



Planning and Zoning Board Agenda April 16, 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

Meeting Date: April 16, 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.
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PLANNING AND ZONING BOARD MEETING AGENDA
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CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

- A. Approval of PZB Meeting Minutes- February 12, 2024
- B. Certificate of Appropriateness – Healing House Accessory Structure Addition: A request by Rudy

Rothseiden of Oaks Canopy, LLC, applicant and property owner, for consideration of a Certificate of Appropriateness for the addition of a ±480 square foot unenclosed structure at 14804 NW 140th Street; Tax Parcel Number 03655-000-000 (Quasi-Judicial Hearing).

- C. Special Exception Permit - Unique Caring Opportunities– Adult Day Care Center: A request by H. Bryan Boukari, of Boukari Law, P.A., applicant and agent for Adriane Filer, property owner, for consideration of a Special Exception Permit for to allow an adult care center in the RSF-3 (Residential Single Family -3) zone district, located at 15604 NW 140th Street; Consisting of Tax Parcel Number 03524-000-000; FLUM: Medium Density Residential; Zoning: Residential Single Family- 3 (RSF-3). (Quasi-Judicial Hearing)
- D. Site Plan – Unique Caring Opportunities Adult Day Care Center : A request by H. Bryan Boukari of Boukari Law, P.A., applicant and agent for Adriane Filer, property owner, for consideration of a Site Plan to convert an existing ±1,984 square foot building to an adult care center establishment with associated site improvements on a ±0.41 acre subject property. Tax Parcel Number 03524-000-000 (Quasi-Judicial Hearing).
- E. Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – McGinley Industrial Park (2024) (PR23-0003): A request by Clay Sweager, AICP, of EDA Consultants, Inc., applicant and agent for Allnew Enterprises, LLC, QA Properties, LLC, Quinn Adams #3, LLC, and US Spars, Inc., property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on four (4) parcels totaling ±4.04 acres from Planned Unit Development (Alachua County) to Industrial General (IG); Tax Parcel Numbers 05893-010-002, 05893-010-003, 05893-020-003, and 05893-020-004 (Quasi-Judicial Hearing).
- F. Site Plan – Ben E. Keith: A request by Nathan Dodge, P.E., of Kimley-Horn & Associates, Inc., applicant and agent for Waco Properties, Inc., property owner, for consideration of a Site Plan to construct two (2) buildings totaling ±763,395 square feet and associated site improvements; Tax Parcel Numbers 03950-002-000, 03983-000-000 and a portion of 03986-000-000 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN