City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Board
Minutes
October 12, 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: October 12, 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.

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

Member Virginia Johns led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Johns moved to approve the agenda; seconded by Member Edward Potts.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the September 14, 2021 PZB Meeting

Member Johns moved to approved the minutes; seconded by Member Gary Thomas.

Passed by unanimous consent.

B. Alachua Crossings Minor Subdivision Final Plat: A request by Chad Colson of CHW,Inc., for a Final Plat for Alachua Crossings Minor Subdivision, which proposes the plat of a ±16.02 acre subject property into two lots, along with common areas and an easement for ingress/egress (Parcel 05885-010-003) (Quasi-Judicial Hearing).

Planning Assistant Kenyata Curtis swore in all parties entering testimony.

Principal Planner Adam Hall, AICP, presented the Staff Report.

Chad Colson, PSM, of CHW, availed himself for questions and accepted the conditions recommended by Staff.

Member Thomas moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the 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 forwards the application to the City Commission of the City of Alachua with a recommendation to approve the Final Plat for Alachua Crossings, LLC, subject to the two (2) conditions provided in Exhibit "A" and located on page 15 of the October 12, 2021 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

C. Site Plan - Foundation Park Phase 2: A request by Daniel Young, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for HF Holdings Colorado LLC & the University of Florida Foundation, Inc., property owners, for consideration of a Site Plan which proposes to revise the development plan and construction phasing for three (3) ±42,466 square foot buildings, with associated site improvements on a ±14.53 acre subject property, located north of NW US Highway 441, south of County Road 2054 (also known as Rachael Boulevard) and east of NW 119th Terrace; Tax Parcel Numbers 03191-010-001 and 03191-011-001 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

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

Walker Owen of CHW, availed himself for questions and accepted the conditions recommended by Staff.

Vice Chair Potts moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the Staff's recommendation, this Board finds the application submitted by CHW, Inc. on behalf of HF Holdings Colorado LLC and the University of Florida Foundation, Inc. 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 on page 23 of the October 12, 2021 Staff Report to the Planning & Zoning Board; seconded by Member Joe Hancock.

Motion Passed 5-0 in a roll call vote.

D. Preliminary Plat – Convergence Research Park: A request by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of the Preliminary Plat of Convergence Research Park, which proposes the subdivision of a ±109.0 acre subject property into a total of 273 lots, with associated common areas and right-of-way, generally located south of the San Felasco Parkway, east of County Road 241, and north of Shaw Farms of Alachua; Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03929-000-000 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Principal Planner Tabor introduced the Staff Report.

Member Hancock inquired about the zoning district of the property and about the requirements for residential development within the zoning district.

Principal Planner Tabor responded.

Chair Burgess inquired about the non-residential/residential square footage threshold.

Principal Planner Tabor responded.

Robert Walpole, P.E., LEED AP, of CHW, presented additional information, availed himself for questions and accepted the conditions recommended by Staff.

Member Hancock inquired about the size of the lots.

Mr. Walpole responded.

Member Thomas asked how large the buffer will be on the perimeter.

Mr. Walpole responded.

Chair Burgess asked about the size of the lots that borders the shortest buffer distance.

Mr. Walpole responded.

Member Hancock asked if the proposed homes would be for biotech employees, and he asked about the price range of the homes in the proposed subdivision.

Mr. Walpole responded.

Member Thomas moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the 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 of Convergence Research Park to the City Commission, with a recommendation to approve subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the Staff Report; seconded by Vice Chair Potts.

Planning Assistant Curtis swore in additional parties entering testimony.

Judy Manglesdorf, a resident of Shaw Farms, inquired about a berm or a fence for the perimeter.

Mr. Walpole responded.

Robert Webber, a resident of Shaw Farms, inquired about the zoning of the proposed subdivision.

Mr. Walpole responded.

Steve Burrows, a resident of Shaw Farms, inquired about the soil boundaries identification. He asked about the compatibility of the subject property's zoning and the zoning of Shaw Farms.

Andrea Burrows, a resident of Shaw Farms, inquired about the notification procedures.

Darin Page, a residents of Shaw Farms, shared her concerns for the wildlife, environment, noise pollution, and the lot sizes for the proposed project.

Mr. Walpole responded.

Member Johns asked how many acres were in the protected San Felasco Hammock Preserve State Park.

Mr. Walpole responded.

Chair Burgess inquired about a buffer between residential uses.

Mr. Walpole responded.

Member Hancock inquired about the design of the lots for the proposed project.

Mr. Walpole responded.

Motion Passed 4-1 in a roll call vote.

E. Site Plan – IIP FL 3 LLC (Harvest): A request by Rob Davis, P.E., of Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for consideration of a Site Plan which proposes 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.

Principal Planner Tabor presented the Staff Report.

Member Hancock inquired about the road traversing through the site. He also inquired about the type of fencing the will border the perimeter of the roadway.

Principal Planner Tabor responded.

Rob Davis, P.E. of Wood Environment, presented additional information, availed himself for questions, and accepted the conditions recommended by Staff.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the 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 IIP FL 3 LLC, subject to the eight (8) conditions provided in Exhibit "A" and located on page 18 of the October 12, 2021 Staff Report to the Planning & Zoning Board; seconded by Vice Chair Potts.

Mitch Glaser shared his concerns for the stewardship of the parcel, fencing type and criteria, and community access to the cemetery located near proposed development.

Ed Allen, South East Regional Director of Harvest, responded.

Paul Garrett, Director of Engineering of Harvest, responded.

Motion Passed 4-1 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meeting will be November 9, 2021 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

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

Passed by unanimous consent.

ATTEST:

Presiding Officer

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Staff Liaison