THE GOOD LIFE COMMUNITY

Regular Planning and Zoning Board Meeting Minutes
February 11, 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.

INVOCATION

Led by Vice Chair Virginia Johns

PLEDGE TO THE FLAG

Led by Vice Chair Johns.

APPROVAL OF THE AGENDA

Member Bill Menadier moved to approve the agenda; seconded by Member Susan Sloan.

Motion passed by 5-0 vote.

Citizen Comments: Tamara Robbins indicated that for quasi-judicial hearings there should be a five-minute time for public comments, not three minutes, for the affected parties.

Vice Chair asked legal for the definition of a decision-making body vs a recommending body.

City Attorney Rush stated that tonight is not a recommendation, it is an approval of the site plan.

I. OLD BUSINESS

A) 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).

City Attorney Rush stated that anyone wishing to speak about this item needs to stand and be sworn in.

Chair Burgess reminded the audience to silence all cell phones.

City Attorney Rush voir dired the Board.

Carson Crockett, Planner, presented the staff report.

Member William Menadier wanted clarification about sidewalks.

Mr. Crockett answered.

Member Danielle Judd inquired about sewer services, wanting to know whether it would be GRU or City services.

Mr. Crockett explained that it was within the distance of connection to the city, but the Public Services Department determined that distance of connection would not be feasible, so it would not connect to city sewer services.

Member Judd asked if the City has a reclaimed water utility and how the service area is determined.

Mr. Crockett explained that the service area is established in the City Comprehensive Plan.

Chair Burgess wanted further explanation for the decision not to connect to the city sewer system.

Mr. Crockett explained that it was a technical decision based on grades and slopes.

Gerry Dedenbach, Executive Vice President, NV5 gave three resumes to the Board for submission. He then started his presentation. He suggested that it would be beneficial for the City to review its neighborhood workshop process. He states that the plans presented tonight are improved based on public comments and interactions at the latest neighborhood workshop meeting.

Attorney Rush wanted clarification on the number of conditions listed in the application.

Member Menadier asked about the capabilities of entering the facility and garbage collection if conditions change in the future.

Mr. Mitchell Mason, NV5, explained the technical distances and app-based entry system.

Chair Burgess stated that the Board would now take comments from affected parties.

Attorney Rush defined an affected party. She also requested that individuals state their name, address and reason for commenting.
She would then determine whether they are an affected party or not and recommend the Board hear the comments.
Attorney Rush also explained that if they were determined to not be an affected party, they would still be given the opportunity to speak, but after all the affected parties have spoken.

Affected Persons comments:

Robert Harrison, spokesperson for Staghorn neighborhood group. It was determined that he was an affected party. He asked for clarification about the septic system being put in. He also questioned the processes for notification that currently exists. He suggested social media as another form of notification for the public. He questioned the lack of a turn lane in the area. He wanted to know if the City would recommend one to the DOT. He asked if there were going to be any delays for projects because of the lack of staffing in the Planning Department currently.

Mr. Mason responded about the septic system.

Jamie MacIntosh stated her address and concerns. It was determined that she was an affected party. She commended the applicant for the newest neighborhood meeting because it answered alot of concerning questions. She also stated that the notification process does not currently meet the needs of the public. Her main concern is water runoff and flooding but she also wants to know if this project can go anywhere else.

Chair Burgess addressed the issue of location.

Mr. Mason addressed the drainage issue that was questioned. He stated that the drainage basin has been improved to avoid adding additional water to the stream system.

Chair Burgess asked Mr. Dedenbach to specify what he did differently for the latest neighborhood meeting.

Mr. Dedenbach stated that notification was sent to individual addresses, not the Trust that was listed by the county for the last meeting.
He suggested online avenues in addition to what is in place now.

Chair Burgess asked about how the standards for water management have changed.

Member Judd asked who the public can contact about their current flooding concerns.

Colby Thompson, owner of Thompson Sod. It was determined that he was an affected party. He stated that he also agrees that the process of notification is broken and needs to be addressed. He reiterated that access to this property was granted through a private property owner. He questioned who was going to contact the private property owner to maintain the area not on the subject property.

Mr. Crockett referred to the easement agreement in the public record. He quoted sections of this agreement that stated Rizzzo would be responsible for maintaining the area.

