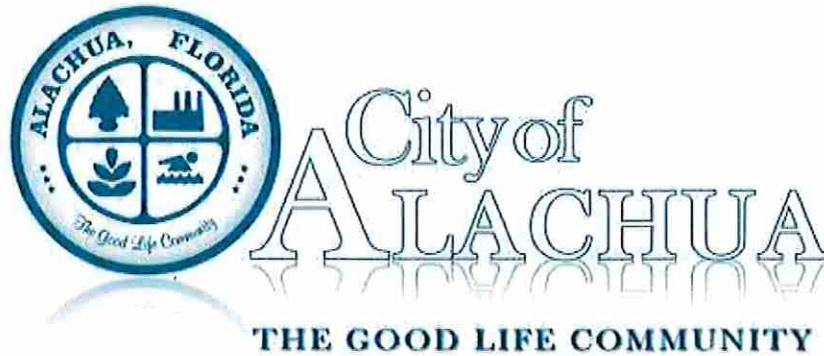




Planning and Zoning Board Minutes July 11, 2023

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: July 11, 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.
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PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair Sandy Burgess called the meeting to order. Members Joe Hancock and Tina Certain were absent.

INVOCATION

Member Bill Menadier led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

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

Motion Passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

- A. Approval of the Minutes of the June 13, 2023 PZB Meeting

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

Passed by unanimous consent.

- B. Minor Subdivision – Replat of Lot 53 of Wyndswapt Hills: A request by Sergio Reyes, P.E., of EDA Consultants, Inc., applicant and agent for Nancy Bonner, property owner, for consideration of a minor subdivision / replat to adjust the front setback of Lot 53 of Wyndswapt Hills from 25 feet to 20 feet; Tax Parcel 03863-020-053 (Quasi-Judicial Hearing).

Assistant Deputy City Clerk Diane Amendola swore in all parties entering testimony during the hearing.

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

Stephanie Sutton, of EDA Consultants, Inc., applicant and agent for the property owner, availed herself for questions.

Member Johns 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 recommends that the Board transmit the application to the City Commission of the City of Alachua with a recommendation to approve the Replat of Lot 53 of Wyndswapt Hills; seconded by Member Ferro.

Motion Passed 4-0 in a roll call vote.

- C. Site Plan – Lane Enterprises: A request by Logan B. Peters, P.E., of JBrown Professional Group, Inc., applicant and agent for Lane Enterprises, LLC and Waco Properties, Inc., property owners, for consideration of a Site Plan proposing the construction of a ±100,840 square foot building and associated site improvements; Tax Parcel Number 03997-000-000 and portions of Tax Parcel Numbers 03983-008-000 and 03983-011-000 (Quasi-Judicial Hearing).

Assistant Deputy City Clerk Amendola swore in all parties entering testimony during the hearing.

Principal Planner Tabor, AICP, presented the Staff Report.

Christopher Potts, P.E., of JBPro, applicant and agent for the property owner, accepted Staff's recommended conditions and availed himself for questions.

Chair Burgess discussed the comments received at the neighborhood meeting.

Mr. Potts responded.

Member Johns 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 Lane Enterprises, LLC and Waco Properties, Inc., subject to the five (5) conditions provided in Exhibit "A" and located on page 17 of the July 11, 2023 Staff Report to the Planning & Zoning Board; seconded by Member Ferro.

Motion Passed 4-0 in a roll call vote.

- D. Site Plan – Wawa at Santa Fe Crossings: A request by Christopher Potts, P.E., of JBrown Professional Group, Inc., applicant and agent for Alachua 441/235 LLC., property owner, for consideration of a Site Plan proposing the construction of a ±6,119 square foot gasoline sales establishment with associated site improvements; Consisting of a portion of Tax Parcel Number 03044-003-000 (Quasi-Judicial Hearing).

Assistant Deputy City Clerk Amendola swore in all parties entering testimony during the hearing.

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

Member Menadier inquired about the conveyance of stormwater from this project to the Santa Fe Crossing master system.

Principal Planner Hall responded.

Christopher Potts, P.E., of JBPro, applicant and agent for the property owner, accepted Staff's recommended conditions and availed himself for questions.

Chair Burgess inquired about modifications to the access for Santa Fe Crossing and the intersection of CR 235-A and US 441.

Mr. Potts responded.

Member Menadier inquired about the connection point of the road within Santa Fe Crossing and CR 235-A.

Mr. Potts 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 441/235, LLC., subject to the four (4) conditions provided in Exhibit "A" and located on page 17 of the July 11, 2023 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

- E. LDR Text Amendment: A request by Adam Boukari of Abbfortiss Strategies to amend Article 4, Section 4.3.4 (L) relating to Use-specific Standards for Warehouse and Freight Movement (Legislative).

Planning & Community Development Director Kathy Winburn presented the Staff Report.

Member Menadier inquired if a Type D buffer required a fence.

Director Winburn responded.

Member Ferro inquired if there have been any issues with the code sections proposed to be amended.

Director Winburn responded that there were none that she was aware of.

Chair Burgess discussed the hours of operation of uses subject to the proposed amendments and the separation of such uses proximate to existing residential uses.

Member Menadier discussed the separation of such uses and existing residential uses.

Director Winburn responded.

