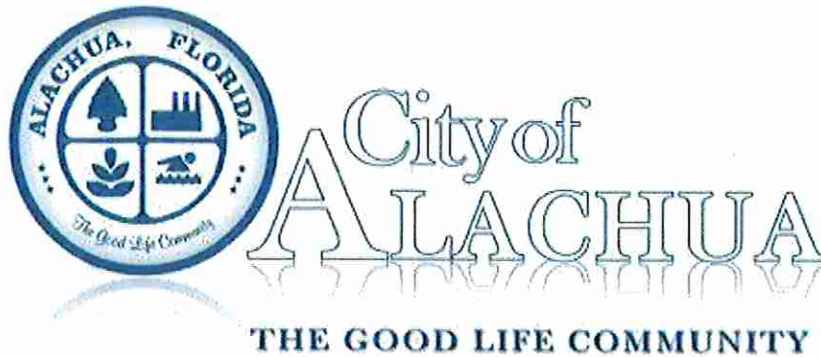




Planning and Zoning Board Minutes September 14, 2021

Chair (Vacant)

City Manager Mike DaRoza

Vice Chair Sandy Burgess

Member Joe Hancock

Member Virginia Johns

Member Ed Potts

Member Gary Thomas

School Board Member Tina Certain

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

Meeting Date: September 14, 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.
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PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Vice Chair Sandy Burgess called the meeting to order. Member Virginia Johns and School Board Member Tina Certain were absent.

INVOCATION

Member Gary Thomas led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Ed Potts moved to approve the agenda; seconded by Member Thomas.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the July 13, 2021 PZB Meeting

Member Thomas moved to approve the minutes; seconded by Member

Potts. Passed by unanimous consent.

- B. Election of Chair and Vice Chair

Member Thomas moved to appoint Sandy Burgess as Chair; seconded by Member

Potts. Motion Passed 4-0 in a roll call vote.

Chair Burgess moved to appoint Edward Potts as Vice Chair; seconded by Member Thomas.

Motion Passed 4-0 in a roll call vote.

- C. 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).

Principal Planner Justin Tabor, AICP, requested the Board defer the item until the October 12, 2021 Planning & Zoning Board meeting.

Vice Chair Potts moved to defer the item until the October 12, 2021 meeting; seconded by Member Joe Hancock.

Motion Passed in a roll call vote 4-0.

- D. Land Development Regulations (LDR) Text Amendment: Ryan Thompson, AICP, of Causseaux, Hewett, & Walpole, Inc., to amend or create the following Sections of the City of Alachua LDRs: 2.4.10(B)(3); 3.5.2(F); 4.1.1; 4.3.1(A)(5); 5.1.3; 6.1.4(B)(1); 6.2.2(B); 6.2.2(D)(3)(c); 7.2.4(A)(2); 7.3.1(B)(1); and 10.2; and amending Tables 4.1-1; 5.1-3; 6.1-1; 6.2-2; 7.3-1; and Table 7.3-2 (Legislative Hearing).

Principal Tabor, AICP, presented the Staff Report.

Gerry Dedenbach, AICP, LEED AP, of CHW, provided additional information and availed himself for questions.

Vice Chair Potts moved that based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in Compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Hancock.

Member Thomas inquired about the timeframe for buildout.

Gerry Dedenbach responded.

Member Thomas inquired if the cottage homes would be sold or rented.

Mr. Dedenbach responded.

Chair Burgess discussed parking requirements for cottage homes and multifamily uses.

Mr. Dedenbach responded.

Jimmy Anuszewski discussed potential housing prices, recreational amenities and demand for emergency response.

Mr. Dedenbach responded.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Planning Director Kathy Winburn stated the next meeting will be October 12, 2021 at 6:00 p.m.

IV. CITIZENS COMMENTS

Mr. Anuszewski discussed concerns about the Tara Forest project.

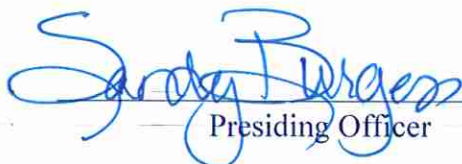
City Attorney Marian Rush responded.

ADJOURN

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

Passed by unanimous consent.

ATTEST:



Presiding Officer

PLANNING AND ZONING BOARD OF
THE CITY OF ALACHUA, FLORIDA



Staff Liaison



A City of ALACHUA

THE GOOD LIFE COMMUNITY

PZB Meeting
Sign In Sheet
September 14, 2021
6:00 p.m.

Name (Please Print)	Name (Please Print)
(Please Print) ED ALLEN	(Please Print)
(Please Print) STEPHANIE ANUSZEWSKI	(Please Print)
(Please Print) JIMMY ANUSZEWSKI	(Please Print)
(Please Print) RYAN THOMPSON	(Please Print)
(Please Print) ROB DAVIS	(Please Print)
(Please Print) DANIEL DURANTE	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)
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