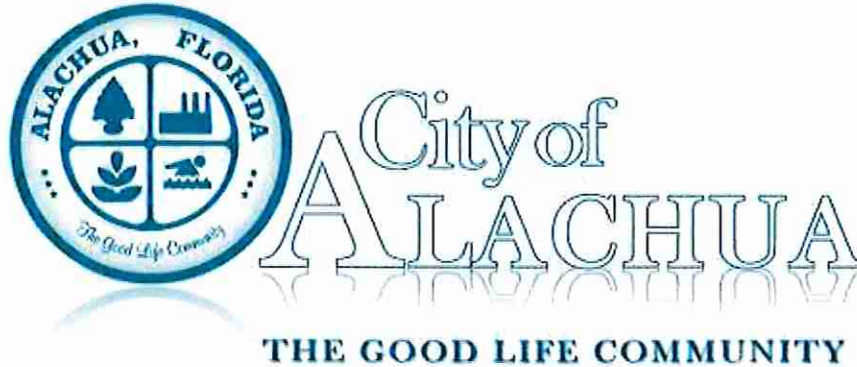




Planning and Zoning Board Minutes December 14, 2021

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: December 14, 2021

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 and Member Gary Thomas 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 Vice Chair Ed Potts.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the November 9, 2021 PZB Meeting

Member Johns moved to approve the minutes; seconded by Vice Chair Potts.

Passed by unanimous consent.

- B. Site Plan Development Order Extension: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., for a 12 month extension to the Development Order granted on December 8, 2020 to Ray's Metal Works, Inc. for the construction of a ±2,550 square foot building addition with associated site improvements.

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

Vice Chair Potts moved to approve the request for a 12 month extension; seconded by Member Joe Hancock.

Motion Passed 4-0 in a roll call vote.

- C. Large Scale Comprehensive Plan Amendment (LSCPA) – Cellon Creek: A request by Seth Wood, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of a Large Scale Comprehensive Plan Amendment on a ±160.2 acre subject property to amend the Future Land Use Map (FLUM) from Commercial (±25.4 acres), Community Commercial (±16.3 acres), High Density Residential (±16.1 acres), and Moderate Density Residential (±102.5 acres) to Corporate Park. Tax Parcel Number 05949-000-000 (Legislative Hearing).

Principal Planner Tabor, AICP, presented the Staff Report.

Gerry Dedenbach, AICP, and Seth Wood of Causseaux, Hewett, & Walpole, Inc., presented additional information and availed themselves for questions.

Member Johns moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of the University of Florida Foundation, Inc. for Cellon Creek 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 Vice Chair Potts.

Motion Passed 4-0 in a roll call vote.

- D. Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – Cellon Creek: A request by Seth Wood, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±160.2 acre subject property from Agricultural (A) to Corporate Park (CP). Tax Parcel Number 05949-000-000

(Quasi-Judicial Hearing).

Planning Assistant Kenyata Curtis swore in all parties entering testimony during the hearing.

Principal Planner Tabor, AICP, presented the Staff Report.

Gerry Dedenbach, AICP, and Seth Wood of Causseaux, Hewett, & Walpole, Inc., presented additional information and availed themselves for questions.

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 the University of Florida Foundation, Inc. for Cellon Creek 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 4-0 in a roll call vote.

- E. Amend the City of Alachua Comprehensive Plan by adding a Property Rights Element

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

Member Hancock moved that based upon the presentation presented before this Board and Staff's recommendation, this Board finds the proposed Comprehensive Plan Text Amendment to add a Property Rights Element to the City of Alachua Comprehensive Plan to be consistent with the Comprehensive Plan and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated that there will be a meeting January 11, 2021 at 6:00 p.m.

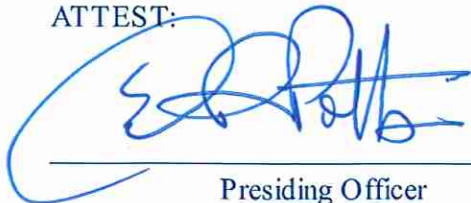
IV. CITIZENS COMMENTS

None.

ADJOURN

Chair Burgess called the meeting adjourned.

ATTEST:



Presiding Officer

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA



Staff Liaison