Chair Burgess commented on the separation of such uses within other jurisdictions.

Adam Boukari, of Abbfortis Strategies, Inc., commented on past experiences and issues with the code sections proposed to be amended and provided further clarification regarding the intent of the proposed amendments.

Chair Burgess reiterated her comments regarding the separation of such uses from existing residential uses.

Mr. Boukari responded and clarified the applicability of the proposed amendments when adjacent to existing residential uses.

Member Ferro commented on separation of such uses in other jurisdictions and expressed an opinion that reduced separation is not desirable in the City of Alachua.

City Attorney Marian Rush discussed the opportunities for public comment and implementation of the LDRs at the time of development review.

Member Ferro inquired about the definition of a 'buffer'.

Mr. Boukari responded.

Member Ferro inquired if there is any consideration to sound in the definition of a buffer.

Mr. Boukari responded and commented that distance alone does not work and that trees and fences can attenuate sound.

Member Johns discussed the impacts the existing code requirements could have on new development.

Chair Burgess commented about the impacts of the existing code requirements on new businesses.

Mr. Boukari responded and commented that the proposed amendment cuts down on urban sprawl, promotes compact development, and is one tool in the entire LDRs.

Member Menadier commented on the applicability of the proposed amendments to smaller industrial developments.

Mr. Boukari responded and commented on the residential protection standards and the ability to place conditions on development such as hours of operation.

Chair Burgess inquired about the landscape buffering required under the current code.

Mr. Boukari responded.

Member Menadier inquired about the potential for land use changes to industrial and their affect existing residential areas.

Mr. Boukari responded.

Member Ferro discussed the uses permitted within the Commercial Intensive zone district and the Light & Warehouse Industrial zone district.

City Attorney Rush discussed the application of Planned Developments to address concerns of compatibility with uses adjacent to a development.

Member Johns moved to find the the proposed text amendments to the City's Land Development Regulations to be consistent with the City's Comprehensive Plan and in compliance with the City's Land Development Regulations and to transmit such finding to the City Commission with a recommendation to approve.

Motion Died for lack of a second.

Member Menadier moved to transmit the proposed text amendments to the City Commission with a recommendation of denial; seconded by Member Ferro.

Mr. Boukari requested the Board withdraw the motion and consider a motion to recommend approval with specified changes to the proposed text.

City Attorney Rush responded and advised the Board that due to recent legislation it is possible to postpone the consideration of the application to the next Board meeting.

Mr. Boukari clarified that he requests the Board identify specific concerns they would like to see addressed through revisions to the proposed amendments.

Chair Burgess noted there was a motion on the floor.

City Attorney Rush advised the Board that the motion may be held in abeyance so the Board could consider Mr. Boukari's request.

Member Menadier discussed the applicability of the proposed amendments on future industrial development.

Member Ferro commented that in his opinion there was no need for this amendment at this time.

Member Johns shared a desire to increase flexibility for Staff to coordinate with developers to address concerns regarding compatibility between industrial uses and existing residential uses.

Member Menadier noted there are other industrial uses that may be allowed but are less intense than those affected by the proposed amendments.

Mr. Boukari responded.

Chair Burgess inquired if the proposed setback reductions could be considered by Special Exception or variance.

Member Ferro inquired of the City Attorney how long consideration of the motion on the floor may be held in abeyance and expressed concerns regarding postponing consideration of the motion.

City Attorney Rush responded.

Mr. Boukari responded and noted the applicant may speak to the motion and no disrespect is intended to the maker of the motion.

City Attorney Rush responded and clarified the uses that would be subject to the proposed amendments.

Chair Burgess discussed the proposed amendment that would reduce the distance when adjacent to an arterial or collector road.

Mr. Boukari responded.

Member Menadier commented about the affect of industrial uses near large agricultural properties.

Mr. Boukari responded.

Member Menadier commented on the impact of code changes to residents over time.

Chair Burgess inquired of the applicant if there is any modification of the proposed text that could be considered to address the Board's concerns.

Mr. Boukari responded.

Member Menadier commented on the public input process at public hearings and the ability of the Board to require a development to address public concerns.

Mr. Boukari responded.

Chair Burgess discussed the Board's responsibility when considering a Site Plan.

City Attorney Rush responded.

Member Ferro inquired about the proposed amendments and the use of the terms 'shall' and 'may'.

Mr. Boukari responded.

City Attorney Rush noted that if the Board transmits the application to the City Commission and the City Commission wishes to amend the proposed text the application would need to be referred back to the Board.

Mr. Boukari acknowledged City Attorney Rush's statement.

City Attorney Rush advised the Board that they may return to consideration of the motion if there is no further discussion.

Mr. Boukari inquired if the Board may consider postponement of action on the application.

City Attorney Rush responded.

Mr. Boukari requested the application be postponed to the next meeting.

Director Winburn noted the next meeting is scheduled for August 8, 2023.

Member Ferro inquired how the request interfaces with the motion on the floor.

City Attorney Rush responded.

Chair Burgess acknowledged the applicant's request to postpone consideration of the item until the Board's next meeting scheduled for August 8, 2023.

III. BOARD COMMENTS/DISCUSSION

None.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Johns moved to adjourn the meeting; seconded by Member Menadier.

Motion Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA



Presiding Officer



Staff Liaison