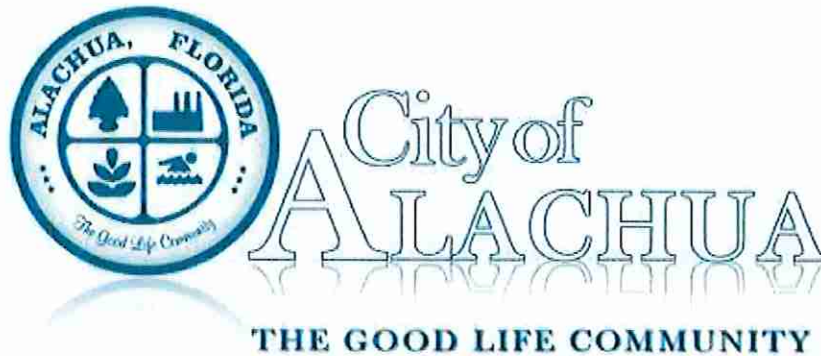




**Planning and Zoning Board
Minutes
November 14, 2023**

Chair Sandy Burgess
Vice-Chair Joe Hancock
Member Virginia Johns
Member William "Bill" Menadier
Member Keith Vermillion
School Board Member Tina Certain

City Manager Mike DaRoza

**Planning and Zoning Board
At 6:00 PM**
to address the item(s) below.

Meeting Date: November 14, 2023

Meeting Location: James A. Lewis Commission Chambers

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.

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Joe Hancock, Vice Chair 6:00 p.m.
Sandy Burgess, Chair – Absent
Tina Certain, School Board Member - Absent

INVOCATION

Virginia Johns, Member

PLEDGE TO THE FLAG

Johns, Member

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

- A. Approval of PZB Meeting Minutes- October 10,2023

Member Bill Menadier moved to approve the minutes from the October 10, 2023 meeting; seconded by Member Johns.

Motion passed by 4-0 vote.

- B. Preliminary Plat – Farmlands: A request by Claudia Vega, P.E., of eda, inc., applicant and agent for JTFA, LLC, property owner, for consideration of the Preliminary Plat/ Final PD Plan of the Farmlands Subdivision, which proposes the subdivision of a ±172.33 acre subject property into a total of 246 single family lots, with associated common areas and right-of-way, generally located south of US 441, east of NW 188th Street, and west of Santa Fe Ford dealership; Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 (Quasi-Judicial Hearing).

Received and filed.

Member Menadier moved that based upon 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 transmits the Preliminary Plat/ Final PD Plan of the Farmlands Subdivision to the City Commission, with a recommendation to approve, subject to the four (4) conditions provided in Exhibit "A" and located on page 23 of the Staff Report; seconded by Member Johns.

Motion passed 4-0 by a roll call vote.

- C. Site Plan – Tomoka Hills Fire Station: A request by Randy Olney, P.E., of CHW, Inc., applicant and agent for Alachua County, property owner, for consideration of a Site Plan to construct a ±11,500 square foot fire station with associated site improvements on a ±2.00 acre subject property; Tax Parcel Number 03055-001-000 (Quasi-Judicial Hearing).

Received and filed.

Member Johns moved that based upon 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 Site Plan for Alachua County, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the November 14, 2023 Staff Report to the Planning & Zoning Board; seconded by Member Keith Vermillion.

Motion passed 4-0 by a roll call vote.

- D. Site Plan – 441 Road Rangers: A request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for First Coast Road Rangers, LLC, property owner, for consideration of a Site Plan to construct a ±3,500 square foot building with associated site improvements on a ±0.97 acre portion of a ±8.00 acre subject property; Tax Parcel Number 03042-050-003 (Quasi-Judicial Hearing).

Received and filed.

Member Menadier moved that based upon 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 Site Plan for First Coast Road Rangers, LLC, subject to the four (4) conditions provided in Exhibit "A" and located on page 17 of the November 14, 2023 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion passed 4-0 by a roll call vote.

- E. LDR Text Amendment: A request by Clay Sweger, of eda, inc., to amend the following sections of the City of Alachua Land Development Regulations: Section 2.4.9 (E) regarding infrastructure plan standards; Section 2.4.10 regarding subdivision standards; Section 3.4.2 regarding specific purposes of residential districts; Section 4.3.1 (A) regarding use-specific standards for residential uses; Section 5.1.2, amending Table 5.1-2, Table of Dimensional Standards in the Residential Zoning Districts; Section 6.2.1 (D) regarding tree planting, relocation, replacement, credit, and banking standards; Section 6.5.4 (A) regarding permanent signage within residential and agricultural districts; Section 6.5.4 (D) regarding general standards for permanent freestanding signs in residential, agricultural and business districts; Section 6.5.4 (F) regarding signs in the public right-of-way; Section 6.5.7 regarding prohibited signs; Section 7.4.1 regarding posting of surety devices for public improvements; and, Section 7.8.1 regarding subdivider responsibility for maintenance of improvements. (Legislative).

Received and filed.

Member Johns moved that this Board finds that the proposed text amendments to the Land Development Regulations are consistent with the City of Alachua Comprehensive Plan and transmits the proposed text amendments to the Land Development Regulations to the City Commission with a recommendation to approve; Seconded by Member Menadier.

Citizens comments: Tamara Robbins
Busy Shires
Rudy Rothseiden
Sayed Moukhtara

Member Johns amended her motion to include the recommendation for the Commission to consider the recommendations of the City Attorney; seconded by Member Vermillion.

Motion passed 3-1 by a roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

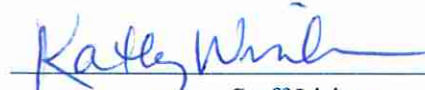
Vice Chair Hancock adjourned the meeting. 8:29 p.m.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA



Presiding Officer



Staff Liaison