



23718 W US HWY 27  
High Springs, Florida 32643

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**HIGH SPRINGS PLAN BOARD  
CITY COMMISSION CHAMBERS  
AGENDA**

**January 26, 2020**

**6:30 P.M.**

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**ZOOM INFORMATION:**

Join Zoom Meeting

<https://us02web.zoom.us/j/88691473788>

Meeting ID: 886 9147 3788

One tap mobile

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Meeting ID: 886 9147 3788

Find your local number: <https://us02web.zoom.us/j/88691473788>

**CALL BOARD TO ORDER:**

**BOARD CHAIR- DONALD ALDERMAN**

**PLEDGE OF ALLEGIANCE:**

**BOARD CHAIR- DONALD ALDERMAN**

**ROLL CALL:**

**PLANNING ASSISTANT – KRISTYN ADKINS**

**APPROVAL OF MINUTES:**

**NOVEMBER 24, 2020**

**NEW BUSINESS:**

**1. RESOLUTION NO. Z 20-05 (SEVENTH DAY ADVENTIST REZONING)**

AN APPLICATION BY THE FLORIDA CONFERENCE ASSOCIATION SEVENTH DAY ADVENTISTS TO REZONE PARCEL #03040-000-000 FROM R1 TO C3.

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

## **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  
November 24, 2020**

Meeting called to order by Donald Alderman at 6:34PM.

Pledge of Allegiance: Donald Alderman

**ROLL CALL PLAN BOARD:**

Chair Donald Alderman - Present

Vice Chair Ronald Wilson – Present (arrived late)

Member Eyvonne Andrews – Present (arrived late)

Member Michael Kearney - Present

Member Bradley Riddle - Present

**STAFF PRESENT:**

Kristyn Adkins, Planning Assistant  
Rich Maltby, Attorney

Chair Donald Alderman spoke regarding the Plan Board making decisions. He reiterated that they were there to make decisions based on code, not personal feelings. He stated that even if neighbors or residents were opposed to an item they had to make the call based on whether it was against code.

**APPROVAL OF AGENDA:** September 22<sup>nd</sup>, 2020

**Motion by Mike Kearney to approve the minutes as presented.  
Second Brad Riddle  
Motion carried 3-0.**

### **BUSINESS ITEM PB V 20-01 (Winn Dixie Variance)**

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.

City Attorney read resolution PB V 20-01. He asked if any of the plan board members had any outside communications on the item. The plan board did not.

City Attorney swore in the following:

- Kathy Mercado
- Brian Mulvaney
- Kristyn Adkins

City staff gave a summary of the item.

The applicant's representative, Kathy Mercado spoke regarding how far Winn Dixie is set back from the road which is why they want a larger sign.

Member Eyvonne Andrews and Member Ron Wilson connected via zoom to the meeting at this time.

The public had no comments.

Member Brad Riddle asked a question regarding a structural component of the sign, specific to how it is being attached to the façade and whether any wood would remain exposed to the elements.

Kristyn Adkins responded that this variance was only for the size of the sign, not an approval of anything building code related. Winn Dixie would still need to get a permit through the building department, where the building official would review the plans for compliance. The signs would also be inspected upon completed. Kristyn Adkins noted that she would leave a note for the building official regarding the concern.

Mike Kearney spoke regarding considering the beauty of the area and the sign change being worthwhile aesthetically. He stated that it was just the letters that would be larger and nothing more than that.

Kathy Mercado stated the size of the proposed Winn Dixie sign and that the 'Food' of the 'Food + Pharmacy' would be removed.

No additional comments were made.

**Motion by Mike Kearney to approve item PB V 20-01.  
Second Ron Wilson.  
Motion carried 5-0.**

**BUSINESS ITEM PZ/LPA LDC 20-01**

Resolution to amend the High Springs Land Development Code Table 2.02.01 entitled Allowable Uses in Zoning Districts to change where towers and related structures are allowed.

City Attorney read PZ/LPA LDC 20-01.

No public discussion or additional people sworn in.

Mike commented that we might want to look into additional edits in the future because as it currently reads someone could potentially put a 45-foot tower in a residential area.

Kristyn Adkins stated that it was true towers under 50 feet could potentially go in a residential area but would have to go to Plan Board and Commission as a Conditional Use first.

**Motion by Mike Kearney to approve item PZ/LPA LDC 20-01.  
Second Brad Riddle.  
Motion carried 5-0.**

**Brad Riddle motion to adjourn.  
Mike Kearney second.  
Donald Alderman adjourned the meeting at 7:01PM.**