

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

January 14, 2025 at 5:30 PM

Venue: City Hall

AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

INVOCATION

ROLL CALL

MINUTES

[i.](#) Meeting Minutes for 11/12/2024

[ii.](#) Meeting Minutes for 12/10/2024

OLD BUSINESS- None

NEW BUSINESS- None

WORKSHOP

iii. Presentation by Robert Angelo and Bryan Thomas introducing Mixed Use Zoning.

ADJOURNMENT

YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at:
<https://youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

File Attachments for Item:

i. Meeting Minutes for 11/12/2024

PLANNING AND ZONING

MEETING MINUTES

DATE: 11/12/2024

ROLL CALL:

Mrs. McKellum- Present

Mr. Woolum- Present

Mrs. Wilson- Present

Mrs. Douglas- Present

Mrs. Johnson- Present

Mr. Lydick- Present

City Attorney- Clay Martin- Present

MINUTES: October 08, 2024 Planning and Zoning Meeting

Comments or Revisions: None

Motion to approve 10/08/2024 meeting minutes by Mrs. Douglas and seconded by Mr. Woolum.

Ex Parte Communications

Mr. Martin polled the Board if they had any ex parte communications for petitions CPA 24-04, Z 24-05, and SPR 24-11

Mrs. McKellum- No, Mr. Woolum- No, Mrs. Douglas- No, Mrs. Wilson- No, Mrs. Johnson- No and Mr. Lydick- No

OLD BUSINESS: None

NEW BUSINESS:

Petition # CPA 24-04 Presented By: Peter Ranuci

As owner or agent and gives address of: 13629 Clarence Dobb Rd., Glen St Mary

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

Mr. Martin read resolution PZ/CPA 24-04 by title into the record.

Discussion:

Bryan introduced CPA 24-04. Peter presented petition CPA 24-04. Mr. Martin asked Peter if he wished to move the application into the record. He stated yes. Bryan presented the staff review. Bryan moved the staff review and reports into the record.

Exhibits introduced: None

Public Comment: None

Mr. Lydick closed public comment

Board Discussion:

No discussion by the board. 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 in the City of Lake City's Comp Plan.

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Motion to recommend approval of CPA 24-04, to the City Council, by resolution as submitted by: Mr. Woolum **Motion Seconded By:** Mrs. Johnson.

Mrs. McKellum: Aye **Mr. Woolum:** Aye **Mrs. Douglas:** Aye **Mrs. Wilson:** Aye
Mrs. Johnson: Aye **Mr. Lydick:** Aye

Petition # Z 24-05 Presented By: Peter Ranuci

As owner or agent and gives address of: 13629 Clarence Dobb Rd., Glen St Mary

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

Mr. Martin read resolution PZ/Z 24-05 by title into the record.

Discussion:

Bryan introduced Z 24-05. Peter presented petition Z 24-05. Mr. Lydick asked Peter if he wished to Move the application into the record. He stated yes. Bryan presented the staff review. Bryan moved the staff review and reports into the record.

Exhibits introduced: None

Public Comment: None

Mr. Lydick closed public comment

Board Discussion:

No discussion by the board. 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 15.2.2 of the Land Development Regulations.

Motion to recommend approval of Z 24-05, to the City Council, by resolution as submitted by: Mrs. McKellum **Motion Seconded By:** Mrs. Wilson.

Mrs. McKellum: Aye **Mr. Woolum:** Aye **Mrs. Douglas:** Aye **Mrs. Wilson:** Aye
Mrs. Johnson: Aye **Mr. Lydick:** Aye

Petition # SPR 24-11 Presented By: Carol Chadwick, PE

As owner or agent and gives address of: 1208 SW Fairfax Geln, Lake City

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

Mr. Martin read resolution 2024-PZ-24-11 by title into the record.

Discussion:

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Bryan introduced SPR 24-11. Carol presented petition SPR 24-11. Carol moved the application into the record. Bryan presented the staff review. Bryan moved the staff review and reports into the record.

Exhibits introduced: None

Public Comment: Barbara Mizzell-Pierre and Al Nelson spoke about concerns with the project.

Mr. Lydick closed public comment

Board Discussion:

The board discussed 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 of SPR 24-11 by resolution as submitted by: Mrs. Johnson **Motion Seconded By:** Mrs. McKellum.

Mrs. McKellum: Aye **Mr. Woolum:** Aye **Mrs. Douglas:** Aye **Mrs. Wilson:** Aye
Mrs. Johnson: Aye **Mr. Lydick:** Aye

WORKSHOP:

Presentation by Bryan Thomas on Accessory Dwelling Units and Tiny Homes. Board discussed with City Staff the benefits of Accessory Dwelling Units and Tiny Homes.

Board discussed electing a Vice Chair. Mrs. Johnson nominated Mr. Woolum and Mrs. Wilson seconded. Mr. Woolum accepted the nomination.

Mrs. McKellum: Aye **Mrs. Douglas:** Aye **Mrs. Wilson:** Aye **Mrs. Johnson:** Aye
Mr. Lydick: Aye

ADJOURNMENT

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mr. Woolum

Time: 7:17 pm

Motion Seconded By: Mrs. Johnson

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved

File Attachments for Item:

ii. Meeting Minutes for 12/10/2024

PLANNING AND ZONING

MEETING MINUTES

DATE: 12/10/2024

ROLL CALL: None, Meeting cancelled.

MINUTES: None, Meeting cancelled.

Ex Parte Communications: None, Meeting cancelled.

OLD BUSINESS: None, Meeting cancelled.

NEW BUSINESS: None, Meeting cancelled.

WORKSHOP: None, Meeting cancelled.

ADJOURNMENT: None, Meeting cancelled.

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved