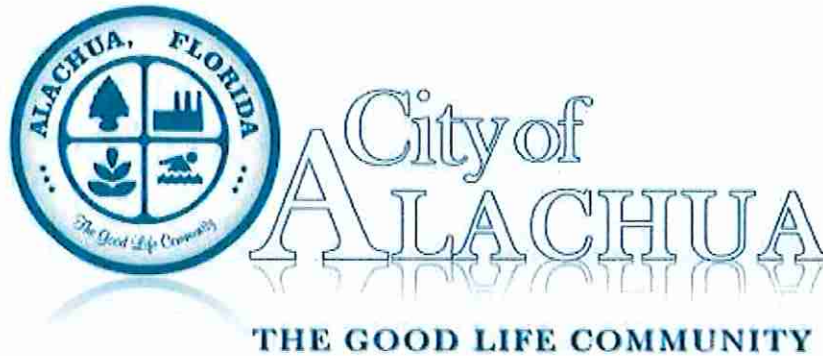




**Planning and Zoning Board
Agenda
December 12, 2023**

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: December 12, 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 AGENDA

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

- A. Approval of PZB Meeting Minutes- November 14, 2023
- B. Site Plan – G&C Foods Distribution Center: A request by Christopher Potts, P.E., of JBrown

Professional Group, LLC, applicant and agent for Waco Properties, Inc., property owner, for consideration of a Site Plan to construct a ±256,120 square foot cold storage and office building and a ±8,663 square foot truck maintenance building and associated site improvements; Tax Parcel Numbers 03983-008-000 and 03983-011-000 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



City of
ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 12/12/2023

SUBJECT: Approval of PZB Meeting Minutes- November 14, 2023

PREPARED BY: Brenda Dean, Planning Assistant

RECOMMENDED ACTION:

Approve PZB Meeting Minutes- November 14, 2023

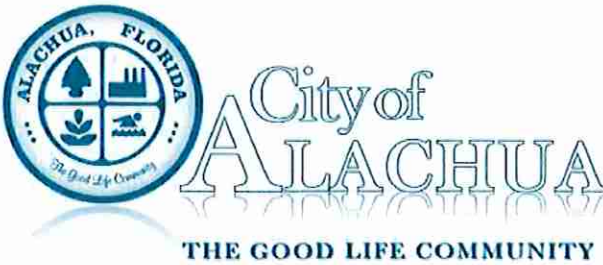
Summary

Approval of PZB Meeting Minutes- November 14, 2023

ATTACHMENTS:

Description

D PZB Meeting Minutes, November 14, 2023



Board/Committee Agenda Item

MEETING DATE: 12/12/2023

SUBJECT: Site Plan – G&C Foods Distribution Center: A request by Christopher Potts, P.E., of JBrown Professional Group, LLC, applicant and agent for Waco Properties, Inc., property owner, for consideration of a Site Plan to construct a ±256,120 square foot cold storage and office building and a ±8,663 square foot truck maintenance building and associated site improvements; Tax Parcel Numbers 03983-008-000 and 03983-011-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan for Waco Properties, Inc., subject to the five (5) conditions provided in Exhibit "A" and located on page 17 of the December 12, 2023 Staff Report to the Planning & Zoning Board upon making the following motion:

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 five (5) conditions provided in Exhibit "A" and located on page 17 of the December 12, 2023 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Christopher Potts, P.E., of JBrown Professional Group, Inc., applicant and agent for Waco Properties, Inc., property owner, for consideration of a Site Plan proposing the construction of a ±256,120 square foot cold storage and office building and a ±8,663 square foot truck maintenance building and associated site improvements on a ±63.50 acre subject property.

Access to the site will be provided by connection to a new road permitted as part of the Lane Enterprises project. The proposed development will convey stormwater runoff to five (5) dry stormwater retention basins located on the subject property.

ATTACHMENTS:

Description

- D Staff Report & Staff Supporting Materials
- D Site Plan - G&C Foods Distribution Center (Part 1 of 4)
- D Site Plan - G&C Foods Distribution Center (Part 2 of 4)
- D Site Plan - G&C Foods Distribution Center (Part 3 of 4)
- D Site Plan - G&C Foods Distribution Center (Part 4 of 4)
- D Application & Supporting Materials
- D Public Notice Materials for the 12/12/23 PZB Hearing



6:00 PM

[illegible]