



City of  
**ALACHUA**

**THE GOOD LIFE COMMUNITY**

**Planning and Zoning Board  
Minutes  
March 8, 2022**

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Chair Sandy Burgess  
Vice Chair Edward Potts  
Member Joe Hancock  
Member Virginia Johns  
Member Gary Thomas  
School Board Member Tina Certain

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City Manager Mike DaRoza

**Planning and Zoning Board  
At 6:00 PM**  
to address the item(s) below.

**Meeting Date:** March 8, 2022

**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. All Members were present.

**INVOCATION**

Vice Chair Edward Potts led the invocation.

**PLEDGE TO THE FLAG**

Led by Board.

**APPROVAL OF THE AGENDA**

Department Director Kathy Winburn requested the Board move Item C to be Item B and to move Item G to be Item C.

Member Virginia Johns moved to approve agenda as amended; seconded by Vice Chair Potts.

Passed by unanimous consent.

## **I. OLD BUSINESS**

None.

## **II. NEW BUSINESS**

### **A. Approval of the Minutes of the February 8, 2022 PZB Meeting**

Member Johns moved to approve the minutes; seconded by Member Joe Hancock.

Passed by unanimous consent.

### **B. Site Plan – Convergence Research Park Bike Depot: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Site Plan to construct three buildings totaling ±22,758 square feet with associated site improvements on a ±6.42 acre subject property; Portion of Tax Parcel Number 03929-000-000 (Quasi-Judicial Hearing).**

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

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

Travis Hastay, P.E. of CHW, Inc., availed himself for questions and accepted the conditions recommended by Staff.

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 submitted by CHW, Inc. on behalf of San Felasco Research Ventures, LLC for the Convergence Research Park Bike Depot to be consistent with the City's Comprehensive Plan and in compliance with the Land Development Regulations and approves the application subject to the four (4) conditions provided in Exhibit "A" and located on page 25 of the March 8, 2022 Staff Report to the Planning & Zoning Board; seconded by Vice Chair Potts.

Motion Passed 5-0 in a roll call vote.

### **C. Site-Specific Amendment to the Official Zoning Atlas: a request by Ryan Thompson, AICP, of CHW, Inc, applicant and agent for Waco Properties, Inc. ,property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") to Planned Development – Residential ("PD-R") on a ±118.2 acre subject property. Consisting of Parcel Number 03980-002-001(Quasi-Judicial Hearing).**

Planning Technician Curtis swore in all parties entering the hearing.

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

Gerry Dendenbach, AICP, LEED AP, of CHW, Inc., presented additional information, availed

himself for questions and accepted the conditions recommended by Staff.

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 for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 26 conditions provided in Exhibit "A" and located on page 38 of the March 8, 2022, Staff Report to the Planning & Zoning Board; seconded by Member Gary Thomas.

Ken Sulek inquired about the density and compatibility of the proposed project. He also spoke on the condition of CR 235A and CR 235.

Mr. Dendenbach responded.

Leslie Flaghe inquired about the buffer along NW 110th Avenue.

Mr. Dendenbach responded.

David Turner clarified where the south property line would be for the proposed project and he also discussed the condition of CR 235A and CR 235.

Mr. Dendenbach responded.

Kenneth Bryant discussed setbacks for proposed project and gave general comments about growth.

Evie Turner shared her concerns for traffic on CR235A and CR 235.

Mr. Dendenbach responded.

School Board Member Tina Certain discussed the project's impact to public schools.

Motion Passed 5-0 in a roll call vote.

City Attorney Marian Rush notified the audience of ways to be notified of future meeting dates.

- D. Burrows Minor Subdivision Final Plat: A request by Ronald Edwards, applicant and agent for Thomas and Phyllis Burrows, property owners, for a Final Plat f, which proposes to replat Lots 15 and 16 of the Oak Ridge Crossing Subdivision, consisting of a ±5.0 acre subject property (Parcel 03925-010-015) (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Hall presented the Staff Report.

Ron Edwards, applicant and agent for Thomas and Phyllis Burrows, provided additional information, availed himself for questions and accepted the conditions recommended by Staff.

Vice Chair Potts 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 forwards the application to the City Commission of the City of Alachua with a recommendation to approve the Final Plat for Thomas and Phyllis Burrows, subject to the three (3) conditions provided in Exhibit "A" and located on page 13 of the March 8, 2022 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

- E. Site Plan – Tobias Veterinary Services : A request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent, for Tobias Veterinary Holdings, LLC, property owner, for consideration of a Site Plan to construct two buildings totaling  $\pm 9,125$  square feet with associated site improvements on a  $\pm 1.72$  acre subject property. Tax Parcel Number 05949-011-009 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Hall presented the Staff Report.

Sergio Reyes, P.E., of eda consultants, inc., accepted the conditions recommended by Staff and availed himself for questions.

