

# Alachua County Local Planning Agency/ Planning Commission Meeting Minutes: July 19, 2023

The Alachua County Planning Commission held a public meeting on July 19, 2023, at 6:00 p.m. The meeting was held **in person**.

## COMMISSIONERS PRESENT:

Ishmael Rentz, Chair  
Kristen Young, Vice-Chair  
Melissa Norman  
Jancie Vinson  
Raymond Walsh  
Kay Abbitt--School Board Member  
*Diane Bendekovic--Absent*  
*James Ingle--Absent*

## STAFF PRESENT:

Jeff Hays, Director, Growth Management Department  
Mehdi Benkhatar, Planner, Development Services, Growth Management  
Corbin Hanson, Sr. Assistant County Attorney, County Attorney  
Patricia McAllister, Clerk, Development Services, Growth Management  
Joshua Massre, Production Coordinator, Communications Office

## Meeting Called to Order:

**Meeting called to order by Chair Rentz at 6:00 p.m.**

1. APPROVAL OF AGENDA:  
**Motion** was made by *Commissioner Vinson* to **approve** the agenda.  
Motion was **seconded** by *Commissioner Walsh*.  
**Action:** The **agenda** was **approved** with a vote of **5-0**.

Commissioner Young arrived at 6:02 pm

2. APPROVAL OF MINUTES: May 17, 2023  
**Motion** was made by *Commissioner Vinson* to approve the minutes from the May 17, 2023 Local Planning Agency and Planning Commission.  
Motion was **seconded** by *Commissioner Walsh*.  
**Action:** The **minutes** for May 17, 2023 Local Planning Agency and Planning Commission meeting were **approved** with a vote of **6-0**.
3. EXPARTE COMMUNICATION: Corbin Hanson read the statement.  
No Ex Parte Communications were disclosed.
4. PARTY STATUS STATEMENT was read into the record by Assistant County Attorney *Corbin Hanson*.  
*Corbin Hanson* stated there are no party requests for the quasi-judicial application on tonight's agenda.
5. SWEARING IN: *Patricia McAllister* swore in staff and applicant that would be speaking at tonight's meeting.

7. **QUASI-JUDICIAL ITEM: Z23-000002 (Park Place Car Wash Rezone)**

A request by Clay Sweger of eda, inc., agents, for Fouts & Torres & Fouts, owners, to rezone from the R-1b (single-family residential, 4 to 8 units/acre) zoning district to the BH (Highway-oriented businesses) zoning district. The site is a 0.2-acre portion of parcel 06655-013-001. The site has a future land use designation of Tourist/Entertainment, is located in the Oaks Mall Activity Center and has a street address of 7404 NW 4th Blvd.

Staff Presentation:

*Mehdi Benkhatar* presented this application. Staff recommends approval with the bases as noted in the staff report.

Commissioner's Questions:

*None.*

Applicant:

*Clay Sweger*, agent, was present and was available for questions.

No questions for the applicant.

**Motion** was made by *Commissioner Vinson* to recommend **approval** of this application with the bases as noted in the staff report.

Motion was **seconded** *Commissioner Norman*.

**Public Comments:** None

**Action:** **Z23-000002** was **approved** with the bases as noted in the staff report with a unanimous vote of **6-0**.

8 **ATTENDANCE REPORT:** Distributed in packets. No attendance issues.

9. **PLANNING COMMISSIONERS' COMMENTS:**  
*None.*

**Meeting adjourned at 6:10 p.m.**