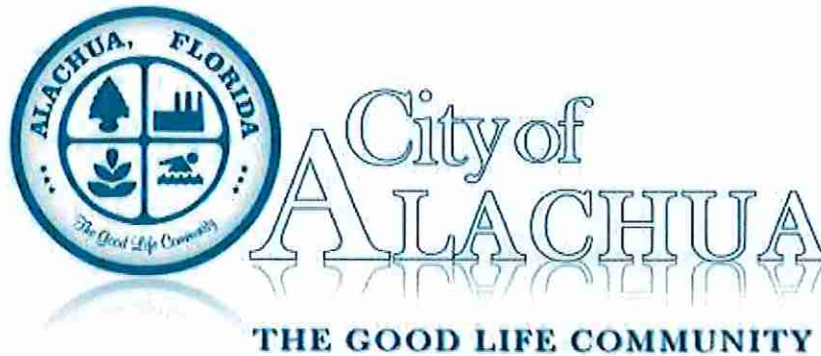




**Planning and Zoning Board
Agenda
October 10, 2023**

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

City Manager Mike DaRoza

**Planning and Zoning Board
At 6:00 PM**

Meeting Date: October 10, 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 AGENDA

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

- A. Approval of PZB Meeting Minutes- September 12,2023
- B. Preliminary Plat – Briarwood Phase 4: A request by Craig Rouhier, of Troon Development, LLC.,

applicant and agent for Florida Timber Co., property owner, for consideration of the Preliminary Plat/ Final PD Plan of Briarwood Phase 4, which proposes the subdivision of a ±34.17 acre subject property into a total of 115 lots, with associated common areas and right-of-way, generally located south of Briarwood Phase 3, north of US 441, and west of Santa Fe Hills subdivision; Tax Parcel Numbers 03044-010-002, 03044-012-001, 03044-012-003 through 03044-012-005 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



City of ALACHUA

THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 10/10/2023

SUBJECT: Approval of PZB Meeting Minutes- September 12,2023

PREPARED BY: Brenda Dean, Planning Assistant

RECOMMENDED ACTION:

Approve PZB Meeting Minutes- September 12,2023

Summary

Approval of PZB Meeting Minutes- September 12,2023

ATTACHMENTS:

Description

- September 12,2023 PZB Meeting Minutes



City of ALACHUA

THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 10/10/2023

SUBJECT: Preliminary Plat – Briarwood Phase 4: A request by Craig Rouhier, of Troon Development, LLC., applicant and agent for Florida Timber Co., property owner, for consideration of the Preliminary Plat/ Final PD Plan of Briarwood Phase 4, which proposes the subdivision of a ±34.17 acre subject property into a total of 115 lots, with associated common areas and right-of-way, generally located south of Briarwood Phase 3, north of US 441, and west of Santa Fe Hills subdivision; Tax Parcel Numbers 03044-010-002, 03044-012-001, 03044-012-003 through 03044-012-005 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the preliminary plat/ Final PD Plan of Briarwood Phase 4 Subdivision to the City Commission with a recommendation to approve subject to the four (4) conditions provided in Exhibit "A", upon making the following motion:

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 Briarwood Phase 4 Subdivision to the City Commission, with a recommendation to approve, subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the Staff Report.

Summary

This application is a request by Craig Rouhier, of Troon Development, LLC., applicant and agent for Florida Timber Co., property owner, for consideration of the preliminary plat and Final PD Plan for Briarwood Phase 4 subdivision project, which proposes the subdivision of a ±34.17 acre subject property into a total of 115 lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in one phase.

The subject property consists of Tax Parcels 03044-010-002, 03044-012-001, 03044-012-003 through 03044-012-005, and is located south of Briarwood Phase 3, north of US 441, and west of Santa Fe Hills subdivision.

The proposed Briarwood Phase 4 subdivision will consist of lots ranging size from ±6,000 square feet to ±13,408 square feet, with the majority of lots being ±6,000 square feet. The preliminary plat proposes 115 single family residential lots. The approved Planned Development Master Plan permits a maximum of 948 residential units (598 in Development Area A and 350 in Development Area C). The preliminary plat proposes common areas along all boundaries of the project area. Stormwater for the proposed development will be conveyed to and treated within eight (8) stormwater management facilities located in the common areas. These common areas serve as conveyance swales to direct the water to the primary stormwater treatment facility located along the project's western boundary. A 40' buffer is shown between the proposed lots and the eastern property line shared with the Santa Fe Hills subdivision.

One (1) vehicular access point will be provided to NW 176th Way. Development within the proposed subdivision will connect to potable water and wastewater facilities. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

The Planned Development – Residential zoning designation for the subject property was approved by the City Commission on May 22, 2023 through Ordinance 23-03. This preliminary plat is a Final PD Plan per Section 2.4.3 (E) of the City's Land Development Regulations and Condition 8 of the approved PD Ordinance.

ATTACHMENTS:

Description

- D Staff Report and Staff Supporting Materials
- D Preliminary Plat- Briarwood Phase 4
- D Application and Supporting Materials Part 1
- D Application and Supporting Materials Part 2
- D Public Notice Materials for the 10/10/2023 PZB Hearing



City of
ALACHUA
the good life community

Planning & Zoning Board
Sign In Sheet
October 10, 2023
6:00 PM

Name (Please Print)	Name (Please Print)
(Please Print) Jeff Rowen ✓	(Please Print)
(Please Print) Craig Rowen ✓	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)
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Handwritten notes:

- Diagonal line across the table with text: *10-10-23 7:00 pm*
- Diagonal line across the table with text: *10-10-23 7:00 pm*