



Regular Planning and Zoning Board Meeting Minutes
July 8, 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 Rodolfo Valladares
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. William Menadier, Member, Absent

INVOCATION

Led by Chair Burgess

PLEDGE TO THE FLAG

Led by Chair Burgess

APPROVAL OF THE AGENDA

Vice Chair Virginia Johns moved to approve the agenda; seconded by Member Danielle Judd.

Motion passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES - MAY 13, 2025

Vice Chair Johns moved to approve the minutes from the May 13, 2025 meeting; seconded by Member Judd.

Motion passed by unanimous consent.

B) PCA25-0001 - CERTIFICATE OF APPROPRIATENESS FOR 14721 MAIN STREET - A REQUEST BY ANDREW KAPLAN, ARCHITECT, APPLICANT AND AGENT ON BEHALF OF WILLIAM H. OGLE, THE PROPERTY OWNER, FOR THE APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR ALTERATIONS ON THE SUBJECT PROPERTY LOCATED AT 14721 MAIN STREET; TAX PARCEL 03661-000-000; QUASI-JUDICIAL HEARING.

City Attorney Marian Rush voir dired the Board.

Carson Crockett, Planner, presented the Item by title and relegated to the applicant.

Andrew Kaplan, architect for the applicant, presented the details of the application.

Chair Burgess asked about the material used for the roof.

Member Susan Sloan asked about the colors that will be used for the building.

Member Judd asked if the city has a preferred palet for colors in the historical district.

Mr. Crockett stated that the historic overlay district does not touch on the subject of color palet or any preferred color. Generally, colors from the era of the buildings are looked for.

Member Judd then asked the applicant if the impervious surface is the same or different.

Vice Chair Johns wanted confirmation that the proposed ramp was ADA compliant.

Mr. Kaplan confirmed it will be ADA compliant.

City Attorney Rush reminded the Chair to ask for affected parties.

Chair Burgess addressed the audience, asking if there were any affected parties that wished to speak.

Mr. Crockett, Planner, presented the staff report.

Member Judd moved that, based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board find the application for William H. Ogle to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the certificate of appropriateness application; seconded by Vice Chair Johns.

Motion passed by 4-0 roll call vote.

- C) PLSC24-0001 - THE HAMMOCK LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT - A REQUEST BY CHW, LLC, APPLICANT AND AGENT ON BEHALF OF SAN FELASCO RESEARCH VENTURES, LLC, THE PROPERTY OWNER, FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP, WHICH PROPOSES TO AMEND THE FUTURE LAND USE CATEGORIES FROM COMMERCIAL (± 23.05-ACRES), INDUSTRIAL (± 81.31-ACRES), AND CONSERVATION (± 7.40-ACRES) TO COMMERCIAL (± 14.04-ACRES), MODERATE DENSITY RESIDENTIAL (± 89.80-ACRES), AND CONSERVATION (± 7.40-ACRES) ON A ± 111.25-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; LEGISLATIVE HEARING.

Mr. Crockett, Planner, presented the staff report.

Ryan Thompson, NV5, agent for the applicant presented his information for the project.

Vice Chair Johns asked when the connection road that runs parallel along Hwy 441 would be put in.

Mr. Thompson clarified that this project would be done in phases and that the road would not be in place until later phases of the project.

Vice Chair Johns move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board find the application for San Felasco Research Ventures, LLC to be consistent with the City of Alachua Comprehensive Plan and transmit the application to the City Commission with a recommendation to approve ; seconded by Member Sloan.

Citizen comments:

Gary Thomas, Calvary Baptist church member, asked if the developer could assess the trees along the property line that could conceivably fall on the church and remove them.

Mr. Thompson stated the applicant will have no problem fulfilling the church's request.

Soorya Lindberg provided a hand out to the Board that will be attached to these minutes. She addressed several topics listed in the application. She narrated quotes from the information while interjecting her opinions.

Tamara Robbins reminded the Board that this application is legislative, and they have the right to decide that this application does not meet the needs of the city. She expressed her definition of the needs of the city. She asked the Board to deny this application and stated there are a few "red herrings", such as a major road implementation that has never been mentioned in any other application.

Chair Burgess stated that the impact of this project is actually being lowered based on what they are projecting to build versus what could possibly be built.

Member Judd asked if there are any density bonuses considered in Alachua.

Mr. Crockett stated that there are some provisions for affordable housing bonuses but he believes they do not apply to this Land Use Category. He states that he would have to do research to confirm this information.

Member Judd then asked Mr. Thompson if the applicant has expressed that they desire work force type housing.

Mr. Thompson stated his understanding is that these homes would be on the smaller side, meaning a lower purchase price.

