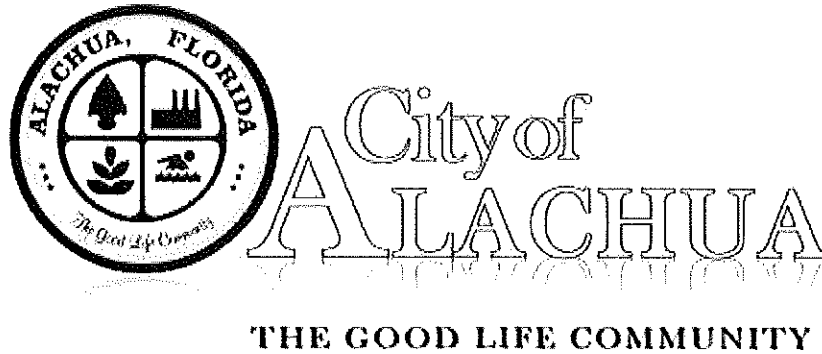




**Planning and Zoning Board
Minutes
June 11, 2024**

Chair Sandy Burgess
Vice-Chair Joe Hancock
Member Virginia Johns
Member William "Bill" Menadier
Member Keith Vermillion
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: June 11, 2024

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

Sandy Burgess – Chair 6:00 p.m.

INVOCATION

Led by Member Virginia Johns

PLEDGE TO THE FLAG

Led by Member Johns

APPROVAL OF THE AGENDA

Member Johns moved to approve the agenda; seconded by Vice Chair Joe Hancock.

Motion passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

- A. Approval of PZB Meeting Minutes- May 14, 2024

Member Johns moved to approve the minutes from the May 14, 2024 meeting; seconded by Member Vermillion.

Motion passed by unanimous consent.

- B. Special Exception Permit - Pleasant Solar: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, LLC, applicant and agent for Waco Properties, Inc.; Gary D. Brown Trust Dated 1/23/04; Linda Weidner; Joanne Alspaugh; & Henderson Brothers, Inc., property owners, for consideration of a special exception permit to allow a major utility (solar facility) in the Agricultural (A) and Residential Single Family District-4 (RSF-4) zone districts. The subject property is located at 17920 Peggy Road; FLU: Agriculture, Moderate Density Residential; ZONING: A, RSF-4; Tax Parcel: 03894-000-000, 03898-000-000 (Quasi-Judicial Hearing)

Carson Crockett, Planner, presented.

Received and filed.

Gerry Dedenbach, VP of CHW, presented.

Received and filed.

Citizens Comments: Devyn Parrish, Pamela Blasetti, Tom Misha, Jordan Young, Lynn Horton, Tamara Robbins, Lindsay Rizzo, Ron Emerick, Courtney Gaye, Jim Emerson and Chris Parrish.

Member Vermillion moved based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, that 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 Special Exception Permit for a major utility on tax parcels 03894-000-000 and 03898-000-000, subject to the six conditions provided in Exhibit "A" and located on page 21 of the June 11, 2024 Staff Report to the Planning & Zoning Board, to expire in two years; seconded by Member Johns.

Motion passed 4-0 roll call vote.

- C. Site Plan - Pleasant Solar: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, LLC, applicant and agent for Waco Properties, Inc.; Gary D. Brown Trust Dated 1/23/04; Linda Weidner; Joanne Alspaugh; & Henderson Brothers, Inc., property owners, for consideration of a site plan proposing the construction of a ± 74.9 MWac solar facility containing ± 248,921 square

feet of impervious surface area with associated site improvements on a ± 321.49-acre subject property located at 17920 Peggy Road; FLU: Agriculture, Moderate Density Residential; ZONING: A, RSF-4; Tax Parcel: 03894-000-000, 03898-000-000 (Quasi-Judicial Hearing)

Carson Crockett, Planner, presented.

Received and filed.

Gerry Dedenbach, VP of CHW, presented.

Received and filed.

Citizens Comments: Devyn Parrish, Pamela Blasetti, Tom Misha, Jordan Young, Lynn Horton, Tamara Robbins, Lindsay Rizzo, Ron Emerick, Courtney Gaye, Jim Emerson and Chris Parrish.

Member Johns moved based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, that 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 Waco Properties, Inc.; Gary D. Brown Trust Dated 1/23/04; Linda Weidner; Joanne Alspaugh; & Henderson Brothers, Inc., subject to the two conditions provided in Exhibit "A" and located on page 20 of the June 11, 2024 Staff Report to the Planning & Zoning Board, to expire in two years; seconded by Member Vermillion.

Motion passed 4-0 by roll call vote.

- D. Special Exception Permit - Tara Forest West Stormwater Facilities: A request by Christopher Potts, P.E., of JBrown Professional Group, Inc., applicant and agent for Tara Forest, LLC, property owner, for consideration of a Special Exception Permit to allow stormwater facilities in a less intense zone district, generally located north of US 441, west of NW 147th Drive, Tara Baywood and Tara Forest East Subdivisions; Consisting of portions of Tax Parcel Number 03067-001-000 and 03008-000-000; FLUM: Recreation; Zoning: Agricultural (A). (Quasi-Judicial Hearing)

Adam Hall, Planner, presented.

Received and filed.

Jay Brown, JBrown Professional Group, presented.

Received and filed.

Citizens Comments: Soyene Kojo, Dr. Emily Taylor, Tamara Robbins, Sayeed Mouhktara, Jorge Lorca.

Member Johns moved 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 Special Exception Permit to allow stormwater retention and detention facilities on portions of Tax Parcel numbers 03067-001-000 and 03008-000-000, subject to the 10 conditions provided in Exhibit "A" and located on page 14 of the June 11, 2024 Staff Report to the Planning and Zoning Board; seconded by Member Vermillion.

Motion passed 3-1 roll call vote.

- E. Preliminary Plat – Tara Forest West: A request by Logan Peters, P.E., of JBrown Professional Group, Inc., applicant and agent for Tara Forest, LLC, property owner, for consideration of the Preliminary Plat of the Tara Forest West Subdivision, which proposes the subdivision of a ±198.39 acre subject property into a total of 523 single family lots, with associated common areas and right-of-way, generally located north of US 441, west of NW 147th Drive, Tara Baywood and Tara Forest East Subdivisions; Portions of Tax Parcel Numbers 03067-001-000 and 03008-000-000 (Quasi-Judicial Hearing).

Adam Hall, Planner, presented.

Received and filed.

Jay Brown, JBrown Professional Group, presented.

Received and filed.

Citizens Comments: Soyene Kojo, Dr. Emily Taylor, Tamara Robbins, Sayeed Mouhktara, Jorge Lorca.

Member Johns moved 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 the Tara Forest West Subdivision to the City Commission, with a recommendation to approve, subject to the 12 conditions provided in Exhibit "A" and located on page 21 of the Staff Report; as well as a condition that was added regarding placement of a fence along the boundary with Dogwood Acres; seconded by Member Vermillion, with concerns about a water issue stated by residents of the area and the buffer area between subdivisions needing to be made larger.

Motioned passed 3-1 roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

Member Vermillion moved to adjourn; seconded by Member Johns.

Motion passed by 4-0 roll call vote.

Chair Burgess adjourned the meeting. 10:25 p.m.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA



Presiding Officer



Staff Liaison