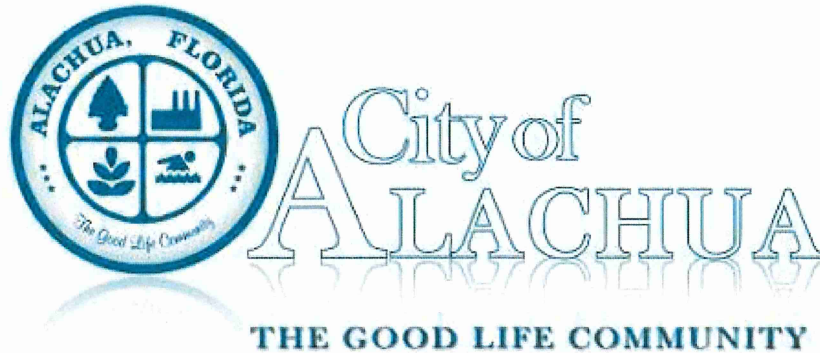




**Planning and Zoning Board
Minutes
February 14, 2023**

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: February 14, 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. School Board Member Tina Certain was absent.

INVOCATION

Member Virginia Johns led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member William Menadier moved to approve the agenda; seconded by Member Johns.

Passed by unanimous consent.

Chair Burgess reviewed the Rules of Civility.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the October 11, 2022 Minutes

Member Johns moved to approve the minutes; seconded by Member Menadier.

Passed by unanimous consent.

- B. Certificate of Appropriateness: A request by Richard Masla of Ayurveda Health Retreat, Inc., applicant and property owner, for consideration of a Certificate of Appropriateness for the replacement of existing wooden stairs used for emergency ingress/egress to the building located at 14616 NW 140th Street with metal stairs; Tax Parcel Numbers 03664-000-000 and 03664-001-000; (Quasi-Judicial Hearing).

Planning Technician Kenyata Curtis swore in all parties entering testimony.

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

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 replacement of existing wood stairs used for emergency ingress/egress to the building located at 14616 NW 140th Street with metal stairs; seconded by Member Menadier.

Motion Passed 5-0 in a roll call vote.

- C. Preliminary Plat – Peggy Road Planned Development: A request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owner, for consideration of the Preliminary Plat of the Peggy Road Planned Development Subdivision, which proposes the subdivision of a ±51.26 acre subject property into a total of 150 lots, with associated common areas and right-of-way, generally located south of Peggy Road and Legacy Park, north of CSX rail right-of-way, east of Interstate – 75; Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

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

Clay Sweger, AICP, LEED AP, of eda consultants, inc., presented additional information, availed himself for questions, and accepted Staff's recommended conditions.

Member Dave Ferro 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 transmits the Preliminary Plat/Final PD Plan of the Peggy Road Planned Development Subdivision to the City Commission, with a recommendation to approve, subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the Staff Report; seconded by Member Johns.

Member Menadier clarified the number of access points and asked if an emergency access would be added.

Mr. Sweger responded.

Member Menadier asked if the traffic study required any accelerating or decelerating lanes.

Mr. Sweger responded.

Member Menadier asked if fire rescue reviewed the plans.

Principal Planner Hall responded.

Chair Burgess asked if the conditions of Peggy Road and additional traffic would be reviewed by the County.

Sergio Reyes, PE, of eda consultants, inc., responded.

Michelle Balynas clarified the location of the Peggy Road project and shared her concerns for additional traffic.

Principal Planner Hall responded.

Motion Passed 5-0 in a roll call vote.

- D. Site Plan – Sandvik Covered Pavilion: A request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for Citizens & Southern National Bank, property owner, for consideration of a Site Plan proposing the construction of a ±13,800 square foot covered pavilion with associated site improvements on a ±0.32 acre subject property located at 13500 NW County Road 235; Tax Parcel Number 03918-000-000 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Tabor, AICP, presented the Staff report.

Sergio Reyes, PE, of eda consultants, inc., provided additional information, availed himself for questions, and accepted the conditions recommended by Staff.