Member Judd asked Mr. Crockett if the Progress Park is zoned a PUD.

Mr. Crockett confirmed this.

Member Judd then asked if the property under question tonight, adjacent to it, was part of the park or is it something separate.

Mr. Crockett stated that the property in question is not part of Progress Park. The additional application under review is showing a requested PD-R in the back half and a PD-COMM in the front portion.

Motion passed by 3-1 roll call vote.

- D) PSP25-0005 - EVERGEN SITE PLAN APPLICATION - A REQUEST BY NV5, INC., APPLICANT AND AGENT ON BEHALF OF RTI SURGICAL, INC., THE PROPERTY OWNER, FOR A SITE PLAN WHICH PROPOSED THE CONSTRUCTION OF A ± 3,393 SQUARE FOOT METAL STORAGE BUILDING WITH ASSOCIATED SITE IMPROVEMENTS ON A ± 0.13-ACRE PORTION OF A ± 17-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT 11631 RESEARCH CIRCLE; TAX PARCEL 03956-010-008; QUASI-JUDICIAL HEARING.

City Attorney Rush voir dired the Board.

Bernadette Fisher, Principal Planner, introduced Item PSP25-0005.

Walker Owen, Civil Engineer, representing the applicant, did not have a presentation but availed himself for questions.

Chair Burgess asked him to give a brief introduction of the project.

Ms. Fisher, Principle Planner, presented the staff report.

Chair Burgess asked Mr. Owen if the applicant agrees to all the conditions listed in the Staff Report.

Mr. Owen confirmed that the applicant agrees with all the conditions.

Member Judd moved that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the site plan application for RTI Surgical, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approves the site plan, subject to the four conditions found in exhibit "A" and located on page 22 of the July 8, 2025, staff report; seconded by Vice Chair Johns.

Citizen comments:

Ms. Robbins questioned the removal of long leaf pines listed in the application. She also questioned the percentage of use listed for connection to the storm water basin. She asked for clarification on both matters.

Mr. Owen stated that there is no removal of trees proposed with this project.

Ms. Fisher clarified that the trees listed on their landscaping plan are the ones that will need to be moved to avoid interference with the storm water system, not the existing trees.

Mr. Owen clarified that the percentage of this property is so minuscule that the overall addition is less than one percent. The listed percent references the entire existing project area.

Mr. Crockett further explained the language used in the Staff Report and what it referenced for the trees.

Member Judd rephrased the language concerning the storm water permit and asked if her interpretation was correct.

Mr. Owen confirmed that she was correct in her understanding.

Motion passed by 4-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

Ms. Lindberg questioned the board's understanding of the definition of the term moderate density. She also questioned the terms listed on the website for Member Menadier, Member Judd and Vice Chair Johns. In her opinion, they appear to be incorrect.

Ms. Robbins also heavily questioned the dates for the board terms limits listed on the website. She referenced the information listed in the Charter. She argued that the way the positions are being handled is improper and against the Charter. She also asked the Board to start considering the height of buildings proposed in any new project. Her reasoning is due to the fact that Alachua County does not have a ladder truck to access any high structure and probably won't be obtaining one due to budget constraints. She believes this is a safety concern for the citizens.

Chair Burgess addressed the question of term limits.

Ms. Robbins adamantly questioned the information given to Chair Burgess. She argued that the basis of the change is incorrect. She opposed the actions taken by staff so far.

City Attorney Rush reminded the audience that this is citizen comment, not question and answer time.

Heated debate between Attorney Rush and Ms. Robbins ensued.

Vice Chair Johns confirmed to Ms. Robbins the term was supposed to be 2026. The City asked her to voluntarily change her term to accommodate a change that needed to be made.

Ms. Robbins berated City Attorney Rush for her concept of how democracy works and that she has freedom of speech and can comment as she likes.

Ms. Robbins spoke directly to Vice Chair Johns and questioned why she was here; why she was occupying that seat if her term was up. Ms. Robbins argued that volunteering to help make change just confuses the issues.

Chair Burgess stated that the answer to concerns around terms should be addressed to the Commission.

Member Judd asserted that she is confident there is an answer to the questions concerning the term limits. She believes there was legislative action that changed things, but that information would have to be researched. She does not feel that the meeting should end on a note of negativity.

Mr. Crockett informed the Board that the new Director of Planning and Zoning will be in attendance next month and welcomed our new Principal Planner, Bernadette Fisher.

ADJOURN

Member Judd moved to adjourn; seconded by Member Vice Chair Johns.

Motion passed by unanimous consent.

Chair Burgess adjourned the meeting. 7:30 pm.

ATTEST:

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



Presiding Officer



Staff Liaison