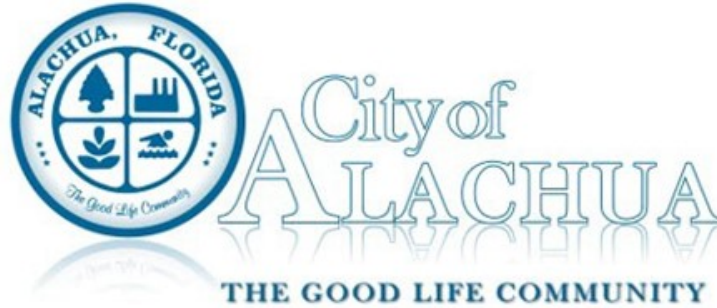




Chair Sandy Burgess
Vice Chair Virginia Johns
Member William "Bill" Menadier
Member Susan Sloan
Member Keith Vermillion
School Board Member Tina Certain

City Manager Mike DaRoza
City Attorney Marian Rush

The Planning and Zoning Board will conduct a
Regular Planning and Zoning Board Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: November 12, 2024

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

Planning and Zoning Board Meeting

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.

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES: 10-08-24

B) CERTIFICATE OF APPROPRIATENESS: PCA24-0006: A REQUEST BY JOSH HIGHLANDER, P.E. OF FORGE INTEGRATED, APPLICANT AND AGENT FOR WELCOME HOME PROPERTIES AND RENTALS, LLC, PROPERTY OWNER, FOR CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS FOR THE REPLACEMENT OF EXISTING EXTERIOR DOORS AT 14822 MAIN STREET

- C) PLANNED DEVELOPMENT AMENDMENT - TOLOSA PD-R: A REQUEST BY JBROWN PROFESSIONAL GROUP, INC., AGENT, ON BEHALF OF 3RD GENERATION DEVELOPER, LLC AND BENTLEY TIMBER LLC, PROPERTY OWNERS, FOR AN AMENDMENT TO THE TOLOSA PLANNED DEVELOPMENT-RESIDENTIAL (PD-R), WHICH PROPOSES TO INCREASE THE ALLOWED DENSITY IN AREA "B" FROM 40 UNITS TO 60 UNITS AND DECREASE THE ALLOWED NON-RESIDENTIAL INTENSITY IN AREA "B" FROM 20,000 SQ-FT TO ZERO SQ-FT ON A ± 50.5-ACRE SUBJECT PROPERTY (TAX PARCEL(S): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000). FLU: MODERATE DENSITY RESIDENTIAL; ZONING: PLANNED DEVELOPMENT-RESIDENTIAL (PD-R) (QUASI-JUDICIAL).
- D) LDR TEXT AMENDMENT: PTAL24-0001: A REQUEST BY SILVIO CAVACEPPI OF SARCAV, LLC AND SHARLEEN CAVACEPPI, APPLICANTS, TO AMEND THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS (LDRS) AS FOLLOWS: AMENDING SECTION 3.7.2 (C)(5)(C) RELATING TO THE LOCATION AND DESIGN OF ENCLOSURES FOR AREAS FOR TRASH COLLECTION WITHIN THE GATEWAY OVERLAY DISTRICT.
- E) SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING) – NW 150TH AVENUE – PR24-0004: A REQUEST BY CLAY SWEGER, AICP, LEED AP, OF EDA CONSULTANTS, INC., APPLICANT AND AGENT FOR EMP1, LLC, PROPERTY OWNER, FOR CONSIDERATION OF A REZONING TO AMEND THE OFFICIAL ZONING ATLAS ON A ±24.58 ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO RESIDENTIAL SINGLE FAMILY – 4 (RSF-4) (QUASI-JUDICIAL).
- F) LDR TEXT AMENDMENT: A REQUEST BY THE CITY OF ALACHUA TO AMEND THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS (LDRS) AS FOLLOWS: AMENDING SECTION 2.2.17 RELATING TO THE SIMULTANEOUS PROCESSING OF APPLICATIONS; AMENDING SECTION 2.4.3(D)(1)(A) AND SECTION 2.4.3(D)(6) RELATING TO FINAL PD PLANS IN PD-R AND PD-TND DEVELOPMENTS; AMENDING SECTION 2.4.10(G)(6)(E) RELATING TO THE RECORDING OF A FINAL PLAT IN THE PUBLIC RECORDS OF ALACHUA COUNTY; AMENDING SECTION 2.4.10(G)(8) RELATING TO THE WARRANTY PERIOD FOLLOWING INSPECTION OF PUBLIC AND PRIVATE IMPROVEMENTS CONSTRUCTED BY A SUBDIVIDER; AMENDING TABLE 4.1-1 TO ADD THE FOLLOWING NEW USE TYPES: "CIGAR/HOOKAH BAR", "MOBILE FOOD DISPENSING VEHICLE", AND "SMOKE SHOP"; CREATING SECTION 4.3.4(A)(3) TO ESTABLISH USE-SPECIFIC STANDARDS FOR MOBILE FOOD DISPENSING VEHICLES; CREATING SECTION 4.3.4(G)(12) TO ESTABLISH USE-SPECIFIC STANDARDS FOR CIGAR/HOOKAH BARS AND SMOKE SHOPS; AMENDING SECTION 4.5.3(A) AND (B) RELATED TO PROHIBITED TEMPORARY USES; AMENDING SECTION 6.5.4(C)(3)(B) RELATING TO WALL SIGNS IN BUSINESS DISTRICTS; AND AMENDING SECTION 10.2 TO CREATE DEFINITIONS FOR "CIGAR/HOOKAH BAR", "MOBILE FOOD DISPENSING VEHICLE", "RETAIL NICOTINE PRODUCTS DEALER", "RETAIL TOBACCO PRODUCTS DEALER", "RETAIL VAPE PRODUCTS DEALER", "SMOKE SHOP", AND "SMOKING DEVICES".

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN