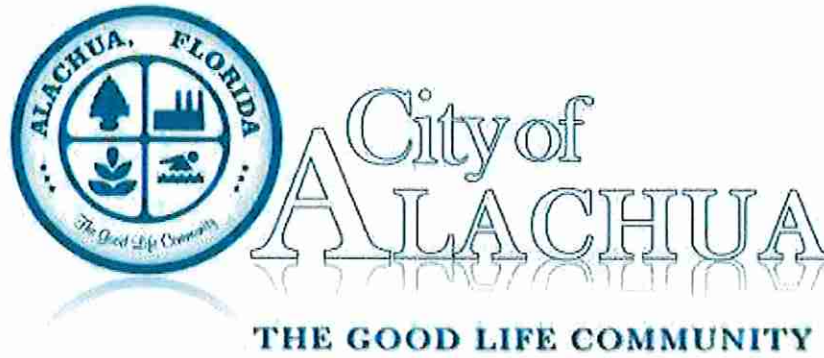




Planning and Zoning Board Minutes April 18, 2023

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: April 18, 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

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

INVOCATION

Chair Burgess 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 Bill Menadier.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the February 14, 2023 PZB Meeting

Member Johns moved to approve the minutes; seconded by Member

Menadier. Passed by unanimous consent.

- B. Site Plan – Wal-Mart Distribution Center #7035 Stormwater Modifications: A request by Shannon Jernigan, of Wal-Mart Stores East, LP, applicant and property owner, for consideration of a Site Plan proposing to modify the existing stormwater system by adding approximately 0.5 acres of impervious surface area (concrete drainage channels) in the existing stormwater management facility located in the western portion of the property; Consisting of Tax Parcel Number 03998-000-000 (Quasi-Judicial Hearing).

Human Resources Director Tara Malone swore in all parties entering

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

H. Larry Wray, P.E., of CPH, Inc. accepted Staff's recommended conditions and availed himself for questions.

Member Johns inquired of the purpose of the construction of the concrete channels, the purpose of the proposed liner, and approval for the modification from the Suwannee River Water Management District.

Principal Planner Tabor and Mr. Wray responded.

Member Menadier 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 Wal-Mart Stores East, LP for modifications the existing stormwater system subject to the two (2) conditions provided in Exhibit "A" and located on page 14 of the April 18, 2023 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 3-0 in a roll call vote.

- C. Site-Specific Amendment to the Official Zoning Atlas: a request by Craig Brashier, AICP of CHW, Inc., applicant and agent for Eric J. Parker and Joy A. Parker Community Property Trust, Florida Timber Co, and the Lillie Belle Jeffords Revocable Living Trust , property owners, for the consideration of the rezoning of the subject property from Agricultural ("A")(Alachua County), Community Commercial ("CC"), and Residential Multiple-Family -8 ("RMF-8") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM")

on a ±306.34 acre subject property. Consisting of Parcel Numbers 03024-000-000, 03024-002-000, 03024-003-000, 03024-004-000-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006(Quasi-Judicial Hearing).

Human Resources Director Malone swore in all parties entering testimony.

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

Craig Brashier, AICP, of CHW presented additional information, accepted Staff's recommended conditions, and availed himself for questions.

Chair Burgess requested clarification about the ingress and egress connections.

Mr. Brashier responded.

Member Johns inquired about the fire flow protection requirements and ingress and egress connections.

Mr. Brashier responded.

Member Menadier requested the applicant clarify what types of residential dwellings are considered single family attached units, the buffering requirements along stormwater basins from adjacent properties, and potential wastewater system improvements.

Mr. Brashier responded.

Chair Burgess inquired about future opportunities for public input.

Mr. Brashier responded.

City Attorney Marian Rush, Esq., discussed the proposed conditions and the development review process.

Member Menadier inquired if the traffic study considered any needed improvements to the US 441/CR 235-A intersection.

Mr. Brashier 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 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 25 conditions provided in Exhibit "A" and located on page 47 of the April 18, 2023 Staff Report to the Planning & Zoning Board; seconded by Member Menadier.

Carla Lofthouse expressed concerns about the density of the development, the location of stormwater basins, impacts to existing trees, and impacts to agricultural uses.

Member Menadier inquired about the width of the landscape buffer adjacent to Meadowglen.

Principal Planner Hall responded.

Mr. Brashier responded.

Carlos Gonzalez inquired about connections to US Highway 441 from an adjacent parcel.

City Attorney Rush responded.

Mr. Brashier responded.

Donna Haley discussed the rural nature of the area, potential for crime to be created by the proposed development, and traffic impacts.

Motion Passed 3-0 in a roll call vote.

- D. Site Plan – Motory Group: A request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for Motory Group, LLC, property owner, for consideration of a Site Plan proposing the construction of a ±5,910 square foot automobile dealership building and a ±27,300 square foot service building with associated site improvements; Consisting of Tax Parcel Number 05970-004-000 (Quasi-Judicial Hearing).

Human Resources Director Malone swore in all parties entering

testimony. Principal Planner Tabor presented the Staff Report.

Sergio Reyes, P.E., of EDA Consultants, Inc. accepted Staff's recommended conditions and availed himself for questions.

Member Johns discussed landscape requirements.

Chair Burgess inquired about buffering from adjacent residential uses. Mr. Reyes responded.

Member Menadier 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 Motory Group, LLC, for an automobile dealership and an automobile repair service subject to the four (4) conditions as provided to the Planning & Zoning Board during its April 18, 2023 meeting.

Don Cruce inquired about the buffer and fencing between his property and the development. Principal Planner Tabor responded.

Mr. Reyes responded.

Motion Passed 3-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Member Menadier discussed landscape requirements.

Chair Burgess discussed limitations to visibility that can be presented by landscaping.

Department Director Kathy Winburn stated the next meeting will be May 9, 2023 at 6:00 p.m.

IV. CITIZENS COMMENTS

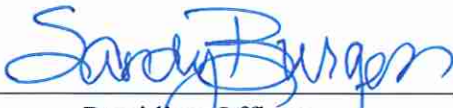
ADJOURN

Member Menadier moved to adjourn; seconded by Member Johns.

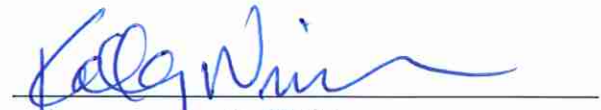
Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF
THE CITY OF ALACHUA, FLORIDA



Presiding Officer



Staff Liaison