



Regular Planning and Zoning Board Meeting Minutes
November 12, 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 6:03 p.m.

INVOCATION

Led by Vice Chair Virginia Johns

PLEDGE TO THE FLAG

Led by Vice Chair Johns

APPROVAL OF THE AGENDA

Kathy Winburn, Planning and Community Development Director, requested Item IIA be deferred to the next PZB meeting.

Vice Chair Johns moved to approve the agenda as corrected; seconded by Member Sue Sloan.

Passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES: 10-08-24

Approval of meeting minutes for 10-08-24 were deferred to the next meeting.

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

Adam Hall, Principal Planner, presented the staff report.

Josh Highlander, Forge Integrated was available for any questions.

Chair Burgess requested clarification that this was only changing the front door to the building.

Mr. Highlander responded.

Vice Chair Johns moved based on 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 application for a Certificate of Appropriateness for Welcome Home Properties and Rentals, LLC.; seconded by Member Sloan.

Motion passed 3-0 by roll call vote.

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).

City Attorney Marian Rush voir dired the Board.

Carson Crockett, Planner, presented the Staff Report.

Kathie Ebaugh, of JBPro presented additional information and availed herself for questions.

Chair Burgess questioned the type of homes this refers to and asked for clarification about traffic flow.

Vice Chair Johns 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 Land Development Regulations and transmits the application to the City Commission with a recommendation to approve; seconded by Member Sloan.

Jack Reynolds commented on the amount of traffic that travels along NW 150th Ave.

Brian Buescher stated that his concerns also include traffic.

Angela Johnson asked about the school system's capacities.

Motion passed 3-0 by roll call vote.

- 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.**

Adam Hall, Principal Planner, presented the Staff Report.

Silvio Cacaceppi, of Sarcav, LLC, presented additional information and availed himself for questions.

Member Sloan inquired why the current regulations require trash enclosures to be connected to the building.

Mr. Hall responded.

Vice Chair Johns moved based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Sloan.

Brian Buescher asked if this would make it a requirement to be further away or an option.

Mr. Hall responded.

Motion passed 3-0 by roll call vote.

- E) SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING) – NW 150TH AVENUE – PR24-0004: A REQUEST BY CLAY SWAGER, 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).

Justin Tabor, Principal Planner, presented the Staff Report.

Chair Burgess asked if this was only to change the zoning, not the designation on the Future Land Use Map.

Mr. Tabor responded.

Clay Swager, EDA Consultants Inc., presented additional information and availed himself for questions.

Vice Chair Johns moved based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds Application Number PR24-0004 for a Site-Specific Amendment to the Official Zoning Atlas 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 Sloan.

Julie Smith questioned the zoning of other lots around this area. She also reiterated that the traffic along the road is a problem.

Gus Smith commented that the rezoning is appropriate.

Bob Piccala reiterated concerns about the traffic along NW 150th Road.

Barbara Sutton questioned if there have been any proposals for improving NW150th Road.

Rich Richmond stated that any new development will impact the traffic along this road.

Teresa Picala asked how the public could bring development concerns to the City's attention

Chair Burgess stated that the public can attend the Commission meetings to also present these questions and talk with City staff and the Police Department. Chair Burgess indicated the dates and times of the City Commission meetings.

Motion passed 3-0 by roll call vote.

- 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".

Justin Tabor, Principal Planner, presented the Staff Report.

Vice Chair Johns asked if the city contacted outside consultants when these text amendments are proposed.

Mr. Tabor responded.

Chair Burgess expressed agreement that food trucks need to have more regulations.

Vice Chair Johns moved based upon the competent substantial evidence presented at this hearing, the presentation to this Board, and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Sloan.

Clay Swager thanked the staff for their continual efforts to streamline the processes.

Motion passed by 3-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

Chair Burgess requested that the donation bins that are all over town be included in one of the next LDR amendment discussions.

IV. CITIZENS COMMENTS

Brian Buescher stated that he has concerns in terms of the role of the Planning and Zoning Board. He also stated that the traffic problem as a whole is concerning. He suggested that the Board look more into the future when considering any changes.

ADJOURN

Vice Chair Johns moved to adjourn; seconded by Member Sloan.
Motion passed by unanimous consent.

Chair Burgess adjourned the meeting at 7:56 p.m.

ATTEST:

CITY COMMISSION OF THE CITY OF
ALACHUA, FLORIDA:


Presiding Officer


Staff Liaison