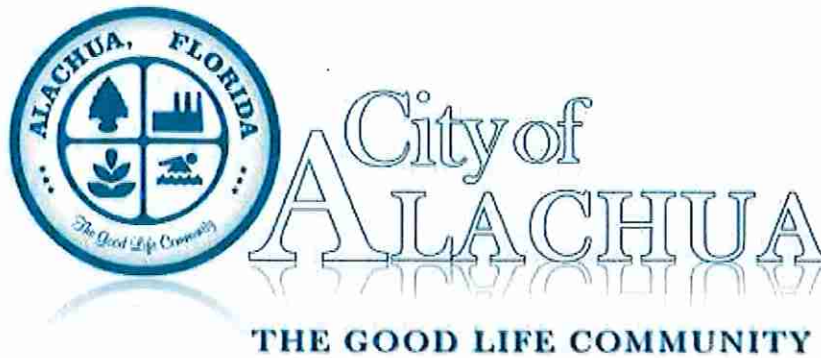




**Planning and Zoning Board
Agenda
January 9, 2024**

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: January 9, 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 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- December 12, 2023
- B. LDR Text Amendment: A request by Mike Houghton of Palmetto Capital Group, to amend

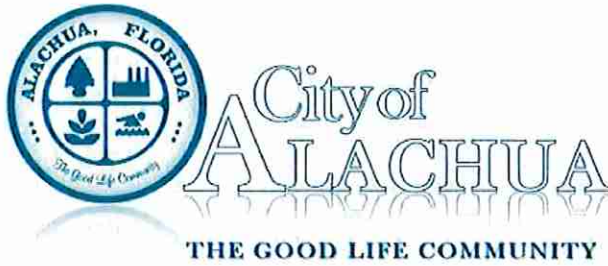
Article 4, Section 4.3.4 (J) relating to Use-specific Standards for Vehicle Sales and Services (Legislative).

- C. NW 151st Boulevard Small Scale Comprehensive Plan Amendment (SSCPA): A request by Clay Sweger, AICP, LEED AP of eda consultants, inc. on behalf of 10.47, LLC (property owner) to amend the Future Land Use Map (FLUM) designation from Community Commercial and Commercial to Medium Density Residential on a ± 8.36-acre subject property; Tax Parcels 03869-007-000, 03869-009-000 (portion of), 03869-010-000 (Legislative Hearing)
- D. NW 151st Boulevard Site-Specific Amendment to the Official Zoning Atlas (Rezoning): A request by Clay Sweger, AICP, LEED AP on behalf of 10.47, LLC (property owner) to amend the Official Zoning Atlas from Community Commercial (CC) and Commercial Intensive (CI) to Residential Multiple Family District-8 (RMF-8) on a ± 8.36-acre subject property; Tax Parcels 03869-007-000, 03869-009-000 (portion of), 03869-010-000 (Quasi-Judicial Hearing)

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 1/9/2024

SUBJECT: Approval of PZB Meeting Minutes- December 12, 2023

PREPARED BY: Brenda Dean, Planning Assistant

RECOMMENDED ACTION:

Approve PZB Meeting Minutes- December 12, 2023

Summary

Approval of PZB Meeting Minutes- December 12, 2023

ATTACHMENTS:

Description

- D Approval of PZB Meeting Minutes- December 12, 2023



City of ALACHUA

THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 1/9/2024

SUBJECT: LDR Text Amendment: A request by Mike Houghton of Palmetto Capital Group, to amend Article 4, Section 4.3.4 (J) relating to Use-specific Standards for Vehicle Sales and Services (Legislative).

PREPARED BY: Kathy Winburn, Planning & Community Development Director

RECOMMENDED ACTION:

This Board finds that the proposed text amendments to the Land Development Regulations are consistent with the City of Alachua Comprehensive Plan and transmits the proposed text amendments to the Land Development Regulations to the City Commission with a recommendation to approve.

Summary

This application is a request submitted by Mike Houghton of Palmetto Capital Group, to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would revise use specific lot dimensions for certain uses which fall under the category entitled "Vehicle Sales and Services." The Use Specific standards for these uses are located in Section 4.3.4(J) of the LDRs. The following uses are included in Section 4.3.4(J):

- Automobile body shop
- Automobile rental and sales
- Automobile repair and servicing
- Boat and marine rental and sales
- Carwash and auto detailing
- Tire sales and mounting, transmission or muffler shop

In addition to other use specific standards for the above mentioned uses, the LDRs require a minimum lot width of 150 feet for automobile repair and servicing. The applicant contends that this dimensional requirement does not consider the compactness which these uses can be developed. The proposed amendment provides for a reduction in minimum lot width from 150 feet to 115 feet when service bay doors are not facing and abutting a street. Additionally, service bay door orientation will continue to be restricted by Sec. 4.3.4(J)(3)(k), which does not permit orientation toward adjacent uses where minimum separation requirements apply.

The applicants contends that the decrease in lot width will serve as an incentive to for developments to face service bay doors away from streets, will encourage more compact development, and will foster continued commercial growth along its commercial corridors, promoting a healthy and logical development pattern, while encouraging more aesthetically appealing transportation corridors.

