



Planning and Zoning Board Minutes July 12, 2022

Chair Sandy Burgess

City Manager Mike DaRoza

Member 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: July 12, 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.
--

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair Sandy Burgess called the meeting to order. School Board Member Tina Certain was absent.

INVOCATION

Member Virginia Johns led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

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

Motion Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the June 14, 2022 PZB Meeting

Member Johns moved to approve the minutes; seconded by Member Joe Hancock.

Passed by unanimous consent.

- B. Selection of Vice Chair

Member Ferro moved to appoint Member Joe Hancock as vice chair; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

- C. Small Scale Comprehensive Plan Amendment (SSCPA) – Tomoka Hills Non-Residential: A request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of SSCPA to amend the Future Land Use Map (FLUM) on a ±45.3 acre subject property from Agriculture to Community Commercial; Consisting of Portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000 (Legislative Hearing).

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

Craig Brashier, AICP, of CHW Inc., provided additional information and availed himself for questions.

Member Johns inquired about future development plans.

Mr. Brashier responded.

Member Johns inquired about available fire flow.

Mr. Brashier responded.

Chair Burgess inquired about future development plans.

Mr. Brashier responded.

Chair Burgess inquired about transportation impacts and potential for traffic improvements.

Mr. Brashier responded.

Vice Chair Hancock moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills

Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Johns.

Busy Shires discussed future development plans for adjacent lands owned by the property owner and potential impacts on lands to the south.

Carrie Luke expressed concerns about future traffic and impacts to 235-A, the impacts upon the rural character on the land to the south, and the timeframe for construction.

Mr. Brashier responded.

Chair Burgess noted that additional Neighborhood Meetings will be required before any development plans are proposed.

Chris Mellanson inquired about the proposed housing and potential tenants.

Carrie Luke commented on the impacts to 235-A from existing development and the maintenance of 235-A.

Mr. Brashier responded.

Motion Passed 5-0 in a roll call vote.

- D. Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – Tomoka Hills Non-Residential: A request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Rezoning to amend the Official Zoning Atlas from Agricultural (A) to Community Commercial (CC) on a ±45.3 acre subject property; Consisting of Portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000 (Quasi-Judicial Hearing).

Planning Technician Kenya Curtis swore in all parties entering testimony.

Principal Planner Tabor, AICP, presented the Staff Report.

Vice Chair Hancock moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

- E. Site Plan –Tucker Davis Building Addition : A request by Sergio Reyes, P.E., of eda consultants, inc., applicant and agent, for Tucker Davis Technologies, Inc, property owner, for consideration of a Site Plan to construct a ± 6,630 square foot addition with associated site improvements on a ±2.68 acre subject property located at 11930 Research Circle. Tax Parcel Number 03956-010-011 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

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

Stephanie Sutton, of eda consultants, inc., accepted the conditions recommended by Staff and availed herself for questions.

Vice Chair Hancock 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 Tucker-Davis Technologies, Inc., subject to the two (2) conditions provided in Exhibit "A" and located on page 17 of the July 12, 2022 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

- F. Site Plan – San Felasco Tech City Phase 4: A request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan proposing the construction of three (3) nonresidential buildings totaling ±88,413 square feet, 20 attached residential units, ten (10) single family residential units, a ±3,140 square foot neighborhood recreation center, and a ±1,044 square foot amenity center on a ±13.23 acre subject property; Portions of Tax Parcel Numbers 05844-004-001 and 05855-005-000 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Tabor, AICP, presented the Staff Report.

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 Laser Investment Group, LLC, for San Felasco Tech City Phase 4 subject to the six (6) conditions provided in Exhibit "A" and located on page 20 of the July 12, 2022 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Chair Burgess inquired about the time limit for the approval of the site plan.

Principal Planner Tabor, AICP, responded.

Stephanie Sutton, of eda consultants, inc., accepted the conditions recommended by Staff and availed herself for questions.

Chris Mellanson inquired about the proposed housing and potential tenants.

Stephanie Sutton responded.

Motion Passed 5-0 in a roll call vote.

- G. Large Scale Comprehensive Plan Amendment (LSCPA) – Peggy Road LSCPA: A request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for consideration of a LSCPA to amend the Future Land

Use Map (FLUM) on a ±51.7 acre subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential; Tax Parcel Numbers 03924-000-000, 03865-000-000, 03917-200-002 (Legislative Hearing).

Principal Planner Hall, AICP, presented the Staff Report.

Clay Sweger, AICP, LEED AP, of eda consultants, inc., provided additional information, accepted the conditions, and availed himself for questions.

Member Ferro inquired about the alignment of the connection to Peggy Road and if a traffic light would be needed.

Clay Sweger responded.

Member Bill Menadier clarified limitations to aligning the connection to Peggy Rd with the entrance to Legacy Park.

Clay Sweger responded.

Carrie Luke discussed compatibility and traffic impact.

Vice Chair Hancock moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Ferro.

Motion Passed 5-0 in a roll call vote.

- H. Site-Specific Amendment to the Official Zoning Atlas - Peggy Road PD-R: a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc. , applicant and agent for William and Margaret Kirkland, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") on a ±51.7 acre subject property. Consisting of Parcel Numbers 03924-000-000, 03865-000-000, 03917-200-002 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Hall, AICP, presented the Staff Report.

Clay Sweger, AICP, LEED AP, of eda consultants, inc., provided additional information, accepted the conditions, and availed himself for questions.

Vice Chair Hancock moved that based upon the substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 26 conditions provided in Exhibit "A" and located on page 36 of the July 12, 2022 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meeting will be August 9, 2022 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Vice Chair Hancock moved to adjourn; seconded by Member Johns.

Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison