



23718 W US HWY 27
High Springs, Florida 32643

Telephone: (386) 454-1416
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**HIGH SPRINGS PLAN BOARD
CITY COMMISSION CHAMBERS
AGENDA**

October 27, 2020

6:30 P.M.

ZOOM INFORMATION:

Join Zoom Meeting

<https://us02web.zoom.us/j/86344684450>

Meeting ID: 827 6644 5511

One tap mobile

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Meeting ID: 827 6644 5511

Find your local number: <https://us02web.zoom.us/j/86344684450>

CALL BOARD TO ORDER:

BOARD CHAIR- DONALD ALDERMAN

PLEDGE OF ALLEGIANCE:

BOARD CHAIR- DONALD ALDERMAN

ROLL CALL:

PLANNING ASSISTANT – KRISTYN ADKINS

APPROVAL OF MINUTES:

SEPTEMBER 22, 2020

NEW BUSINESS:

1. RESOLUTION NO. PB V 20-01

APPLICATION FROM WINN DIXIE REQUESTING A VARIANCE TO INCREASE THE SIGNAGE LIMIT FROM 100.00 SQUARE FEET to 197.12 SQUARE FEET WITHIN A COMMERCIAL (C-3) ZONING.

ANYONE WISHING TO SPEAK TO BE SWORN IN.

- A. CHAIR OPENS PUBLIC HEARING FOR PUBLIC INPUT
- B. CHAIR CLOSES PUBLIC HEARING.
- C. DISCUSSION ON RESOLUTION NO. PB V 20-01

AJOURN

PLEASE NOTE : PURSUANT TO SECTION 286.015, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLAN BOARD WITH RESPECT TO ANY MATTER CONSIDERED DURING THIS MEETING, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, A PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMODATIONS TO PARTICIPATE IN CITY MEETING SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 23718 W US HWY 27 HIGH SPRINGS, FLORIDA 32643. TELEPHONE (386) 454-1416 EXT 7237

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**HIGH SPRINGS
PLAN BOARD MEETING
MINUTES
SEPTEMBER 22, 2020**

Meeting called to order by Donald Alderman at 6:35PM.

Pledge of Allegiance: Donald Alderman

ROLL CALL PLAN BOARD:

Donald Alderman - Present
Ronald Wilson - Present
Eyvonne Andrews - Present
Sonja Wilson - Present
Michael Kearney - Absent

STAFF PRESENT:

Kristyn Adkins, Planning Assistant
Kevin Mangan, Public Information Officer
Rich Maltby, City Attorney

APPROVAL OF AGENDA:

Member Eyvonne Andrews motion to approve meeting minutes from August 28, 2020. Member Sonja Wilson Second. Motion passed 5-0.

BUSINESS ITEM

1. Resolution No. Z20-04 (Safeca Rezoning)

Attorney read resolution and asked if there was any outside communication. There was none among the Plan Board or City staff.

The attorney swore in the following:

- Bruce Gillingham
- Kristyn Adkins
- Craig Brashier
- Dan Frost
- Marilyn Polen

- Don Polen
- Pam Landis
- Cindy Pearce

City staff gave an overview of the area involved in the rezoning and what it meant.

Craig Brashier, who is the agent of the applicant, gave a brief presentation.

Dan Frost spoke of his concerns regarding the density increase from R1A to R3.

Pam Landis spoke of his concerns regarding the increase of density from R1A to R3 as well. Ms. Landis is concerned about the impacts to water, sewer, schools, traffic, greenspace, nature, etc. She further stated they were originally told it would be 5 acre lots.

Bruce gave a brief summary of Bailey Phase 2.

Pam asked what the benefit to the City was to the City. Pam stated she was against the rezoning.

Dan Frost spoke regarding the population increase, and regarding his backyard and how if developed he would be looking at the back of someone's house.

Jennifer Castleman was sworn in, and her comment regarding potential negative development impacts was read.

Cindy Pearce attempted to make a comment, but due to technical issues on her end was unable to. City staff asked her to make a comment via the chat function instead, but none was made.

Michael Kearney made a comment on the process and that this was the first step. The attorney further clarified this item.

No more comments were made from the public, staff, or applicant. The board deliberated on the item.

Ron Wilson motion for approval. Michael Kearney Second.

Donald Alderman – Yes

Ronald Wilson – Yes

Eyvonne Andrews – No

Sonja Wilson – No

Michael Kearney – Yes

Motion passed 3-2.

Eyvonne Andrews motion to close the meeting. Sonja Wilson second. Motion passed 5-0.

Meeting adjourned at 7:23PM.



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October 20, 2020

Mr. Joel DeCoursey Jr.
City Manager
City of High Springs
23718 West U.S. Highway 27
High Springs, FL 32643-2107

TRANSMITTED VIA ELECTRONIC MAIL ONLY
SIGNED ORIGINAL ON FILE

RE: Application No. V 20-01 (Winn Dixie Stores Leasing LLC)

Resolution
Concerning a Variance

Dear Joel:

Please find enclosed the above referenced resolution.

