



**Planning and Zoning Board  
Minutes  
October 13, 2015**

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**Chair Virginia Johns**

Vice Chair Gary Thomas

Member Fred Hilton

Member Dayna Roper-Miller

Member Anthony B. Wright

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**Planning and Zoning Board  
At 6:30 PM**

to address the item(s) below.

**Meeting Date:** October 13, 2015

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

MEMBERS PRESENT: Virginia Johns, Gary Thomas, Anthony Wright, Fred Hilton, Dayna Miller, STAFF  
PRESENT: Traci Cain, Marian Rush, Kathy Winburn, Justin Tabor, Adam Hall, Michelle Lightsey

**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.**

**PLANNING AND ZONING BOARD MEETING MINUTES**

**CALL TO ORDER**

Chair Virginia Johns called the meeting to order. All Board Members were present.

**INVOCATION**

Member Anthony Wright led the Invocation.

**PLEDGE TO THE FLAG**

The Board led the Pledge of Allegiance.

## APPROVAL OF THE AGENDA

**Vice Chair Gary Thomas motioned to accept the agenda; seconded by Member Dayna Miller. Passed by unanimous consent.**

### I. OLD BUSINESS

None

### II. NEW BUSINESS

- A. Approval of Minutes from September 8, 2015

**Vice Chair Gary Thomas motioned to accept the minutes; seconded by Member Fred Hilton. Passed 5 - 0 in a roll call vote.**

- B. City Attorney reading of Form 8B

City Attorney Marian Rush read Form 8B.

- C. Preliminary Plat: A request by Daniel Young, PE, LEED AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent, for Duration Builders, Inc., property owner, for consideration of the preliminary plat of Heritage Oaks Phase II, which proposes the subdivision of the ±17.25 acre property into 44 lots. Tax Parcel No. 03053-001-000. (Quasi-Judicial Hearing)

Planning Assistant Michelle Lightsey swore in all parties entering testimony in the hearing.

Principal Planner Justin Tabor presented the Staff Report.

Chair Virginia Johns requested clarification concerning the stormwater basin.

Principal Planner Justin Tabor clarified this stormwater basin is in phase II and would remediate certain areas in phase I.

Robert Walpole of Causseaux, Hewett, & Walpole, Inc. availed himself for questions.

**Board Member Fred Hilton moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and 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 transmits the application to the City Commission, with a recommendation to approve; seconded by Member Dayna Miller.**

Chair Virginia Johns opened the floor for citizen comments.

Planning Assistant Michelle Lightsey swore in additional parties entering testimony in the hearing.

Richard Bridges requested clarification concerning the fencing along the northern property line and the maintenance of the fence in the future.

Robert Walpole of Causseaux, Hewett, & Walpole, Inc., responded that the fencing would be maintained by the homeowner association.

**Passed by roll call vote 5 - 0.**

- D. Large Scale Comprehensive Plan Amendment: A request By Craig Brashier, AICP of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Thomas R. Sperring and Phyllis Sperring/ Tom R. and Associates, LLC., property owners, for a request to amend the Future Land Use Map (FLUM) Designation from Rural Employment Center (Alachua County) to Industrial (45.42 ac.), Commercial (18.02 ac.), and Community Commercial (1 ac.) on an approximate 64.4 acre subject property. Tax parcel numbers 05855-002-000, 05855-003-000, 05962-001-000, 05962-002-000 (Legislative)

Planning Assistant Michelle Lightsey swore in all parties entering testimony in the hearing.

Planner Adam Hall presented the Staff Report.

Craig Brashier, AICP of Causseaux, Hewett, & Walpole, Inc., availed himself for questions.

Member Fred Hilton requested clarification on the traffic analysis.

Planner Adam Hall clarified how the analysis was conducted.

**Vice Chair Gary Thomas motioned that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and 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 transmits the proposed Large Scale Comprehensive Plan Amendment to the City Commission, with a recommendation to approve; seconded by Member Anthony Wright.**

Chair Virginia Johns opened the floor for citizen comments.

Planning Assistant Michelle Lightsey swore in additional parties entering testimony in the hearing.

Michael Lowe requested clarification on access to the property.

Craig Brashier, AICP of Causseaux, Hewett, & Walpole, Inc., clarified the property frontage adjacent to U.S. 441 would more than likely be the access point to the property.

**Passed 5 - 0 on a roll call vote.**

- E. Amendment to the Official Zoning Atlas: A request by Craig Brashier, AICP of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Thomas R. Sperring and Phyllis Sperring/ Tom R. and Associates, LLC., property owners, for a request to amend the Official Zoning Atlas from Industrial Services and Manufacturing ("MP") (Alachua County) to Light and Warehouse Industrial ("ILW") (45.42 ac.), Commercial Intensive ("CI"), (18.02 ac.) and Community Commercial ("CC") (1 ac.) on an approximate 64.4 acre subject property. Parcel numbers 05855-002-000, 05855-003-000, 05962-001-000, 05962-002-000 (Quasi-Judicial Hearing)

City Attorney Marian Rush clarified that anyone who was sworn in prior to the beginning of Item D is sworn in for both Items D and E.

Planner Adam Hall presented the Staff Report.

Member Dayna Miller questioned whether there were any karst sensitive features located on this property.

Planner Adam Hall clarified that no karst sensitive features were located on the property.

Craig Brashier, AICP of Causseaux, Hewett, & Walpole, Inc. availed himself for questions.

**Member Fred Hilton motioned that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and 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 transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve; seconded by Member Dayna Miller. Passed 5 - 0 in a roll call vote.**

### III. BOARD COMMENTS/DISCUSSION

None

### IV. CITIZENS COMMENTS

None

### ADJOURN

**Member Dayna Miller motioned to adjourn; seconded by Member Anthony Wright. 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