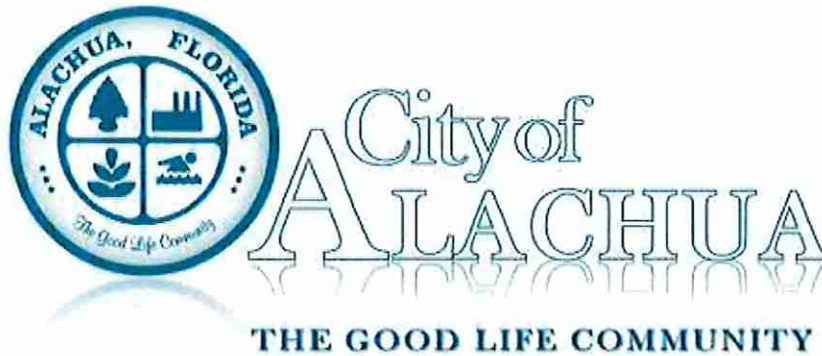




Planning and Zoning Board Minutes April 16, 2024

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**
to address the item(s) below.

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.

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Sandy Burgess – Chair 6:00 p.m.

Tina Certain, School Board Member – Absent

INVOCATION

William Menadier, Member

PLEDGE TO THE FLAG

S. Burgess – Chair

APPROVAL OF THE AGENDA

Member Virginia 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- February 12, 2024

Member Menadier moved to approve the minutes from the February 12, 2024 meeting; seconded by Member Johns.

Motion passed by unanimous consent.

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).

Received and filed.

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 application for a Certificate of Appropriateness for the addition of a ±480 square foot unenclosed structure on the property located at 14804 NW 140th Street; seconded by Member Menadier.

Motion passed by 5-0 roll call vote.

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)

Received and filed.

Member Keith Vermillion 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 Special Exception Permit for an adult care center on Tax Parcel 03524-000-000, subject to the five (5) conditions provided in Exhibit "A" and located on page 11 of the April 16, 2024 Staff Report to the Planning and Zoning Board;

seconded by Member Johns.

Motion passed by 4-0 roll call vote. Member Menadier recused himself from this agenda item.

- 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).

Received and filed.

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 Adriane Filer; subject to the two (2) conditions provided in Exhibit "A" and located on page 16 of the April 16, 2024 Staf Report to the Planning & Zoning Board; seconded by Member Vermillion.

Motion passed by 4-0 roll call vote. Member Menadier recused himself from this agenda item.

- E. Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – McGinley Industrial Park (2024) (PR23-0003): A request by Clay Sweger, 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).

Received and filed.

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 this application for a Site-Specific Amendment to the Official Zoning Atlas 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 Menadier.

Motion passed by 5-0 roll call vote.

- 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).

Received and filed.

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 Waco Properties, Inc., subject to the nine (9) conditions provided in Exhibit "A" and located on page 19 of the April 16, 2024 Staff Report to the Planning & Zoning Board; seconded by Member Vermillion.

Motion passed by 5-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

Martha Himes

ADJOURN

Member Menadier moved to adjourn; seconded by Member Johns.

Motion passed by unanimous consent.

Adjourned the meeting: 7:02 p.m.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA



Presiding Officer



Staff Liaison