The City Attorney should review the resolution as to legal form and sufficiency.

Subsequent to adoption of the resolution, please send a copy of the signed resolution to me.

If you have any questions concerning this matter, please do not hesitate to contact Sandra Joseph, Senior Planner, at 352.955.2200, ext. 111.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

SRK/cf

xc: Kristyn Adkins, Planning Assistant
Tiana Foster, Municipal Assistant
Richard Maltby, Esq., Attorney
Jenny L. Parham, City Clerk
Dralynn Swick, Secretary to the City Manager
Andrea True, Esq., Attorney
S. Scott Walker, Esq., City Attorney

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RESOLUTION NO. PB V 20-01

A RESOLUTION OF THE PLAN BOARD OF THE CITY OF HIGH SPRINGS, FLORIDA, GRANTING A VARIANCE AS AUTHORIZED UNDER SECTION 12.02.01 OF THE CITY OF HIGH SPRINGS LAND DEVELOPMENT CODE, AS AMENDED; PROVIDING FOR A VARIANCE AS PROVIDED FOR IN ARTICLE VIII, SECTION 8.10.07(2)(C) OF THE LAND DEVELOPMENT CODE TO INCREASE THE SIGNAGE LIMITATION FROM 100.00 SQUARE FEET TO 197.12 SQUARE FEET FOR A VARIANCE OF 97.12 SQUARE FEET WITHIN A COMMERCIAL (C-3) ZONING DISTRICT ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF HIGH SPRINGS, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of High Springs Land Development Code, as amended, hereinafter referred to as the Land Development Code, empowers the Plan Board of the City of High Springs, Florida, hereinafter referred to as the Plan Board, to grant or to deny variances as authorized under Section 12.02.01 of the Land Development Code;

WHEREAS, an application for a variance, as described below, has been filed with the City;

WHEREAS, pursuant to the Land Development Code, the Plan Board, held the required public hearing, with public notice having been provided, on said application for a variance, as described below, and reviewed and considered all comments received during said public hearing concerning said application for a variance, as described below;

WHEREAS, the Plan Board, has found that they are empowered under Section 12.02.01 of the Land Development Code to grant or to deny said application for a variance, as described below;

WHEREAS, the Plan Board has determined and found that the granting of said application for a variance, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Plan Board has determined and found that:

- (a) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- (b) Such special conditions and circumstances do not result from the actions of the applicant;
- (c) Granting the variance requested will not confer on the applicant a special privilege that is denied by the Land Development Code to other lands, buildings or structures in the same zoning district;
- (d) Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and would work unnecessary and undue hardship on the applicant;
- (e) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
- (f) Granting of the variance will be in harmony with the general intent and purpose of the Land Development Code, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN BOARD OF THE CITY OF HIGH SPRINGS, FLORIDA, THAT:

Section 1. Pursuant to an application, V 20-01, by Entera, LLC, as agent for Winn Dixie Stores Leasing LLC,, requesting a variance be granted to the requirements of Article VIII, Section 8.10.07(2)(c) of the Land Development Code, the Plan Board hereby grants a variance to increase the signage limitation from 100.00 square feet to 197.12 square feet for a variance of 97.12 square feet within a COMMERCIAL (C-3) zoning district in accordance with a site plan submitted as part of an application dated September 28, 2020, to be located on property described, as follows:

Parcel Number: 00233-001-002

A parcel of land located in Section 34, Township 7 South, Range 17 East, Alachua County, Florida, being more particularly described as follows: Commence at the Southwest corner of Block 9, Hamilton Estates, as recorded in the Public Records of Alachua County, Florida; thence North 87°19'00" East, along the South line of said Block 9, a distance of 119.77 feet to the Northeasterly right-of-way line of U.S. Highway Number 41 and 441 (State Road 25); thence North 36°50'00" West, along said Northeasterly right-of-way line of U.S. Highway Number 41 and 441 (State Road 25), a distance of 295.54 feet; thence North 87°19'00" East 181.62 feet; thence North 02°41'00" West 227.00 feet to the Northwest corner of Lot 10, Block 4 of said Hamilton Estates, as recorded in the Public Records of Alachua County, Florida; thence North 87°19'00" East, along the North line of Blocks 4 and 7 of said Hamilton Estates, as recorded in the Public Records of Alachua County, Florida, 292.00 feet; thence South 02°41'00" East 62.00 feet; thence South 87°19'00" West 22.50 feet; thence South 02°41'00" East 409.29 feet; thence South 87°19'00" West 284.79 feet to the Point of Beginning.

Containing 3.50 acres, more or less.

Section 2. All resolutions or parts of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED in regular session with a quorum present and voting by the Plan Board this 27th day of October 2020.

PLAN BOARD OF THE
CITY OF HIGH SPRINGS, FLORIDA

Kristyn Adkins, Secretary to the Plan Board

Donald Alderman, Chair