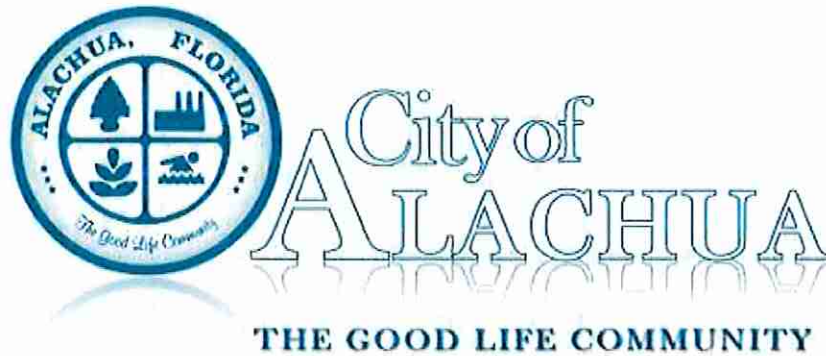




Planning and Zoning Board Minutes November 9, 2021

Chair Sandy Burgess
Vice Chair Edward Potts
Member Joe Hancock
Member Virginia Johns
Member Gary Thomas
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 9, 2021

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.
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PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair Sandy Burgess called the meeting to order. School Board Member Tina Certain was absent.

INVOCATION

Vice Chair Edward Potts led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Virginia Johns moved to approve the agenda; seconded by Member Gary Thomas.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the October 12, 2021 PZB Meeting

Member Johns moved to approve the minutes; seconded by Member Potts.

Passed by unanimous consent.

- B. Site Plan Development Order Extension: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., for a 12 month extension to the Development Order granted on February 9, 2021 to the Alachua County Housing Authority for the Construction of a 40-unit Multiple Family Development with associated site improvements.

Planning Assistant Kenyata Curtis swore in all parties entering testimony.

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Member Johns moved to approve the request for a 12 month extension; seconded by Vice Chair Potts.

Motion Passed 5-0 in a roll call vote.

- C. Ratification of Site Plan – IIP FL 3 LLC (Harvest): Ratification of the request by Rob Davis, P.E., of Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for a Site Plan which was approved at the October 12, 2021 PZB Meeting proposing parking lot and site improvements and the addition of ±912 square feet of new floor area on a ±36.26 acre subject property, located at 12895 NW US Highway 441; Tax Parcel No. 05855-004-000 and 05855-004-001; FLUM: Industrial; Zoning: Industrial General (IG) (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

City Attorney Marian Rush clarified the presentation would include both approval and ratification of the Site Plan.

Principal Planner Tabor, AICP, presented the Staff Report.

Chair Burgess clarified the applicant agreed to comply with the fencing conditions.

Rob Davis, PE, of Wood Inc, availed himself for questions and accepted the conditions recommended by Staff.

Member Hancock inquired about the fencing materials along the roadway and US Highway 441.

Principal Planner Tabor responded.

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 and ratifies the Site Plan approval granted for IIP-FL 3 LLC at the October 12, 2021 Planning & Zoning Board Meeting; seconded by Vice Chair Potts.

Mitch Glaser shared his concerns about ongoing communication and landscaping maintenance.

City Attorney Rush asked Principal Planner Tabor if this presentation was identical to the last presentation given at the October Planning and Zoning Board Meeting.

Principal Planner Tabor responded.

Motion Passed 5-0 in a roll call vote.

- D. Site Plan – Momentum Labs: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, property owner, for consideration of a Site Plan proposing the construction of a ±54,800 square foot research and development facility with associated site improvements on a ±8.34 acre subject property; Tax Parcel Number 03929-000-000; FLUM: Corporate Park; Zoning: Corporate Park (CP) (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony

Principal Planner Tabor, AICP, presented the Staff Report.

Chair Burgess asked Principal Planner Tabor, AICP, to explain the Residential Protection Standards.

Principal Planner Tabor, AICP, responded.

Travis Hasty, P.E. of CHW, availed himself for questions and accepted the conditions recommended by Staff.

Member Johns asked if the tree buffer to the east will be retained.

Mr. Hastay, P.E, of CHW, responded.

Member Gary Thomas moved that based upon the competent substantial evidence presented presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application submitted by CHW Inc. on behalf of the University of Florida Foundation, Inc. for Momentum Labs to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A' and located on page 21 of the November 9, 2021 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Oscar Contalleri shared his concerns about impact to nearby residential areas.

Mr. Hastay, P.E, of CHW, responded.

Laura Tipton shared her concerns about lighting and sound.

Mr. Hastay, P.E, of CHW, responded.

Darin Page shared her concerns about lighting, construction, and hours of construction.

Mr. Hastay, P.E, of CHW, responded.

Principal Planner Tabor, AICP, responded.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meeting will be December 14, 2021 at 6:00 p.m.

IV. CITIZENS COMMENTS

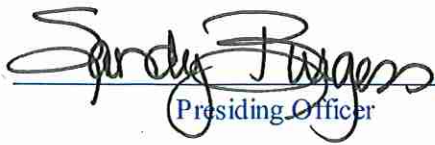
None.

ADJOURN

Vice Chair Potts moved to adjourn; seconded by Member Hancock.

Passed by unanimous consent.

ATTEST:


Presiding Officer

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA


Staff Liaison



A City of ALACHUA

THE GOOD LIFE COMMUNITY

PZB Meeting
Sign In Sheet
November 9, 2021
6:00 p.m.

Name (Please Print)	Name (Please Print)
(Please Print) Shasta Schellhorn	(Please Print)
(Please Print) Travis Hastay	(Please Print)
(Please Print) ED ALLEN	(Please Print)
(Please Print) PAUL GARRETT	(Please Print)
(Please Print) BRIAN O'SHEA	(Please Print)
(Please Print) Daryn Page	(Please Print)
(Please Print) Rob Davis	(Please Print)
(Please Print) Laura Tipton	(Please Print)
(Please Print) R. Weber	(Please Print)