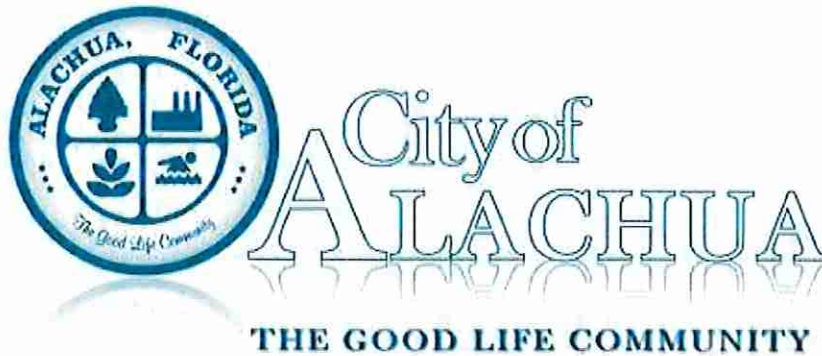




Planning and Zoning Board Minutes April 19, 2022

Chair Sandy Burgess
Vice Chair Edward Potts
Member Joe Hancock
Member Virginia Johns
Member Gary Thomas
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: April 19, 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

Vice Chair Edward Potts 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 Joe Hancock.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the March 8, 2022 PZB Meeting

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

Passed by unanimous consent.

- B. A request by Clay Sweger, eda consultants inc. to amend the City of Alachua Land Development Regulations by amending Article 10 to add a definition of "Landscape Services;" amending Article 4, Table 4.4-1, to add "Landscape Services" as a Use Type under the Use Category entitled "Agriculture Support and Services (not directly related)" and allow "Landscape Services" as a use by Special Exception Permit in the Agriculture Zoning District; amending Article 4, Section 4.2.4E(2) to add "Landscape Services" as an example of a Use Type under the "Agriculture Support and Services (not directly related)" Use Category; and amending Article 4, Section 4.3.3(B) to add use specific standards for "Landscape Services."

Department Director Kathy Winburn, AICP, presented the Staff Report.

Clay Sweger, of eda consultants, inc., provided additional information and availed himself for questions.

Vice Chair Potts moved that based upon the presentation to this Board and the 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 Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

- C. Small Scale Comprehensive Plan Amendment: Tomoka Hills: A request by Craig Brashier, of CHW, Inc., applicant and agent for Tomoka Hills Farms, Inc, property owner, to amend the Future Land Use Map (FLUM) from Agriculture (±6.42 acres) and Moderate Density Residential (±19.08 acres) to Medium Density Residential (± 11.67 acres) and Moderate Density Residential (±13.81 acres) on a ±25.48 acre subject property. Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000 (Legislative Hearing).

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

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

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

Robert Ackley discussed improvements to CR 235A, traffic, and stormwater.

Carol Jones generally discussed development trends in the area.

Motion Passed 5-0 in a roll call vote.

- D. Site-Specific Amendment to the Official Zoning Atlas: Tomoka Hills, a request by Craig Brashier, AICP, of CHW, Inc, applicant and agent for Tomoka Hills Farms, Inc. ,property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") (±6.42 acres) and Residential Single Family -1 ("RSF-1")(±19.08 acres) to Residential Single Family - 4 ("RSF-4") (±13.81 acres) and Residential Multiple Family ("RMF-8") (±11.67 acres) on a ±25.48 acre subject property. Consisting of Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000(Quasi-Judicial Hearing).

Planning Technician Kenyata Curtis swore in all parties entering testimony.

Principal Planner Hall presented the Staff Report.

Vice Chair Potts 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 – Momentum Labs Revisions: 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 to revise the Momentum Labs Site Plan which included the construction of a ±54,800 square foot research and development facility with associated site improvements on a ±10.71 acre property; Tax Parcel Number 03929-000-000 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

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

Travis Hastay, PE, of CHW, Inc. accepted the conditions and availed himself 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 submitted by CHW, Inc. on behalf of San Felasco Research Ventures, LLC, for revisions to the Momentum Labs Site Plan to be consistent with the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the April 19, 2022 Staff Report to the Planning & Zoning Board; seconded by Vice Chair Potts.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be May 10, 2022 at 6:00 p.m.

Department Director Winburn informed the Board that Member Gary Thomas has submitted his resignation from the Planning and Zoning Board and thanked him for his service.

The Board thanked Member Thomas for his time on the Board.

IV. CITIZENS COMMENTS

None.

ADJOURN

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

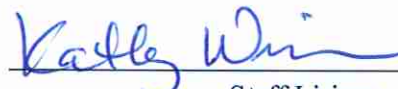
Passed by unanimous consent.

ATTEST:

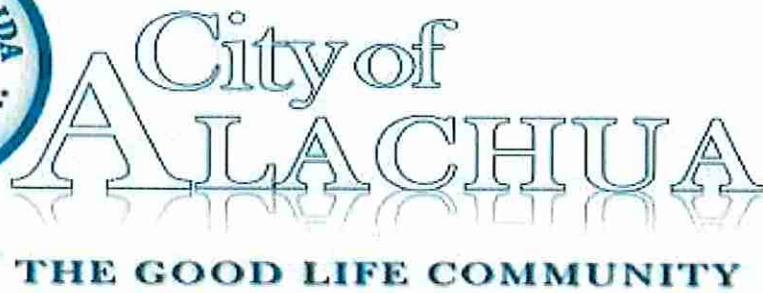
PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA



Presiding Officer



Staff Liaison



PZB Meeting
Sign In Sheet
April 19, 2022
6:00 p.m.

Tomoka Hills
Applications

[illegible]