THE GOOD LIFE COMMUNITY

Regular Planning and Zoning Board Meeting Minutes
October 8, 2024 at 6:00 PM

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

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

Sandy Burgess – Chair 6:00 p.m.

Absent- Member William Menadier - joined the meeting at 6:10 pm.
Absent- Member Sue Sloan

INVOCATION

Led by Chair Burgess.

PLEDGE TO THE FLAG

Led by Chair Burgess.

APPROVAL OF THE AGENDA

Member Virginia Johns moved to approve the agenda; seconded by Member Keith Vermillion.

Motion passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES SEPTEMBER 10, 2024

Member Johns moved to approve the minutes from the September 10, 2024, meeting; seconded by Member Vermillion.

Motion passed by unanimous consent.

B) SELECTION OF VICE CHAIR

Member Vermillion nominated Member Johns to be Vice Chair.

Passed by unanimous consent.

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 0 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).

City Attorney Marian Rush voir dired the Board.

Carson Crockett, Planner, presented.

Member Johns questioned the area that will be changing.

Member Menadier asked if setbacks and buffer requirements would change.

Chair Burgess asked for clarification concerning school capacities. She stated that the document uploaded did not appear signed.

Mr. Crockett confirmed that certification from the school board was received.

Chair Burgess pointed out that there were no concerns listed from the neighborhood meeting in the applicant package. She asked the applicant to address that question.

Member Johns asked if the road off of Hipp Road will be paved or not.

Logan Peters, Engineer, JBPro, presented. She stated that she was not at the neighborhood meeting so she could not speak about what concerns were brought up at that meeting.

Chair Burgess questioned if the addition of houses would still keep the figures under the current density levels.

Member Vermillion moved, based upon the competent substantial evidence presented at this hearing, the presentation before this board, and Staff's recommendation, this Board finds the application for a PD-R Amendment submitted by JBrown Professional Group Inc. on behalf of 3rd Generation Developer, LLC and Bentley Timber LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve; seconded by Member Johns.

Citizen Comments:

Kerry Toomey stated the traffic is horrible on the hill in front of the schools just before 441. He asked if a traffic study was done.
Mr. Crockett responded that a full traffic impact analysis has not been done because this is a preliminary plan, however, a
concurrency impact analysis was completed. He stated that the analysis demonstrated the traffic from the original PD vs the proposed amendment shows a net decrease of 237 trips per day from what was previously approved.

Member Menadier clarified to Mr. Toomey that the number of trips will decrease because the proposal is to change the area from commercial to residential.

Charles Martin also stated that the traffic is horrible in this area.

Chair Burgess asked if C.R. 235 at that point was a State road or County road. She also asked if there has been any conversations with the proper authorities about the traffic.

Ms. Peters stated that no contact has been made because this is just a preliminary plan. If it is approved, a full traffic analysis will be conducted and all FDOT criteria will be met.

Motion passed by 4-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

Member Vermillion moved to adjourn; seconded by Member Johns
Motion passed by unanimous consent.

Chair Burgess adjourned the meeting. 6:32 p.m.

ATTEST:

CITY COMMISSION OF THE CITY OF ALACHUA, FLORDIA:

Sandy Burgess
Presiding Officer

Kathy Winburn
Staff Liaison