Member Joe Hancock 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 Citizens and Southern National Bank subject to the two (2) conditions provided in Exhibit "A" and located on page 14 of the February 14, 2023 Staff Report to the Planning

& Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

- E. Site Plan –Duration Builders Mini-Storage : A request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent, for Tidewater Properties, LLC, property owner, for consideration of a Site Plan to construct a self-service storage facility comprised of eight buildings totaling ± 28,751 square feet with associated site improvements on a ±5.48 acre subject property located south of US 441 and east of NW 59th Terrace. A portion of Tax Parcel Number 05885-010-007 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Hall, AICP, presented the Staff report.

Member Menadier clarified that the soil testing was for the foundation design.

Principal Planner Hall responded.

Sergio Reyes, PE, of eda consultants, inc., presented additional information, availed himself for questions, and accepted Staff's recommended conditions.

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 Tidewater Properties, LLC., subject to the four (4) conditions provided in Exhibit "A" and located on page 17 of the February 14, 2023 Staff Report to the Planning & Zoning Board; seconded by Member Ferro.

Robert Keller shared his concerns for lighting standards and possible noise issues.

Sergio Reyes responded.

Principal Planner Hall responded.

Melissa Jones shared her concerns about public notices for public meetings and potential storm water issues.

Chair Burgess responded.

Principal Planner Hall responded.

Sergio Reyes responded.

Jamie McIntosh shared her concerns for fast moving traffic, an alternative entrance, and the date of the FEMA Flood plain map for the proposed project.

Member Menadier responded.

Sergio Reyes responded.

Dana Davis shared her concerns for fast moving traffic and asked for an alternative entrance to divert traffic.

Member Johns inquired about the distance from the proposed project to Highway 441.

Sergio Reyes responded.

Member Ferro asked if there are future plans by the City to improve the current road.

Chair Burgess clarified the parcel for the proposed project was zoned commercial prior to development.

Robert Keller asked when will the removal of trees take place.

Sergio Reyes responded.

Michelle Balynas inquired of the date for construction to began.

Sergio Reyes responded.

Motion Passed 5-0 in a roll call vote.

- F. Land Development Regulations Text Amendment: a request by the City of Alachua to amend the Land Development Regulations by amending Article 4, Section 4.3.2(I)(4) to clarify the provisions relating to stormwater management facilities on adjacent lands with a less intense zoning district; amending Article 4, Section 4.4.3 relating to the use of a recreational vehicle (RV) as a temporary residence; amending Article 4, Table 4.5-1, Table of Allowed Temporary Uses and Structures, and creating Section 4.5.6(G) to allow an RV as a temporary residence on a property with a residential use; amending Article 6, Table 6.1-1, Minimum Off-Street Parking Standards, to include dedicated outdoor seating areas in the calculation of minimum off-street parking required for restaurants with outdoor seating; and amending Article 6, Table 6.1-1, Minimum Off-Street Parking Standards, to establish minimum parking standards for microbreweries (Legislative).

Department Director Kathy Winburn presented the Staff Report.

Member Ferro inquired about the 14 days allowed use for RV's and how would it be regulated.

Department Director Winburn responded.

Member Hancock asked if an extension could be requested if additional time is needed to build a home.

Department Director Winburn responded.

Member Johns clarified the amount of days an RV could be at a residence. She also inquired about the retention pond requirements for adjacent parcels.

Department Director Winburn responded.

Member Johns asked if previous text amendment language for stormwater to adjacent parcels could be eliminated.

City Attorney Marian Rush responded.

Member Ferro asked if the 14 day maximum stay in an RV could be re-evaluated by Staff.

City Attorney Rush responded.

Member Johns asked if item could be tabled.

City Attorney Rush responded.

Chair Burgess asked if a recommendation could be made to clarify the updated text amendment for stormwater, the 14 day RV stay extension, and increased time for new construction of a residence.

City Attorney Rush responded.

Member Ferro agreed with the option to be able to attend the Commission meeting to voice his concerns for the proposed text amendment.

