

# PLANNING AND ZONING

## MEETING MINUTES

DATE: 07/08/2025

### ROLL CALL:

Mrs. Wilson- Present	Mrs. Douglas- Present	Mrs. Johnson-Not Present
Mr. Lydick- Present	Mr. Carlucci- Present	Mrs. Adams- Not Present
Mrs. McKellum- Present	City Attorney- Clay Martin- Present	

**MINUTES:** June 10, 2025, Planning and Zoning Meeting

**Comments or Revisions:** None

**Motion to approve 06/10/2025 Meeting Minutes by Mr. Carlucci and seconded by Mr. Lydick**

**Ex Parte Communications-** None

**OLD BUSINESS:** None

### NEW BUSINESS:

**Petition # SPR 25-06 Presented By:** Carol Chadwick

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

**Petitioner is Sworn in by:** Mr. Martin **Staff is Sworn in by:** Mr. Martin

**Mr. Martin read resolution 2025-PZ-SPR 25-06 by title into the record.**

### Discussion:

Robert introduced SPR 25-06. Robert moved the staff presentation and staff report into the record. Carol presented petition SPR 25-06.

**Exhibits introduced:** Power Point Presentation.

**Public Comment:** None

**Mrs closed public comment**

### Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses in addition the application may be approved if it meets the criteria Article 13.11.3 of the Land Development Regulations.

**Motion to approve SPR 25-06 by resolution as stated by Mr. Martin, by: Mr. Carlucci Motion Seconded By: Mrs. Wilson.**

<b>Mrs. McKellum:</b> Yes	<b>Mr. Carlucci:</b> Yes	<b>Mrs. Douglass:</b> Yes	<b>Mrs. Wilson:</b> Yes
<b>Mrs. Johnson:</b> Absent	<b>Mrs. Adams:</b> Absent	<b>Mr. Lydick:</b> Yes	

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**Petition # CPA 25-04 Presented By:** Carol Chadwick

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

# PLANNING AND ZONING

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**Petitioner is Sworn in by:** Mr. Martin **Staff is Sworn in by:** Mr. Martin

**Mr. Martin read resolution PZ/LPA CPA 25-04 by title into the record.**

**Discussion:**

Robert introduced CPA 25-04. Robert moved the staff presentation and staff report into the record. Carol presented CPA 25-04. Carol moved the packet into the record.

**Exhibits introduced:** Power point presentation.

**Public Comment:** None

**Mrs. Douglas closed public comment.**

**Board Discussion:**

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses. In addition, the Board may make its recommendation to the City Council after taking into consideration those matters listed in Section 15.2.2 of the City Land Development Regulations.

**Motion to approve CPA 25-04 by resolution as stated by Mr. Martin, by:** Mrs. McKellum **Motion Seconded By:** Mrs. McKellum

<b>Mrs. McKellum:</b> Yes	<b>Mr. Carlucci:</b> Yes	<b>Mrs. Douglass:</b> Yes	<b>Mrs. Wilson:</b> Yes
<b>Mrs. Johnson:</b> Absent	<b>Mrs. Adams:</b> Absent	<b>Mr. Lydick:</b> Yes	

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**Petition # Z 25-06 Presented By:** Carol Chadwick

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

**Petitioner is Sworn in by:** Mr. Martin **Staff is Sworn in by:** Mr. Martin

**Mr. Martin read resolution PZ/LPA Z 25-06 by title into the record.**

**Discussion:**

Robert introduced Z 25-06. Robert moved the staff presentation and staff report into the record. Carol presented Z 25-06. Carol moved the packet into the record.

**Exhibits introduced:** Power point presentation.

**Public Comment:** None

**Mrs. Douglas closed public comment.**

# PLANNING AND ZONING

## MEETING MINUTES

### Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses. In addition, the Board may makes its recommendation to the City Council after taking into consideration those matters listed in Section 15.2.2 pf the City Land Development Regulations.

**Motion to approve Z 25-06 by resolution as stated by Mr. Martin, by: Mrs. Wilson Motion Seconded By: Mr. Lydick**

<b>Mrs. McKellum:</b> Yes	<b>Mr. Carlucci:</b> Yes	<b>Mrs. Douglass:</b> Yes	<b>Mrs. Wilson:</b> Yes
<b>Mrs. Johnson:</b> Absent	<b>Mrs. Adams:</b> Absent	<b>Mr. Lydick:</b> Yes	

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**Petition # M 25-01 Presented By:** Robert Angelo

**As owner or agent and gives address of:**

**Petitioner is Sworn in by:** Mr. Martin **Staff is Sworn in by:** Mr. Martin

**Mr. Martin read resolution PZ/LPA M 25-01 by title into the record.**

### Discussion:

Robert presented application M 25-01, an application by the City Council.

**Exhibits introduced:** None

**Public Comment:** None

**Mrs. Douglas closed public comment.**

### Board Discussion:

Mr. Lydick asked Robert questions about the moratorium concerning modular homes. Robert explained to the Board that it would not affect modular homes as they are built to the Florida Building Code.

**Motion to approve M 25-01 by resolution as stated by Mr. Martin, by: Mrs. Wilson Motion Seconded By: Mr. Lydick**

<b>Mrs. McKellum:</b> Yes	<b>Mr. Carlucci:</b> Yes	<b>Mrs. Douglass:</b> Yes	<b>Mrs. Wilson:</b> Yes
<b>Mrs. Johnson:</b> Absent	<b>Mrs. Adams:</b> Absent	<b>Mr. Lydick:</b> Yes	

# PLANNING AND ZONING

## MEETING MINUTES

### WORKSHOP:

- **Discussion on Administrative Approval Process-** Robert discussed with the Board the need for an administrative approval process to help meet current State Statutes.
- **Discussion on Building Height Text Amendment-** Robert discussed with the Board the need to do a text amendment on the allowable building height.

### ADJOURNMENT

Mr. Lydick closed the meeting.

**Motion to Adjourn by:** Mr. Carlucci

**Time:** 6:16 pm

**Motion Seconded By:** Mrs. McKellum

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Mr. Lydick, Board Chairperson

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Date Approved

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Robert Angelo, Secretary

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Date Approved