PLANNING AND ZONING BOARD PUBLIC HEARING OF LAKE BUTLER, FLORIDA

May 21, 2024

6:00PM

City Hall Lake Butler

200 SW 1st Street

Lake Butler, Florida 32054

AGENDA

1. Call to order – Roll Call.

Mayor Stegall called the meeting to order at 6:00pm.

In Attendance:

City Commission – Commissioner Sirmones, Commissioner Redman, Commissioner Huggins, Vice Mayor Hendrix, Mayor Stegall.

City Staff – City Attorney Maines, City Manager Hayes, Accounts Payable Clerk Page, Administrative Assistant Evernden, Finance Director Mecusker.

1. Admin Content *If a person decides to appeal a decision made with respect to any matter at this neeting or hearing, he or she will need a record of the proceedings and may need to ensure that a verbatim record is made.*
2. Public Hearing for Z 24-01 (Tomahawk Land II LLC Rezoning)
   1. Motion to open the public hearing for Z 24-01 –

A motion was made by Commissioner Sirmones to open the meeting and Vice Mayor Hendrix seconded the motion.

Mr. Maines requested Hayden Page to set the record straight for what the request for application is for. Hayden stated that the request for Z 24-01.

Hayden Page explained the specifics of the application and that it was an application for a proposed amendment to the Official Zoning Atlas of the City of Lake Butler’s Land Development Regulations, and that the request was to rezone approximately 69 acres of the parcel that is currently zoned Residential Single Family 1 (RSF-1) to Commercial Intensive (CI), and Hayden Page explained that the total parcel is approximately 96 acres and that 30 acres of the property is already zoned Commercial Intensive (CI).

Mr. Maines also explained that the above-referenced application and the following application are for the same acreage and property and requesting the same reclassification from Residential to Commercial.

Lynda Pettit -555 NE 8th Ave. Lake Butler, FL. 32054 Spoke and opposed the rezoning.

Rob Rios – 205 NE 9th Ave Lake Butler, FL. 32054 Spoke and opposed the rezoning.

Freddy Norris – 359 SW Ralph Terr. Lake Butler, FL. 32054 Spoke and agreed for the rezoning, and explained that there is no current plans of development, this application was to prepare for any future development that may take place on the property.

Spencer Hoover – 1025 S. Lake Ave Lake Butler, FL. 32054 spoke and was opposed to the rezoning.

Monica Bayer – 255 NW 2nd St. Lake Butler, FL. Spoke and opposed the rezoning.

Brian Reagan – 420 NW 3rd St. Lake Butler, FL. 32054 Spoke and opposed the rezoning.

Roger Hoover – 10723 NE 181st Pl. Lake Butler, FL. 32054 spoke and

Margo Van Peterson – 367 NE 2nd St. Lake Butler, FL. 32054 Spoke and opposed the rezoning.

Mr. Maines suggested that the report Hayden Page received from the North Central Florida Regional Planning Council regarding the concurrency management assessment of the property in question.

Hayden Page read the concurrency management assessment report in summary.

Mr. Maines verified with Hayden Page and explained that the proposed amendment would have a significant on the City’s water and sewer infrastructure, as well as a significant, possibly detrimental impact on the conditions of the road and the influx of traffic.

Mr. Maines also verified that the report is based on the possible construction of a large shopping center, and that the numbers stated in the report are subject to change depending on what type of development takes place.

Mr. Maines explained that with the discussion and report that was given, as a result, agenda items 2 and 3 were combined as part of the discussion, so instead of having a public hearing for each application, both agenda items can be combined, and a motion can be made to close the public hearing and then proceed to consideration of the applications.

Mr. Billy Elixson requested permission to speak, and Mayor Stegall granted Mr. Elixson permission to approach the podium and speak.

Mr. Elixson explained the plan for the property and due to confrontation with members of the crowd, was asked by Mayor Stegall to address the Commission and not the audience.

Motion to close the public hearing for Z 24-01 and CPA 24-01 - A motion was made by Vice Mayor Hendrix to close the public hearing for both Z 24-01 and CPA 24-01 and Commissioner Redman seconded the motion.

1. Public Hearing for CPA 24-01 (Tomahawk Land II LLC Rezoning)

This agenda item was combined with agenda item #2.

1. Resolution No. 2024-06 for Z 24-01 (Tomahawk Land II LLC Rezoning)
   1. Motion to adopt Resolution No. 2024-06 for Z 24-01 (Tomahawk Land II LLC Rezoning) and for the resolution to be read by title only. - Motion to recommend to the City Commission denial of Resolution No. 2024-06 for Z 24-01 (Tomahawk Land II LLC Rezoning) was made by Vice-Mayor Hendrix. Motion seconded by Commissioner Huggins, all in favor, motion passed unanimously.
2. Resolution No. 2024-05 for CPA 24-01 (Tomahawk Land II LLC Rezoning)

* 1. Motion to adopt Resolution No. 2024-05 for CPA 24-01 (Tomahawk Land II LLC Rezoning) and for the resolution to be read by title only. - Motion to recommend to the City Commission denial of Resolution No. 2024-05 for CPA 24-01 (Tomahawk Land II LLC Rezoning) was made by Vice-Mayor Hendrix. Motion seconded by Commissioner Redman, all in favor, motion passed unanimously.

1. Adjournment – Motion to adjourn the planning and zoning board meeting was made by Commissioner Sirmones. Motion seconded by Commissioner Redman. Unanimous approval. Motion carried.

Meeting adjourned at 6:54 pm.