Member Johns asked if motion could be conditional with recommendations.

City Attorney Rush responded.

Chair Burgess reviewed what the Board specifically wanted to recommend to the Commission.

City Attorney Rush responded.

Member Ferro suggested a temporary use permit after the maximum of 14 days.

City Attorney Rush responded.

Director Winburn reviewed the proposed text amendment from Section 4.5.6(G)

Discussion regarding the proposed amendments ensued.

Member Ferro moved that based upon the presentation to this Board, and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such findings to the City Commission with a recommendation for approval, however, the Board recommends that the Commission, upon Staff's further review, remove in total Section 4.3.2(I)(4)(A)(iii) including both the the existing text and the suggested amended text, amend proposed Section 4.4.3(A)(1)(b) to add upon the showing of good cause three extensions not to exceed 24 months, and revise the proposed amendment in Section 4.4.3(A)(1)(c) for up to 14 days in any six month period provided, however upon good cause and the issuance of a temporary use permit not to exceed six months within any one year; seconded by Member Menadier.

Motion withdrawn by Member Ferro.

Member Ferro moved that based upon the presentation before this Board, and Staff's recommendation, this Board finds the proposed text amendments to the City's Land

Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such findings to the City Commission with a recommendation for approval, provided that, the Planning & Zoning Board also recommend that the City Commission, upon Staff's review, consider the following: (1) delete in its entirety Section 4.3.2(I)(4)(a)(iii) including both the the existing text and the suggested amended text, (2) amend Section 4.4.3(A)(1)(b) to add upon the showing of good cause to add three extensions not to exceed 24 months, and (3) amend Section 4.4.3(A)(1)(c) to allow up to 14 days in any six month period provided upon good cause and an the issuance of a temporary use permit not to exceed six months within any one year; seconded by Member Menadier.

Motion was amended to also add changes to Section 4.5.6(G) and Table 4.5-1 as needed.

Krsna Balynas shared her concerns about the temporary use permit. She asked what terms would temporary use permits be accepted or denied. She also asked if there in an emergency situation will a temporary use permit be need. She also asked what would be the timeframe for someone to live in a RV at a residence. She asked if current RV owners have to cease use with new regulations.

City Attorney Rush responded.

Govinda Carol clarified the amount of time someone can live in an RV and suggested reviewing text amendment before being passed.

City Attorney Rush responded.

Brad Tanzie clarified the zoning for the proposed text amendment.

Chair Burgess responded.

Michelle Balynas shared her concerns for the additional language of a sixth month period. She also shared her concern for the process of how a recommendation is handled.

Helen Simpson commended the Board for their time and for clarifying the proposed text amendments for the public.

Motion was approved as amended in a roll call vote 5-0.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next Planning and Zoning Board Meeting will be March 14, 2023 at 6:00 p.m.

IV. CITIZENS COMMENTS

Robert Sharpe asked if restrooms could be added to Criswell Park, Maude Lewis Park, and Welch Park. He shared his concern for citizens not having access to restrooms while using the parks.

Chair Burgess responded.

Krna Balynas asked if the Board could define the term tiny homes in their codes.

Chair Burgess responded.

Member Johns asked if there was a recreation board that could hear Mr. Sharpe's concern for restrooms in parks.

Michelle Balynas asked if Airbnb regulations could be left out of local government.

ADJOURN

Member Johns moved to adjourn; seconded by Member Menadier.

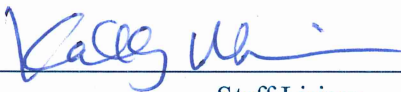
Motion Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA



Presiding Officer



Staff Liaison



City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning & Zoning Board
Sign In Sheet
April 18, 2023
6:00 p.m.

Name (Please Print)	Name (Please Print)
(Please Print) CARLA LORTHOUSE	(Please Print)
(Please Print) Jeff Rouhier	(Please Print)
(Please Print) Craig S. Rouhier	(Please Print)
(Please Print) Craig F. Rouhier	(Please Print)
(Please Print) Donna Haley	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)