

PLANNING AND ZONING

MEETING MINUTES

DATE: 06/11/2024

ROLL CALL:

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

MINUTES: April 09, 2024 Planning and Zoning Meeting
May 14, 2024 Planning and Zoning Meeting

Comments or Revisions: None

Motion to approve 05/14/2024 and 04/09/2024 Meeting Minutes by Mr. McMahon and seconded by Mrs. McKellum.

Ex Parte Communications

Mr. Martin polled the Board if they had any ex parte communications for petitions SPR 24-05 and SPR24-06

Mrs. McKellum- No, Mr. McMahon- No, Mrs. Douglas- 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. Mrs. Wilson- No

OLD BUSINESS: None

Petition # SPR 24-05 Presented By: Cole Menhennett, P.E. as agent
As owner or agent and gives address of: 11801 Research Drive, Alachua
Petitioner is Sworn in by: Clay Martin, City Attorney
City Staff is Sworn in by: Clay Martin, City Attorney

Mr. Martin read resolution PZ-SPR-05 by title into the record.

Discussion:

Mr. Young introduced SPR 24-05. He stated that it is located at the corner of Marvin Burnett and Hwy 47. He stated that it is for a Dollar General. He stated that the current zoning is Commercial Intensive and is conducive for the proposed use, retail, per section 4.13.2 and 4.12.2 of the Land Development Regulations. He stated that the petitioner has submitted a storm water report along with a traffic analysis. Mr. Martin asked Mr. Young if he was going to move the petition into the record. Mr. Young stated yes.

Mr. Menhennett stated that they are proposing to build a new Dollar General at the corner of Marvin Burnett and Hwy 47. He stated that the building is going to be 10,647 square foot. He stated that they are going to build the parking and associated storm water and drainage. He discussed the site plan shown in the packet that was pulled up on the screen for everyone to see. Mr. Martin asked him if he wished to enter his presentation in to the record. Mr. Menhennett stated yes.

Mr. Lydick asked if there was anyone from the public that wished to speak either for or against the project. No one requested to speak.

PLANNING AND ZONING

MEETING MINUTES

Public Comment: None

Board Discussion:

Mrs. Wilson asked how many jobs would be provided by this Dollar General. Mr. Menhennett stated he was not sure and would need to ask the developer. Mr. Lydick asked Mr. Menhennett to discuss that Traffic Analysis. Mr. Menhennett stated that they had an outside company do the Traffic Analysis. He stated that according to the TIA in the packet that there would be about 32 Peak AM trip and 71 Peak PM trips proposed. Mr. Menhennett stated that there was no indication of the needs for any turn lanes either on Hwy 47 of Marvin Burnett. Mr. Lydick asked if this had been vetted by the State. Mr. Menhennett stated yes.

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

Motion to deny petition SPR 24-05 due truck traffic on Marvin Burnett. No second. Mr. Lydick stated the motion died due to lack of a second.

Motion to approve petition SPR 24-05 as submitted: Mrs. McKellum **Motion Seconded By:** Mrs. Wilson

Mrs. McKellum: Aye **Mr. McMahon:** Nye **Mrs. Douglas:** Aye **Mrs. Wilson:** Aye
Mr. Lydick: Aye

NEW BUSINESS:

Petition # SPR24-06 Presented By: Christopher A. Gmuer, PE
As owner or agent and gives address of: 1934 NW 21st Street, Gainesville, FL
Petitioner is Sworn in by: Mr. Lydick
Staff is Sworn in by: Mr. Martin

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

Discussion:

Mr. Young introduced petition SPR 24-06. He stated that the project is to build Phase 2 of Lake City Hotels. He stated that the future land use is Commercial. He stated that the zoning is Commercial Intensive and is conducive for the proposed use. He stated that it is in flood zone A. He stated that FDOT had no comments. He stated that they already had a permit with Suwannee River Water Management. He stated that the County had no issues at this time. Mr. McMahon asked what flood zone A was. Mr. Young explained what Flood Zone A was. He stated that it did not have a base flood elevation. Mr. Martin asked if he was entering his packet into the record. Mr. Young stated yes.

Mr. Gmuer stated that this is part of a plan that came before the Board in 2017 as part of a Master Plan for the area. He stated to mitigate the Flood Zone A, a Master Storm Water pond was put in. He stated in the Master Plan the storm water pond was on the parcel to the south which was purchase by the ownership group. He stated that all of the flood water for the area was recalculated

PLANNING AND ZONING

MEETING MINUTES

taking into count the drainage permit for FDOT along Hwy 90, drainage canal to the east, storm water runoff from the hotels and restaurants, and the flood zones on the parcels. He stated that all of the infrastructure was completed at that time for the master plan. He stated that the pond was planned to be put in on the south because of the wetlands, and the way the lots to the east were with no connections. He stated that in 2018 Phase One Hotel was approved and is almost complete. He discussed the vision of the master plan and how there will be shared parking and drives. He stated that the storm water permits are already in place and just need to be updated with the new site plan. He stated that Suwannee River Water Management is finishing up the review. He stated that the traffic was project for the total build out of the project in 2017.

He stated that they are trying to keep the hotels in the center and the parking around the entire perimeter.

Exhibits introduced: None

Public Comment: None

Motion to close public comment by: Mrs. Wilson **Seconded by:** Mrs. Douglas

Board Discussion:

Mrs. Wilson asked if the guest of the hotels would be instructed how they would be kept safe with the upcoming hurricane season. She asked if they would have access to information on how to stay safe? Mr. Gmuer stated that Lake City to his surprise is a staging ground for Hurricanes. He stated that there will be lots of emergency personnel around the area because Lake City tends to be a hot spot before preparing for a storm.

Mr. Lydick asked if this was an RV Park in the past. Mr. Gmuer stated yes. Mr. Lydick asked how many RV, large vehicle, or truck parking is there going to be. Mr. Gmuer stated that they are not planning for any. He stated that most truck owners will select Hotels that have overflow parking. He stated that the perimeter parking is laid out to allow for easy maneuvering of the site for people with travel trailers. He stated that they are not planning for any oversize parking but someone may pull in and select a spot to park. He stated that the drive is long enough that if a truck did pull in they would not clog up the road.

Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses in addition the application may be adopted if the proposed site plan complies with the relevant criteria set forth in section 13.1.3 of the Land Development Regulations. He stated that the Board may now make a motion to vote on proposed resolution 24-PZ-06 following an appropriate motion and a second.

Motion to approve SPR24-06 as submitted by: Mrs. McKellum **Motion Seconded By:** Mr. McMahon

Mrs. McKellum: Aye **Mr. McMahon:** Aye **Mrs. Douglas:** Aye **Mrs. Wilson:** Aye

Mr. Lydick: Aye

WORKSHOP:

Mr. Martin discussed the Sunshine Law and what the penalties are for the new board members.

PLANNING AND ZONING

MEETING MINUTES

ADJOURNMENT

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mrs. Wilson

Time: 6:22 pm

Motion Seconded By: Mr. McMahon

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved