



Regular Planning and Zoning Board Meeting Minutes
January 14, 2025 at 6:00 PM

Chair Sandy Burgess

Vice Chair Virginia Johns

Member Danielle J. Judd

Member William "Bill" Menadier

Member Susan Sloan

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 - Virginia Johns, Vice-Chair
Tina Certain, School Board Member

INVOCATION

Led by Chair Burgess

PLEDGE TO THE FLAG

Led by Chair Burgess

APPROVAL OF THE AGENDA

Kathy Winburn, Department Director requested the approval of the minutes for October 8, 2024 and November 12, 2024 be deferred until the next meeting.

Member William Mendier moved to approve the agenda as corrected; seconded by Member Danielle Judd.

Passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES 10-08-24

Deferred until February meeting.

B) APPROVE MEETING MINUTES 11-12-24

Deferred until February meeting.

C) PSP23-0008 - RIZZZO SELF STORAGE OF ALACHUA SITE PLAN APPLICATION: A REQUEST BY CHW, LLC (APPLICANT AND AGENT) ON BEHALF OF RIZZZO SELF STORAGE OF ALACHUA LLC (PROPERTY OWNER) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF 11 BUILDINGS FOR SELF-STORAGE AND ASSOCIATED SITE IMPROVEMENTS ON A ± 9.60-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NW 109TH LANE AND US HIGHWAY 441; TAX PARCEL: 05930-001-000; FUTURE LAND USE: INDUSTRIAL; ZONING: INDUSTRIAL GENERAL (IG); (QUASI-JUDICIAL).

Carson Crockett, Planner, presented the Staff Report.
Mitchell Mason, Engineer, NV5 (formerly CHW) presented.

Chair Burgess asked Mr. Mason if the company agrees with the conditions in the Staff Report.

Member Danielle Judd questioned the level of post storm water runoff post development compared to predevelopment.

Mr. Mason stated that the level of post storm runoff will be reduced.

Member Menadier asked for clarification concerning the buffering area as related to the wetlands on site.

Mr. Mason stated the required buffer has been met as required by the State and applications have been submitted to the County.

Chair questioned if there would be improvements made to 109th Lane due to the impact from the increase in traffic.

Mr. Mason responded that improvements will be made up to their driveway point.

Member Menadier moved based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, that 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 Rizzo Self Storage of Alachua LLC, subject to the five conditions provided in Exhibit "A" and located on page 21 of the January 14, 2025, Staff Report; seconded by Member Susan Sloan.

Citizens comments:

Robert Harrison states that he is representing the members of the communities surrounding the proposed site. He states the notification process was improperly done. He states that there are major concerns regarding water runoff and quality of water. He also states that the community members are requesting the project be halted until environmental studies are complete. The residents are requesting a 30-60 day postponement of any approvals so they can meet with the developers to discuss these concerns and get more information.

Kolby Thompson, owner of Thompson Sod states that his issue is with the access area to this site off of 109th Lane. He questions the ability to widen or improve the road appropriately. He states that his commercial business will be adversely affected.

Chair Burgess asked for clarification from the applicant concerning the widening of the road.

Mr. Mason stated the road will be widened to 20 feet from SR 441 up to the driveway of the proposed site.

Chair Burgess also questioned the easement that was previously mentioned.

Mr. Mason replied there is an easement recorded with the property owner. He also stated that the DOT will not allow another drive off of 441.

Kolby Thompson argued that there is no way to widen the road to 20 feet without interfering with water runoff.

Karen Ernden agrees with the 30-60 day postponement.

Tamara Robbins commented negatively about the notification process, water runoff issues and public information provided.

Chair Burgess asked City Attorney Rush to address the letter that was received and referred to.

City Attorney Rush clarified the definition of the statues listed in the letter.

Robert Harrison questioned the process for sending out mailers.

Tracy Massimillo also questioned how the wetland areas are going to be preserved. She questioned the permits from the County.

Chair Burgess questioned staff concerning the approval process between City and County.

Mr. Crockett clarified the process and deferred to the City Attorney for confirmation.

Brian Buescher commented about the approval processes and road conditions on 109th Lane.

Kevin Lucas stated concerns about how the levels of water will adversely affect his pastures and livestock.

Tamara Robbins asked for clarification concerning the classification of the road.

Mr. Crockett pointed out to the Board that the City does not delineate roads in terms of commercial or residential and this road is private.

Member Judd states that there are too many questions not satisfactorily answered. Member Sloan also stated that she feels there are too many questions not satisfactorily answered.

Chair Burgess questioned City Attorney Rush concerning the options the Board has at this time.

City Attorney Rush explained two options.

Mr. Crockett clarified that an additional Neighborhood Meeting would still have to meet the requirements of the notification and City staff does not attend these meetings.

City Attorney Rush clarified that if this was postponed to a date certain, no additional public notices would be required of the City.

Member Menadier moved to rescind his prior motion; seconded by Member Judd.

Passed by 4-0 roll call vote.

Member Menadier moved to postpone this application to the date certain of February 11, 2025, to allow further communication and clarification between the applicant and the public; Member Sloan seconded.

Citizens comments:

Tamara Robbins additionally commented that the applicant will not be able to answer all the questions from the community. She asked the Planning Department to also gain additional information to answer questions.

Brian Buescher asked if the 30 day postponement was long enough because there were questions about notifications.

Passed by 4-0 roll call vote.

- D) PRELIMINARY PLAT - SCHMIDT FARMS: A REQUEST BY TIMOTHY J. BOEHLEIN, P.E. OF JBROWN PROFESSIONAL GROUP, LLC, APPLICANT AND AGENT FOR DM ALACHUA INVESTMENTS, LLC, PROPERTY OWNER, FOR CONSIDERATION OF THE PRELIMINARY PLAT/ FINAL PD PLAN FOR SCHMIDT FARMS SUBDIVISION, WHICH PROPOSES THE SUBDIVISION OF ±120.63 ACRE SUBJECT PROPERTY INTO A TOTAL OF 188 SINGLE FAMILY LOTS WITH ASSOCIATED COMMON AREAS AND RIGHT-OF-WAY, GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 43RD STREET; TAX PARCELS 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000 (QUASI-JUDICIAL)

Adam Hall, Planner, presented the Staff Report.

Jay R. Brown, JBrown Professional Group, presented.

City Attorney Rush voir dired the Board. She also read the conditions listed in the Staff Report.

Member Menadier moved based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, that the Planning & Zoning Board transmit the preliminary plat/ Final PD Plan of Schmidt Farms Subdivision to the City Commission with a recommendation to approve subject to the nine (9) conditions provided in Exhibit "A" and located on page 27 of the Staff Report; seconded by Member Sloan.

Citizens comments:

Bill Berger stated his concerns were about the buffer between the communities and traffic levels.

Karen Arrington- also had concerns about traffic. She stated some statistics about vehicle crashes. She also questioned the number of houses listed vs the number stated at the meeting.

James Currington had concerns about the school levels, bussing and the aesthetics of the buildings.

Tamara Robbins requested the map of the project be placed up on the screen. She is objecting to the location of the neighborhood meetings. She also questions the validity of the involvement of DOT.

Claudia Rasnick questioned why there are new projects being proposed to the infrastructure when current concerns are not addressed.

Antoinette Endellicatto expressed concerns about the arsenic levels in the water.

Brian Bisher remarked on the buffer areas and how close some of the buildings are to the required area. He also cited some traffic concerns.

Kelly Moore reiterated the fact that some questions need to be answered prior to approval.

Mary Wheeler asked the Board to consider not only the immediate residents affected but also look at the bigger picture.

John Patel commented on the size of the lots proposed and the aesthetics of the development.

Nigel Watson asserted that traffic is horrible now; to add to it would be disastrous.

Chair Burgess questioned the applicant about when the DOT becomes involved at each stage.

J. Brown responded to her question as well as questions put forth in the citizens comments. He stated that they are not responsible for the natural water that comes off the creek, but they do have to treat and control water that comes from the proposed development. He also stated that they have to comply with regulations from City of Alachua, Alachua County, Suwannee River and DOT.

Member Judd questioned staff on several points, to include: the traffic study, flood zones and flood ways. She asked if the preliminary plat meets all the setbacks, buffer zones and lot dimensions. She requested clarification on the responsibilities of the developer concerning improvements to the water- sewer system and costs liabilities.

A. Hall responded with clarification.

Mark Brown - Alachua County EPD stated that he did speak to Public Works Department today. They indicated that they are waiting on responses from JBPro and that no decisions have been made.

Mr. Jay Brown, JB Pro, clarified the number of lots the preliminary plat shows. It is possible that there would be more in the commercial area at a later date.

Motion passed by 4-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

Tama Robbins asked for the email address of K. Winburn, Planning Department Director, for citizens to send any videos of the flood waters that they want to be seen.

She also questioned whether there has been an annual review of the City of Alachua's Capital Improvement Plan because there is no record of it.

Member Judd questioned staff about the term Recreational Use, zoning vs land use terminology.

K. Winburn, Department Director affirmed that the City has a Recreational Future Land Use Ma Category.

ADJOURN

Member Menadier moved to adjourn; seconded by Member Sloan.

Motion passed by unanimous consent.

Chair Burgess adjourned the meeting. 9:23 pm.

ATTEST:

**CITY COMMISSION OF THE CITY OF
ALACHUA, FLORIDA:**


Presiding Officer


Staff Liaison