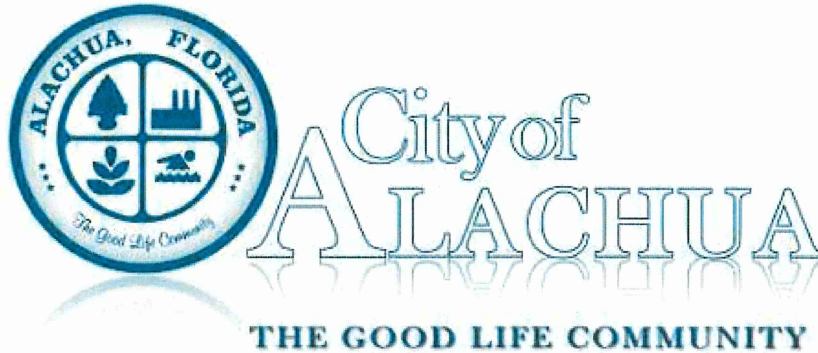




Planning and Zoning Board Minutes October 11, 2022

Chair Sandy Burgess

City Manager Mike DaRoza

Vice-Chair Joe Hancock

Member Virginia Johns

Member William "Bill" Menadier

Member Dave Ferro

School Board Member Tina Certain

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

Meeting Date: October 11, 2022

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 William Menadier moved to approve the agenda; seconded by Member Johns.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the September 13, 2022 PZB Minutes

Member Menadier moved to approve the minutes; seconded by Member Dave Ferro.

Passed by unanimous consent.

- B. Special Exception Permit - Master's Lawn Care – Landscape Services: A request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent for Thompson Property 11417 LLC, property owner, for consideration of a Special Exception Permit to allow a landscape services use in the Agricultural (A) zoning district, located at 11417 NW 59th Terrace; Consisting of Tax Parcel Numbers 05885-010-008 and 05885-010-009; FLUM: Agriculture; Zoning: Agricultural (A). (Quasi-Judicial Hearing)

Planning Technician Kenyata Curtis swore in all parties entering testimony.

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

Chair Burgess asked if there is an existing use why a special exception is needed .

Principal Planner Hall responded.

Member Johns asked if a special exception is needed for landscaping services in the Agricultural zoning district.

Principal Planner Hall responded.

Stephanie Sutton, of eda consultants, inc., presented additional information, availed herself for questions, and accepted the conditions.

Member Burgess asked if the concerns at the neighborhood meeting were addressed.

Stephanie Sutton responded.

Rusty Thompson responded.

Member Menadier shared his support for the citizen's concerns being addressed.

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 Special Exception Permit for a landscape services on Tax Parcels 05885-010-008 and 05885-010-009, subject to the three (3) conditions provided in Exhibit "A" and located on page 10 of the

October 11, 2022 Staff Report to the Planning and Zoning Board; seconded by Member Johns.

Robert Keller shared his support for the owner addressing his concern for lighting pollution.

Rusty Thompson responded.

Motion Passed 5-0 in a roll call vote.

- C. Site Plan – Master's Lawn Care : A request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent, for Thompson Property 11417, LLC, property owner, for consideration of a Site Plan to construct a $\pm$ 2,000 square feet building addition with associated site improvements on a $\pm$ 8.00 acre subject property located at 11417 NW 59th Terrace. Tax Parcel Numbers 05885-010-008 and 05885-010-009 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Hall presented the Staff Report.

Stephanie Sutton 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 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 Thompson Property 11417, LLC., subject to the three (3) conditions provided in Exhibit "A" and located on page 15 of the October 11, 2022 Staff Report to the Planning & Zoning Board; seconded by Vice Chair Joe Hancock.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Principal Planner Hall stated the next meeting will be November 8, 2022 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Ferro moved to adjourn; seconded by Member Menadier.

Passed by unanimous consent.

ATTEST:



Presiding Officer

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA



Staff Liaison



Planning & Zoning Board

Sign In Sheet

October 11, 2022

6:00 p.m.

[illegible]