Member Johns shared her support for veterinary services.

Member Thomas 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 Tobias Veterinary Holdings, LLC., subject to the three (3) conditions provided in Exhibit "A" and located on page 18 of the March 8, 2022 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

- F. Large Scale Comprehensive Plan Amendment (LSCPA) – NW 188th St./US 441: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for consideration of a LSCPA to amend the Future Land Use Map (FLUM) on a  $\pm 162.5$  acre subject property from Agriculture to Community Commercial ( $\pm 7.00$  acres), Low Density Residential ( $\pm 115.5$  acres), and Moderate Density Residential ( $\pm 40.0$  acres); Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 (Legislative Hearing).

Principal Planner Tabor presented the Staff Report.

Clay Sweger, AICP, LEED AP, of eda consultants, inc., accepted the conditions recommended by Staff. He provided additional informational and availed himself 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 EDA Consultants, Inc. on behalf of JTFA, LLC and Kevin & Shima Carter to the City Commission with a recommendation to approve; seconded by Vice Chair Potts.



School Board Member Certain inquired about the review of the public school concurrency form.

Principal Planner Tabor responded.

Gary Pappas shared about his interactions with eda and City Staff. He complimented their efforts to accommodate citizen's concerns.

David Gillespie shared his concerns for traffic.

**Motion Passed 5-0 in a roll call vote.**

- G. Site-Specific Amendment to the Official Zoning Atlas: a request by Clay Sweger, AICP, of eda consultants, inc. , applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") (±155.50 acres) and Community Commercial ("CC") (±7.00 acres) on a ±162.50 acre subject property. Consisting of Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000(Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Tabor presented the Staff Report.

**Vice Chair Potts 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 for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development and Community Commercial Zoning Designation to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 25 conditions for the Planned Development - Residential (PD-R) district provided in Exhibit "A" and located on page 40 of the March 8, 2022, Staff Report to the Planning & Zoning Board; seconded by Member Johns.**

**Motion Passed 5-0 in a roll call vote.**

- H. Large Scale Comprehensive Plan Amendment: A request by David Meeks, applicant and agent for DM Alachua Investments, LLC, property owner, to amend the Future Land Use Map (FLUM) Designation from Commercial (±48.4 acres) and Agriculture (±72.7 acres) to Commercial (±14.4 acres), High Density Residential (±17.8 acres), Moderate Density Residential (±53.2 acres), Conservation (±35.7 acres) on a ±121.1 acre subject property . Consisting of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000 (Legislative Hearing)

Principal Planner Hall presented the Staff Report.

Member Johns clarified if the project would be served by potable water and sewer.

Principal Planner Hall responded.

Chris Potts, P.E., of JB Pro, provided additional information, accepted the recommended conditions, and availed himself for questions.

City Attorney Rush clarified the planning process, traffic analysis, and ways to be notified of future meetings concerning the proposed project.

Member Thomas 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 David Meeks on behalf of DM Alachua Investments, LLC to be consistent with the City Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve; seconded by Member Johns.

Bill Berger shared his concerns for traffic and the potential creation of an urban sprawl.

James Curington shared his concerns for flooding and the protection of conservation areas.

Thomas Coleridge shared his concerns for creek setbacks and the visibility of commercial uses.

Karen Arrington shared her concerns for flooding, soil types, additional traffic, and school impact.

Principal Planner Hall responded.

Chris Potts responded.

Pete Wallace, environmental consultant, shared additional information about the wetlands located on the subject property.

Shirley Tyree shared her concerns for flooding and the protection of wildlife.

Tom Tyree shared his concerns for the protection of conservation areas.

Rupert Murphy shared his concerns for noise and crime.

Nigel Watson shared his concern for traffic and school impact. He asked for additional information about the traffic study.

Jeff Buckholz, of Buckholz Traffic Engineers, Inc., provided additional information on the traffic for the proposed project.

Member Johns asked for additional information about the permitting process through Suwannee River Water Management District.

Chris Potts responded.

**Motion Passed 5-0 in a roll call vote.**

- I. Site-Specific Amendment to the Official Zoning Atlas: a request by David Meeks, applicant and agent for DM Alachua Investments, LLC, property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") and Commercial Intensive ("CI") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") on a ±121.1 acre subject property. Consisting of Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000(Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Hall presented the Staff Report.

Vice Chair Potts 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 for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 27 conditions provided in Exhibit "A" and located on page 44 of the March 8, 2022, Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

### III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meeting will be April 19, 2022 at 6:00 p.m.

### IV. CITIZENS COMMENTS

None.

### ADJOURN

Vice Chair Potts moved to adjourn; seconded by Member Johns.

Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE  
CITY OF ALACHUA, FLORIDA

  
Presiding Officer

  
Staff Liaison