

Alachua County Local Planning Agency/ Planning Commission Meeting Minutes: May 15, 2024

The Alachua County Planning Commission held a public meeting on May 15, 2024, at 6:00 p.m. The meeting was held **in person**.

COMMISSIONERS PRESENT:

Ishmael Rentz, Chair

Kristen Young, Vice-Chair

Kay Abbitt

Melissa Norman

Barry Rutenberg

Jancie Vinson

Raymond Walsh

James Ingle was not present.

STAFF PRESENT:

Chris Dawson, Principal Planner, Development Services, Growth Management

Mehdi Benkhatar, Planner, Development Services, Growth Management

Corbin Hanson, Sr. Assistant County Attorney, County Attorney Office

Emily Rodriguez, Environmental Protection Department

Patricia McAllister, Clerk, Development Services, Growth Management

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 Rutenberg* to **approve** the agenda.

Motion was **seconded** by *Commissioner Walsh*.

Action: The **agenda** was **approved** with a vote of **7-0**.

2. APPROVAL OF MINUTES: January 17, 2024

Motion was made by *Commissioner Rutenberg* to approve the minutes from the January 17, 2024 meeting.

Motion was **seconded** by *Commissioner Walsh*.

Action: The **minutes** for January 17, 2024, Local Planning Agency and Planning Commission meeting were **approved** with a vote of **7-0**.

3. EX PARTE COMMUNICATION/PARTY STATEMENT/SWEARING IN

Corbin Hanson questioned if there was any Ex Parte Communications. None disclosed.

Corbin Hanson read the party statement into the record and stated are no party requests for tonight's meeting.

Patricia McAllister, clerk, sworn in staff, applicants, and public speakers for tonight's meeting.

4. **Z24-000002 (Sky Frog Special Exception)**

A request by Danika Olivero of CHW, Inc., agent, for William and Marcia Brant, owners, for a special exception to allow agricultural services (tree- trimming /horticultural business) on parcel 07411-003-001. The parcel is in the Agricultural zoning district and has a future land use designation of Rural/Agriculture (1 dwelling unit/5 acres). The parcel is approximately 5.07 acres and has an address of 6115 SW 137th Ave.

Staff Presentation:

Mehdi Benkhatar presented this application. Staff recommend approval of this special exception with bases and conditions as noted in the staff report.

Questions for staff:

Commissioner Walsh questioned whether the current or proposed change allows for any storage of diesel fuel and why the wetland buffer to the South is 75 ft

Commissioner Young questioned whether any change to the property such as expansion would need to be amended or would be another application and the existing accessory buildings on site are sheds or enclosed structures.

Commissioner Norman questioned how far away the urban cluster line is from this property, whether they would need to pave for parking and how close the septic system is to the wetlands toward the South of this property.

Commissioner Rutenberg questioned if there would be any wood storage on this site and if new buildings were added in the future, what standards would apply-current standards or new standards.

Commissioner Vinson complimented the applicant and owners for addressing the concerns of the neighbors.

Applicant: *Danika Oliverio* made a brief presentation and was present and available for questions. *Ms. Oliverio* stated this special exception is for Agriculture services which will be for a tree service and the site will remain the same except where the employee parking will be on site close to the existing limerock road with no tree removal, the already existing perimeter fence with a gate at the front entrance, and the hours of operation from 6:30 am to approximately 6 pm or 7pm at the latest. *Brian Weathers*, Sky Frog manager, stated there are three, five person crews that will arrive in the morning, transfer to their work vehicles and leave the site and return when their workday is complete.

Staff Response:

Mehdi Benkhatar stated that environmental protection would look at any fuel storage on site and the 75-foot wetland buffer to the South is due to the size of that wetland. *Mr. Benkhatar* stated that any changes to the property for any expansion of this operation or any additional parking would require a new application. *Mr. Benkhatar* explained there is an existing home on the property that would be converted into office space and the other accessory structures are concrete block buildings or sheds. *Mr. Benkhatar* stated the Urban Cluster Line is not close to this property, the proposed employee parking areas will not be paved and are close to the existing limerock road and the closest centralized water and sewer line is located within the Urban Cluster boundary.

Chris Dawson stated the standards that apply would be what is required under the Florida Building Code but no new buildings are proposed with this application.

Motion was made by *Commissioner Vinson* to **approve** this application **with the bases and conditions** as noted in the staff report.

Motion was **seconded** *Commissioner Rutenberg*

Public Comments: None

Action: Z24-000002 was **approved** **be with the bases and conditions as noted** in the staff report with a vote of **7-0** (unanimous vote)

5. ATTENDANCE REPORT: Distributed in packets. No attendance issues.

6. PLANNING COMMISSIONERS' COMMENTS:
Commissioner Rentz stated there will not be a Planning Commission Meeting in June but there may be a Planning Commission meeting in July 2024.
Chris Dawson mentioned that the two Planning Commissioners with terms expiring in July 2024 would need to renew their applications and the appointments for these two positions will go to the Board of County Commissioners in July 2024.

Meeting adjourned at 6:45 p.m.