



## **Planning and Zoning Board Minutes June 14, 2022**

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**Chair Sandy Burgess**

**City Manager Mike DaRoza**

Member Joe Hancock

Member Virginia Johns

Member William "Bill" Menadier

Member Dave Ferro

School Board Member Tina Certain

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

**Meeting Date:** June 14, 2022

**Meeting Location:** James A. Lewis Commission Chambers

<p><b>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.</b></p>
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<h2><b>PLANNING AND ZONING BOARD MEETING MINUTES</b></h2>
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### **CALL TO ORDER**

Chair Sandy Burgess called the meeting to order. School Board Member Tina Certain was absent.

### **INVOCATION**

Chair Burgess led the invocation.

### **PLEDGE TO THE FLAG**

Led by the Board.

### **APPROVAL OF THE AGENDA**

**Department Director Kathy Winburn advised the Board that the applicant for Item IIB requested to withdraw the item and recommended the item be removed from the agenda.**

**The agenda was approved by consensus of the Board.**

**I. OLD BUSINESS**

**II. NEW BUSINESS**

- A. Approval of the Minutes of the May 10, 2022 PZB Meeting

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

**Passed by unanimous consent.**

- B. Convergence Research Park Cottage Neighborhood Preliminary Plat: A request Robert Walpole, P.E., of CHW, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of the preliminary plat of the Convergence Research Park Cottage Neighborhood, which proposes the subdivision of a ±14.82 acre subject property into a total of 72 lots with associated common areas and right-of-way; consisting of portions of Tax Parcel Numbers 03929-000-000 and 03969-000-000 (Quasi-Judicial Hearing).

APPLICATION WITHDRAWN; ITEM REMOVED FROM AGENDA.

- C. HighPoint Crossing Small Scale Comprehensive Plan Amendment (SSCPA): A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) from Corporate Park to High Density Residential on a ±27.9 acre subject property; Tax Parcel Number 03049-000-000 (Legislative Hearing).

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

Sergio Reyes, P.E., of eda consultants, inc., provided additional information and availed himself for questions.

Chair Burgess clarified that the analysis of the traffic study showed fewer trips potentially would be generated by future development of the property.

Mr. Reyes responded.

Chair Burgess asked if another traffic study would be required at the time of development of the property.

Mr. Reyes responded.

Chair Burgess inquired about the impact to public schools.

Mr. Reyes responded.

**Member Johns moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment submitted by eda consultants, inc. on behalf of Alachua One, 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 Dave Ferro.**

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

- D. HighPoint Crossing Site-Specific Amendment to the Official Zoning Atlas: (Rezoning): A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Rezoning to amend the Official Zoning Atlas from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on a ±27.9 acre subject property; consisting of a portion of Tax Parcel Number 03049-000-000 (Quasi-Judicial Hearing).

Planning Technician Kenyata Curtis swore in all parties entering testimony.

Principal Planner Tabor presented the Staff Report.

Mr. Reyes, P.E., of eda consultants, inc., provided additional information 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 Site-Specific Amendment to the Official Zoning Atlas submitted by eda consultants, inc. on behalf of Alachua One, 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 Ferro.**

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

- E. Special Exception Permit - Alachua Tire – Automobile Repair and Servicing: A request by Ryan Thompson, AICP of CHW, Inc., applicant and agent for Concept Development, LLC, property owner, for consideration of a Special Exception Permit to allow an automobile repair and servicing use in the Commercial Intensive (CI) zoning district, located at northeast of the intersection of US 441 and NW 161st Terrace; Consisting of Tax Parcel Number 03049-003-000; FLUM: Commercial; Zoning: Commercial Intensive (CI). (Quasi-Judicial Hearing)

Planning Technician Curtis swore in all parties entering testimony.

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

Ryan Thompson, of CHW, Inc., accepted conditions and availed himself for questions.

**Member Hancock moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the 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 Special Exception Permit for an automobile repair and servicing use on Tax Parcel 03049-003-000, subject to the three (3) conditions provided in Exhibit "A" and located on page 13 of the June 14, 2022 Staff Report to the Planning and Zoning Board; seconded by Member Johns.**

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

- F. Site Plan – Alachua Tire : A request by Daniel Young, P.E., of CHW, Inc., applicant and agent, for Concept Development, LLC, property owner, for consideration of a Site Plan to construct a ± 6,952 square foot automobile repair and servicing building with associated site improvements on a ±0.89 acre subject property. Tax Parcel Number 03049-003-000 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Hall presented the Staff Report.

Member Bill Menadier inquired about a cross access easement to connect this parcel to the east.

Principal Planner Hall responded.

Member Menadier inquired about the timing of interconnection between a developing property and an adjacent developed property.

Principal Planner Hall responded.

Member Menadier asked if Planning considers the required access for delivery vehicles.

Principal Planner Hall responded.

Chair Burgess inquired about the required business design standards for the overlay district.

Principal Planner Hall responded.

Ryan Thompson, of CHW Inc., accepted conditions and waived himself for questions.

**Member Hancock moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the 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 Concept Development, LLC., subject to the four (4) conditions provided in Exhibit "A" and located on page 18 of the June 14, 2022 Staff Report to the Planning and Zoning Board; seconded by Member Johns.**

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

- G. LDR Text Amendment: A request by John C Vick III of V3 Capital Group, to amend Article 4, Section 4.3.4 (J) relating to Use-specific Standards for Vehicle Sales and Services (Legislative).

Principal Planner Hall presented the Staff Report.

Member Johns inquired about the proposed buffer requirements between vehicle sales and services uses and residential uses.

Principal Planner Hall responded.

Member Menadier inquired about the minimum distance for fuel stations from schools.

Principal Planner Hall responded.

Member Menadier clarified if the buffer requirements are only for when adjacent to a roadway.

Principal Planner Hall responded.

Member Menadier inquired about the width of a Type D buffer and asked if the plantings could thrive in the buffer.

Bret Dargis, of V3 Capital Group, LLC, availed himself for questions.

**Member Menadier moved to find that the proposed text amendments to the Land Development Regulations are consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Johns.**

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

### **III. BOARD COMMENTS/DISCUSSION**

Department Director Winburn stated the next meeting will be July 12, 2022 at 6:00 p.m.

### **IV. CITIZENS COMMENTS**

None.

### **ADJOURN**

**Member Ferro moved to adjourn; seconded by Member Johns.**

**Passed by unanimous consent.**

ATTEST:

PLANNING AND ZONING BOARD OF THE  
CITY OF ALACHUA, FLORIDA

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Presiding Officer

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Staff Liaison