THE GOOD LIFE COMMUNITY

Planning and Zoning Board
Minutes
September 12, 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: September 12, 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 Virginia Johns, and School Board Representative Tina Certain absent.

INVOCATION

Led by Chair Burgess.

PLEDGE TO THE FLAG

Led by Chair Burgess.

APPROVAL OF THE AGENDA

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

Motion passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the 7/11/23 PZB Minutes

Member Ferro moved to approve the minutes from the July 11, 2023 meeting; seconded by Member Menadier.

Motion passed by unanimous consent.

B. Approval of the 8/08/23 PZB Minutes

Member Ferro moved to approve the minutes from the August 08, 2023 meeting; seconded by Member Menadier.

Motion passed by unanimous consent.

C. Site Plan – Convergence Research Park Bike Depot: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Site Plan proposing the construction of a total of ±20,227 square feet of new building area, comprised of six (6) buildings ranging in size from ±1,585 square feet to ±6,496 square feet; Tax Parcel Number 03929-000-000 (Quasi-Judicial Hearing).

Having been sworn in, Principal Planner Justin Tabor presented the Staff Report.

Chair Burgess asked questions about variances in the details.

Principal Planner Tabor clarified the information.

Having been sworn in, Randall Olney, Director of Engineering-Land

Development of CHW, Inc. accepted staff's recommended conditions and availed himself for any questions.

Chair Burgess asked the board members for questions or comments.

There were no questions or comments.

Member Ferro 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 submitted by CHW, Inc. on behalf of San Felasco ResearchVentures, LLC for the Convergence Research Park Bike Depot to be consistent with the City's Comprehensive Plan and in

compliance with the Land Development Regulations and approves the Site Plan subject to the five conditions provided in Exhibit A and located on page 26 of the September 12, 2023 Staff Report to the Planning and Zoning Board; seconded by Member Menadier.

Chair Burgess opened the floor for questions or comments.

There were no questions or comments.

Passed 3-0 by roll call vote.

III. BOARD COMMENTS/DISCUSSION

Chair Burgess asked Planning & Community Development Director Kathy Winburn about next month's meeting.

Planning & Community Development Director Winburn replied.

IV. CITIZENS COMMENTS

There were no comments or questions.

ADJOURN

Member Menadier moved to adjourn; seconded by Member Ferro.

Motion passed by unanimous consent.

ATTEST:

Presiding Officer

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Staff Liaison