



A City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Board Minutes 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
to address the item(s) below.

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 MINUTES

CALL TO ORDER

Led by Chair Sandy Burgess, with Vice Chair Joe Hancock, Member Keith Vermillion, and School Board Representative Tina Certain absent.

INVOCATION

Led by Member Bill Menadier.

PLEDGE TO THE FLAG

Led by Member Menadier.

APPROVAL OF THE AGENDA

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

Motion passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of PZB Meeting Minutes- September 12,2023

Member Menadier moved to approve the minutes from the September 12, 2023 meeting; seconded by Member Johns.

Motion passed by unanimous consent.

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).

Having been sworn in, Principal Planner Adam Hall introduced the item and provided the staff report.

Chair Burgess asked if the applicant would like to say a few words.

Having been sworn in, Dave Glunt, P.E., managing partner of Spruce Creek Civil Engineering, for Troon Development, LLC, made a presentation.

Member Menadier posed questions about traffic thresholds.

Principal Planner Hall responded.

Member Johns posed questions about traffic concerns and timing of the next phase of construction.

Dave Glunt, P.E., responded.

Chair Burgess asked if the applicant agreed with the conditions in the report on page 21.

Dave Glunt, responded affirmatively.

Member Johns moved Based upon the competent substantial evidence presented at this hearing and 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; seconded by Member Menadier.

Chair Burgess opened the floor for discussions or comment.

There were no comments.

Motion passed 3-0 by a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Chair Burgess asked about the next meeting.

Planning & Community Development Director Kathy Winburn responded.

IV. CITIZENS COMMENTS

There were no comments.

ADJOURN

Member Menadier moved to adjourn; seconded by Member Johns.

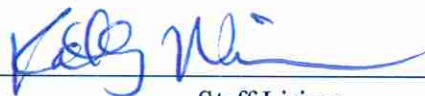
Motion passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA



Presiding Officer



Staff Liaison