The applicant contends that the proposed amendment will enable the City to foster continued urban growth along its primary transportation and utility corridors, promoting a healthy and logical development pattern, while protecting neighboring residential uses.

ATTACHMENTS:

- | | Description |
|---|---------------------------------------|
| □ | Applicant Submittal |
| □ | Staff Report and Supporting Materials |
| □ | Draft Ordinance |
| □ | Public Notice- Alachua County Today |
| □ | Public Notice- Gainesville Sun |



City of ALACHUA

THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 1/9/2024

SUBJECT: NW 151st Boulevard Small Scale Comprehensive Plan Amendment (SSCPA): A request by Clay Sweger, AICP, LEED AP of eda consultants, inc. on behalf of 10.47, LLC (property owner) to amend the Future Land Use Map (FLUM) designation from Community Commercial and Commercial to Medium Density Residential on a $\pm$ 8.36-acre subject property; Tax Parcels 03869-007-000, 03869-009-000 (portion of), 03869-010-000 (Legislative Hearing)

PREPARED BY: Carson J. Crockett, AICP Candidate, Planner; Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Small-Scale Comprehensive Plan Amendment submitted by eda consultants, inc. on behalf of 10.47, LLC to the City Commission with a recommendation to approve.

Based upon the presentation before this Board and Staff's recommendation, that this Board finds the application for a Small-Scale Comprehensive Plan Amendment submitted by eda consultants, inc. on behalf of 10.47, LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve.

Summary

This application is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for 10.47, LLC, property owner, for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of a $\pm$ 8.36-acre subject property from Community Commercial and Commercial to Medium Density Residential.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning), which proposes to amend the zoning of the subject property from Community Commercial (CC) and Commercial Intensive (CI) to Residential Multiple Family District-8 (RMF-8).

The subject property is generally located south of US Highway 441, between Interstate 75 and Northwest 147th Drive, along Northwest 151st Boulevard. The property is currently undeveloped with a mix of open areas and some naturally wooded areas.

Existing FLUM Designations

Policy 1.3.a of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Community Commercial land use category, and states that this category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas.

Policy 1.3.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Commercial land use category, and states that this category is established to provide for more general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate.

Proposed FLUM Designation

Policy 1.2.c of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Medium Density Residential land use category, and states that this category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed-use developments.

ATTACHMENTS:

Description

- D** Staff Report & Supporting Materials
- D** Draft Ordinance 24-04
- D** Application Package
- D** Public Notice Materials



City of ALACHUA

THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 1/9/2024

SUBJECT: NW 151st Boulevard Site-Specific Amendment to the Official Zoning Atlas (Rezoning): A request by Clay Sweger, AICP, LEED AP on behalf of 10.47, LLC (property owner) to amend the Official Zoning Atlas from Community Commercial (CC) and Commercial Intensive (CI) to Residential Multiple Family District-8 (RMF-8) on a ± 8.36-acre subject property; Tax Parcels 03869-007-000, 03869-009-000 (portion of), 03869-010-000 (Quasi-Judicial Hearing)

PREPARED BY: Carson J. Crockett, AICP Candidate, Planner; Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Site-Specific Amendment to the Official Zoning Atlas submitted by eda consultants, inc. on behalf of 10.47, LLC to the City Commission with a recommendation to approve.

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 eda consultants, inc. on behalf of 10.47, LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve.

Summary

This application is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for 10.47, LLC, property owner, for consideration of a site-specific amendment to the Official Zoning Atlas. The proposed amendment would change the zoning designation of a ± 8.36-acre subject property from Community Commercial (CC) and Commercial (CI) to Residential Multiple Family District-8 (RMF-8).

The applicant has submitted a companion application for a Small-Scale Comprehensive Plan Amendment, which proposes to amend the future land use category of the subject property from Community Commercial and Commercial to Medium Density Residential.

The subject property is generally located south of US Highway 441, between Interstate 75 and Northwest 147th Drive, along Northwest 151st Boulevard. The property is currently undeveloped with a mix of open areas and some naturally wooded areas.

Proposed Zone District

The general purposes of the residential zone districts are established and described in Section 3.4.1 of the City's Land Development Regulations (LDRs):

3.4.1 General purposes. The residential zone districts contained in this section are established and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live. More specifically, they are intended to:

- (A) Provide appropriately located lands for residential development. Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the Comprehensive Plan;
- (B) Protect from harmful effects. Protect residents from the harmful effects of noise, traffic congestion, and other significant adverse environmental effects; and
- (C) Provide lands with varying degrees of density. Provide for residential lands with varying density, together with public and semipublic buildings and facilities, accessory structures, and nonresidential services, as may be compatible with such development.

The specific purpose of the Residential Multiple Family District – 8 (RMF-8) zone district is established and described in Section 3.4.2(G) of the City's Land Development Regulations (LDRs):

3.4.2(G) RMF-8, Residential Multiple Family District-8. The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling units an acre.

ATTACHMENTS:

Description

- D Staff Report & Supporting Materials
- D Draft Ordinance 24-05
- D Application Package
- D Public Notice Materials



01-09-24
6:00 PM

[illegible]