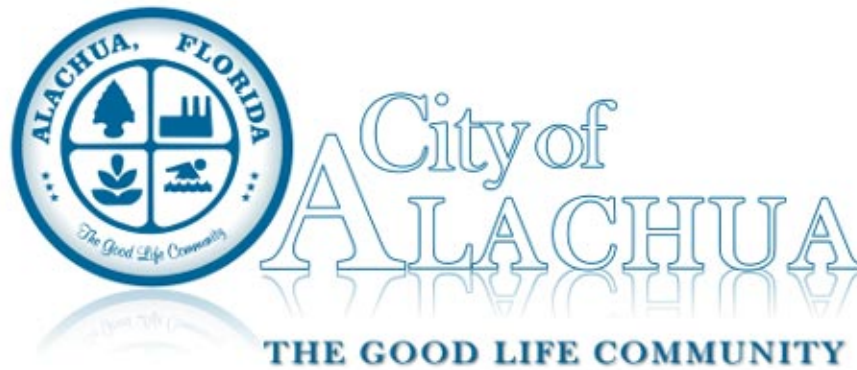




Planning and Zoning Board Minutes September 13, 2022

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: September 13, 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.
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PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair Sandy Burgess called the meeting to order. Vice Chair Joe Hancock and Member Virginia Johns were absent.

INVOCATION

Member Dave Ferro 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 Ferro.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the August 9, 2022 PZB Meeting

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

Passed by unanimous consent.

- B. Site Plan – Camel Car Wash : A request by John Prins, of MDM Services, Inc., applicant and agent, for Alachua Express Wash, LLC., property owner, for consideration of a Site Plan to construct a ± 3,500 square feet automatic car wash with associated site improvements on a ±1.62 acre subject property. Tax Parcel Number 03049-005-000 (Quasi-Judicial Hearing).

Planning Technician Kenyata Curtis swore in all parties entering testimony.

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

Chair Burgess inquired about the Concurrency Report and the impact to local streets.

Principal Planner Hall responded.

City Attorney Marian Rush responded.

Juan Luther, of MDM Services, Inc., presented additional information, availed himself for questions and agreed to the conditions recommended by Staff.

Member Menadier inquired about the recycle rate of water usage.

Mr. Luther responded.

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 Site Plan for Alachua Express Wash, LLC., subject to the four (4) conditions provided in Exhibit "A" and located on page 17 of the September 13, 2022 Staff Report to the Planning & Zoning Board; seconded by Member Ferro.

Motion Passed 3-0 in a roll call vote.

- C. Site Plan – Dairy Queen: A request by John S., Odom, R.A., of JSO Services, LLC, applicant and agent for Alachua A One, LLC, property owner, for consideration of a Site Plan proposing the construction of a ±2,435 square foot restaurant with drive-through with associated site improvements on a ±1.53 acre subject property. Tax Parcel Number 03049-000-000 (Quasi-

Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

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

Member Menadier inquired about the review of impervious surface area in developments with master planned stormwater systems.

Principal Planner Tabor responded.

Brian Neal, of Crossroads Portfolio, Inc., presented additional information, availed himself for questions, and accepted the conditions recommended by Staff.

Member Ferro 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 Alachua A One, LLC., subject to the five (5) conditions provided in Exhibit "A" and located on page 17 of the September 13, 2022 Staff Report to the Planning & Zoning Board; seconded by Member Menadier.

Motion Passed 3-0 in a roll call vote.

- D. Land Development Regulations Text Amendment: A request by Seth Wood, of Causseaux, Hewett & Walpole Inc., to amend the City of Alachua Land Development Regulations (LDRs) by amending Article 4, Table 4.1-1, Table of Allowed Uses, to allow self-service storage as a permitted use in the Light and Warehouse Industrial (ILW) zoning district. (Legislative).

Department Director Kathy Winburn presented the Staff Report.

City Attorney Rush defined the reasons for changes to the Land Development Regulations.

Seth Wood, AICP, of CHW, Inc., presented additional information and availed himself for questions.

Member Menadier moved that based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendment 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 Ferro.

Motion Passed 3-0 in a roll call vote.

- E. Preliminary Plat – Fletcher Trace: A request by Travis Hastay , P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the Waco of Alabama, Inc., property owner, for consideration of the Preliminary Plat of Fletcher Trace, which proposes the subdivision of a ±118.2 acre subject property into a total of 472 lots, with associated common areas and right-of-way, generally located east of CR 235, south of Pilot Forest, and north of NW 110th Avenue; Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03980-002-001 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Planner Hall presented the Staff Report.

Travis Hastay, P.E. of CHW, Inc., availed himself for questions and accepted the conditions recommended by Staff.

Chair Burgess asked if a neighborhood meeting was held for the preliminary plat after approval of the rezoning of the property.

Mr. Hastay responded.

Member Ferro 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 transmits the Preliminary Plat of Fletcher Trace to the City Commission, with a recommendation to approve, subject to the five (5) conditions provided in Exhibit "A" and located on page 22 of the Staff Report; seconded by Member Menadier.

Issac spoke about the conditions of CR 235 and CR 235A, wastewater impacts, tree buffers and existing tree canopy.

Mr. Hastay responded.

Member Menadier inquired about the buffer along CR 235.

Mr. Hastay responded

Member Ferro inquired about the review of the removal of trees.

Mr. Hastay responded.

Chair Burgess inquired about the extent of trees within the county right of way.

Mr. Hastay responded.

City Attorney Rush encouraged the speaker to contact CHW to discuss concerns that may be able to be addressed before final approvals.

- F. Site Plan – Mi Apa Restaurant : A request by Daniel Young, P.E., of Causseaux, Hewett, and Walpole, Inc., applicant and agent, for Alachua Development Co, LLC., property owner, for consideration of a Site Plan to construct a $\pm$ 3,585 square feet restaurant with drive through service and with associated site improvements on a $\pm$ 1.14 acre subject property. Tax Parcel Number 03067-601-002 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Hall presented the Staff Report.

Nicola Cowap, P.E., of CHW, Inc., provided additional information, availed herself for questions, and accepted the conditions recommended by Staff.

Chair Burgess inquired about access to US 441.

Principal Planner Hall responded.

Member Ferro 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 Alachua Development Co., LLC., subject to the three (3) conditions provided in Exhibit "A" and located on page 17 of the September 13, 2022 Staff Report to the Planning & Zoning Board; seconded by Member Menadier.

Motion Passed 3-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated that the next meeting will be October 11, 2022 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Menadier moved to adjourn; seconded by Member Ferro.

Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison