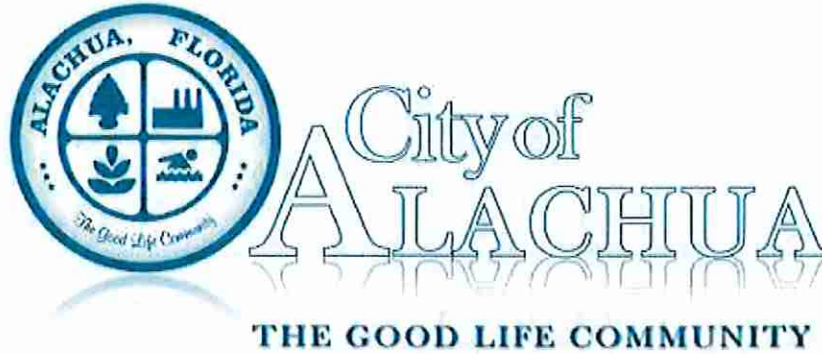




Special Planning and Zoning Board Meeting Minutes May 16, 2023

Chair Sandy Burgess
Vice Chair Joe Hancock
Member Virginia Johns
Member William "Bill" Menadier
Member Dave Ferro
School Board Member Tina Certain

City Manager Mike DaRoza

Special Planning and Zoning Board Meeting
At 6:00 PM
to address the item(s) below.

Meeting Date: May 16, 2023

Meeting Location: James A. Lewis Commission Chambers

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

SPECIAL PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair Sandy Burgess called the meeting to order. Vice Chair Joe Hancock and Member Tina Certain were absent.

I. NEW BUSINESS

- A. Site Plan – Tower Hill Headquarters: A request by Walker Owen, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Sharleen O Cavaceppi Trustee, Sarcav, LLC, and Tomoka Hill Farms, Inc., property owners, for consideration of a Site Plan proposing the construction of a ±71,533 square foot office building and associated site improvements and an entrance road from US 441 to the building site; Tax Parcel Numbers 03053-000-000, 03054-001-000, 03054-001-002, and 03873-001-000 (Quasi-Judicial Hearing).

Assistant Deputy City Clerk Diane Amendola swore in all parties entering testimony.

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Member Dave Ferro inquired about the revisions to Staff's recommended conditions.

Principal Planner Tabor responded.

Walker Owen, P.E., of CHW, applicant and agent for the property owner, accepted Staff's recommended conditions and availed himself for questions.

Member Bill Menadier inquired about the future maintenance of the private road, if the road has been designed to accommodate future development, and wetland mitigation.

Mr. Owen responded.

Member Ferro inquired about when the wetlands were created.

Mr. Owen responded.

Member Menadier inquired about future development plans for the lands surrounding the subject property.

Mr. Owen responded.

Member Virginia Johns commented on a note regarding buried material on the subject property.

Mr. Owen responded.

Chair Burgess inquired about the location of the construction entrance and the timing of future road improvements along US Highway 441.

Mr. Owen responded.

Member Menadier moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for the Tower Hill Headquarters subject to the five (5) conditions as provided to the Planning & Zoning Board during its May 16, 2023 meeting; seconded by Member Ferro.

Motion Passed 4-0 in a roll call vote.

ADJOURN

Member Ferro moved to adjourn the meeting; seconded by Member Johns.

Passed by unanimous consent.

ATTEST:



Presiding Officer

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA



Staff Liaison

City of Alachua
Planning and Zoning Board Meeting
May 16, 2023

PLEASE PRINT CLEARLY

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