Mr. Young introduced text amendment. He stated that this text amendment is bringing up to date the parking requirements to other communities our size. Mr. Lydick asked if there were any major changes other than, adding section 4.2.15.17. Mr. Young stated no.

Mr. Martin asked about the strike thru's and the addition of where is states see section 4.2.15 is different then the ordinance that is prepared for council. Mr. Martin asked which one do we want to be recommended by the board to go to Council? Mr. Lydick and Mr. Martin discussed briefly. Robert stated that we could go with how the ordinance is prepared. Mr. Martin stated that the would change the verbiage to subsection instead of paragraph and leave the numbering as is.

Public Comment:

Carol Chadwick stated that per the Boards request, she believes that the City did a great job. Mr. Lydick asked if she seen anything that look like it may be a problem. She stated that until you start applying it you will not know.

Motion to close public comment by: Mr. Nelson Seconded by: Mr. McKellum

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Board Discussion:

Mr. Lydick asked if any of the other departments weighed in on the amendment. Robert stated that the other departments were aware of them but they did not weigh in. Robert stated that they City did send the text amendment out to over 700 businesses in the City. He stated that we only go a handful of comments back, all in support of it. Mr. McMahon asked if this would go on to the City Council once approved.

Motion to approve petition LDR 24-03, with the amendments suggested by council by: Mr. McMahon

Motion Seconded By: Mr. Nelson

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

Mr. Lydick: Aye

NEW BUSINESS:

Petition # SPR24-03 Presented By: Brandon Stubbs

As owner or agent and gives address of: 1450 SW SR 47, Lake City, FL

Petitioner is Sworn in by: Mr. Lydick

Staff is Sworn in by: Mr. Martin

Discussion:

Mr. Young introduced petition SPR 24-04. He stated that proposed use of the land is for multi-family and is conducive for use per the Land Development Regulations 4.9.2.3. He stated that after review of the site plan that it is consistent with the Land Development Regulations.

Mr. Kurtz the land is currently vacant. He stated that they plan to put one to three bed room town homes. He stated SRWMD has reviewed the project along with the City and they have no concerns. He stated that FDOT said they need a drainage permit. He stated that they will work on that with FDOT.

Mr. McMahon asked about how many units. Mr. Kurtz stated that they want to put in 192 units. Mr. Lydick asked about the size of the large retention pond. Mr. Kurtz stated that due to the slope of the land they had to do two ponds stair stepped to accommodate for the amount of water.

Mr. Martin asked Mr. Young if he was going to move the staff records into evidence. Mr. Young stated yes.

Exhibits introduced: None

Public Comment:

Loretta Nicholas asked about how this is going to affect them as far as traffic, sewer, and water. Mr. Kurtz stated that as far as water and sewer, this will not impact the citizens. He stated as far as traffic they will use Hall of Fame and will not enter Aster Way.

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

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Board Discussion:

No comments.

Motion to approve SPR24-04 as submitted by: Mr. McMahon **Motion Seconded By:** Mr. Nelson

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

Petition # CPA 24-01 **Presented By:** Carol Chadwick

As owner or agent and gives address of: 1208 SW Fairfax Glen

Petitioner is Sworn in by: Mr. Lydick

Staff is Sworn in by: Mr. Martin

Discussion:

Mr. Young introduced petition CPA 24-01. He stated that the City staff has determined the petition is consistent with the Land Development Regulations. He stated that he is introducing the staff records into the record.

Carol stated that they are planning to change the Future Land Use and Zoning to allow for a second phase of Sugarmill Apartments. She stated that the site will be accessed from the existing site. She stated they are planning on 46 dwelling units. Mr. Lydick asked if the property ever had a City zoning. She stated that it has not. Mr. Martin asked if she was going to introduce her application into the record.

Public Comment:

David Kraft stated that he owns the property next to it. He stated that there is water all in his yard and would like them to address this in the future review. Mr. Lydick asked Robert if this was going to be in front of the board. Robert stated yes.

Exhibits introduced: None

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

Board Discussion: None

Motion to approve CPA24-01 as submitted by: Mr. McMahon **Motion Seconded By:** Mr. Nelson

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

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Petition # Z 24-01 Presented By: Carol Chadwick

As owner or agent and gives address of: 1208 SW Fairfax Glen

Petitioner is Sworn in by: Mr. Lydick

Staff is Sworn in by: Mr. Martin

Discussion:

Mr. Young introduced petition Z 24-01. He stated that the City staff has determined the petition is consistent with the Land Development Regulations. He stated that he is introducing the staff records into the record.

Carol stated that project is the rezoning for the previous project. She stated that she is introducing her application into the record.

Public Comment: None

Exhibits introduced: None

Motion to close public comment by: Mr. Nelson **Seconded by:** Mr. Nelson

Board Discussion: None

Motion to approve Z24-01 as submitted by: Mr. Nelson **Motion Seconded By:** Mr. McMahon

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

Mr. Lydick: Aye

WORKSHOP: None

ADJOURNMENT

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mr. McMahon

Time: 6:11 pm

Motion Seconded By: Mr. Nelson

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved

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