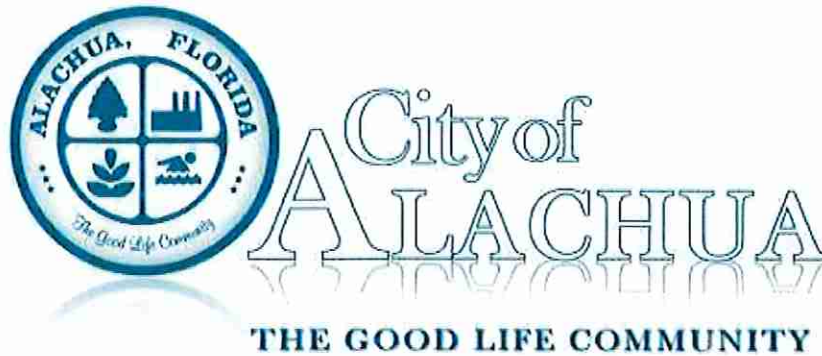




**Planning and Zoning Board
Minutes
January 9, 2024**

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**
to address the item(s) below.

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 MINUTES

CALL TO ORDER

Sandy Burgess – Chair 6:01 p.m

INVOCATION

Led by Member Virginia Johns.

PLEDGE TO THE FLAG

Led by Chair Burgess.

APPROVAL OF THE AGENDA

Member 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- December 12, 2023

Member Johns moved to approve the minutes from the December 12, 2023 meeting; seconded by Vice Chair Hancock.

Motion passed by unanimous consent.

- 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).

Received and filed.

Member Johns moved that 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; seconded by Member Keith Vermillion.

Motion passed by 5-0 roll call vote.

- 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)

Received and filed.

Member Vermillion moved that 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; seconded by Member Johns.

Motion passed by 5-0 roll call vote.

- 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)

Received and filed.

Member Johns 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 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; seconded by Vice-Chair Hancock.

Motion passed by 5-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

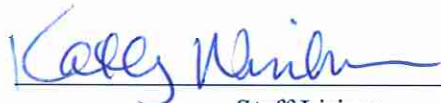
Chair Burgess adjourned the meeting. 6:41 p.m.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA



Presiding Officer



Staff Liaison