Vice Chair Johns 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 Rizzzo Self Storage of Alachua LLC, subject to the seven conditions provided in Exhibit "A" and located on page 21 and 22 of the February 11, 2025, Staff Report; seconded by Member Sloan.

Citizens Comments (general):

Tamara Robbins corrected the number of people that attended the neighborhood meeting for this project. She stated that this should indicate that there is a problem with the current notification system. She relayed information concerning reclaimed water lines that were installed in the past in the Turkey Creek area. She questioned the specific zoning of the property. She questioned the validity of enforcing not storing gas or vehicles in the units. She wanted clarification about staff being on site or not because of septic. She questioned the area of availability for emergency vehicles to turn around; does that mean an ambulance or full-sized fire truck? She commented on the app for entry. She questioned the easement down the backside of the property because it is wide enough for a road. She asked about endangered or protected species because that had not been addressed.

Mr. Crockett stated the turn around area would be for a full-sized fire truck. He also stated that the applicant stated there would not be any employees on site. He stated that vehicle storage is prohibited based on use specific standards for self-storage facilities in Section 4.3.4H of the City's Land Development Regulations.

Amy Shucat, property owner at Staghorn questioned how the owner would oversee what is stored, especially because there will be no employees on site. She questioned the safety of the children at the bus stop. She also commented on the increase in traffic on the road. She asked how many units would be in each building. She also stated concerns about flooding. She stated her concerns about the Board making decisions one by one instead of the entire picture of the area.

Chair Burgess questioned the oversight of the facility.

Mr. Dedenbach stated there are several ways that the site will be monitored. This would include cameras, legal contracts and on-site monitoring.

Member Judd questioned the site plan showing the layout for a septic sytem.

Mr. Crockett confirmed that the applicant has applied for permits according to applicable agency standards.

Vice Chair Johns commented on the interactions between the public and the applicant at the latest neighborhood meeting.

Chair Burgess stated that the Board agrees that the notification process is out of date, and they will be sending a recommendation to the Commission to reevaluate and improve it.

Motion passed by 5-0 roll call vote.

II. NEW BUSINESS

A) APPROVE MEETING MINUTES - OCTOBER 8, 2024

Member Menadier moved to approve the minutes from the October 8, 2024 meeting; seconded by Vice Chair Johns.

Motion passed by unanimous consent.

Member Judd and Member Sloan refrained from voting. They were not members of the Board at that time.

B) APPROVE MEETING MINUTES - NOVEMBER 12, 2024

Vice Chair Johns moved to approve the minutes from the November 12, 2024 meeting; seconded by Member Sloan.

Motion passed by unanimous consent.

Member Menadier refrained from voting. He was not present at this meeting.

C) APPROVE MEETING MINUTES JANUARY 14, 2025

Member Judd moved to approve the minutes from the January 14, 2025 meeting; seconded by Member Menadier.

Motion passed by unanimous consent.

Vice Chair Johns refrained from voting. She was not present at this meeting.

III. BOARD COMMENTS/DISCUSSION

Chair Burgess asked about the March meeting.

Department Director, Kathy Winburn stated she is uncertain if there will be a meeting at that time.

IV. CITIZENS COMMENTS

Tamara Robbins asked about a special planning board meeting scheduled on January 25th.
Chair Burgess confirmed there will not be a meeting on that date. She questioned the validity of no storage of cars in storage units. She questioned the Board about the review of the capital improvements plan. She stated her concern about any endangered species on this site being omitted from any report on file. She stated the Board is obligated to ensure a safe area for citizens, and she questioned how that element can be covered if FDOT has not agreed to any turn lanes.

Chair Burgess questioned the possibility of having a workshop to ensure all Board members are educated on their responsibilities. She also asked if processes could be reviewed for the Board members.

Attorney Rush stated the Board should submit questions that they would like answered to be more specific.

Member Judd stated that she was surprised that there was no orientation when she was elected to the Board.
She asked whom she could email with these questions and request for information.

City Attorney Rush stated that emails could be sent to her.

Tamara Robbins asked if each Board member had a copy of the LDRs.

ADJOURN

Member Menadier moved to adjourn; seconded by Member Sloan.
Motion passed by unanimous consent.

Chair Burgess adjourned the meeting. 8:20 pm.

ATTEST:

CITY COMMISSION OF THE CITY OF ALACHUA, FLORDIA:

Presiding Officer

Staff Liaison