



Planning and Zoning Board Minutes December 8, 2015

Chair Virginia Johns

City Manager Traci L. Gresham

Vice Chair Gary Thomas

Member Fred Hilton

Member Dayna Roper-Miller

Member Anthony B. Wright

DRAFT

**Planning and Zoning Board
At 6:30 PM**
to address the item(s) below.

Meeting Date: December 8, 2015

Meeting Location: James A. Lewis Commission Chambers

MEMBERS PRESENT: Virginia Johns, Gary Thomas, Fred Hilton, Dayna Miller STAFF Present: Traci Gresham, Adam Boukari, Scott Roane, Marian Rush, Kathy Winburn, Justin Tabor, Adam Hall, Michelle Lightsey

<p>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.</p>
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<h3>PLANNING AND ZONING BOARD MEETING MINUTES</h3>

CALL TO ORDER

Chair Virginia Johns called the meeting to order. Board Member Anthony Wright was absent.

INVOCATION

Vice Chair Gary Thomas led the Invocation.

PLEDGE TO THE FLAG

The Board led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

Chair Virginia Johns asked if there were any changes to the agenda.

Planning Director Kathy Winburn indicated that Item D under New Business is withdrawn, and will be brought back to the Board during the first quarter of next year.

Member Fred Hilton motioned to accept the amended agenda; seconded by Vice Chair Gary Thomas. Passed by unanimous consent.

I. OLD BUSINESS

None

II. NEW BUSINESS

- A. Approval the Minutes from October 13, 2015

Member Fred Hilton motioned to accept the minutes; seconded by Member Dayna Miller. Passed by unanimous consent.

- B. Site Plan: a request by Daniel H. Young, P.E., of CHW, Inc., Applicant and Agent for the City of Alachua, for consideration of a Site Plan for a proposed 8,003 square foot building and a proposed 9,902 square foot building on a +/- 10.90 project site (Parcel No. 05949-019-000) (Quasi-Judicial)

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

Planner Adam Hall presented the Staff Report.

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 approves the Site Plan, subject to the two (2) conditions provided in Exhibit "A" of the December 8, 2015 Staff's Report to the Planning and Zoning Board; seconded by Vice Chair Gary Thomas. Motion Passed 4 - 0 in a roll call vote.

- C. Benton Hills Preliminary Plat: A request by James J. Meehan, P.E., applicant and agent, for Golden Pond Farms Inc. and Florida Timber Company, property owner, for consideration of the subdivision of the ±81.14 acre property into 210 lots. Tax Parcel Nos. 03044-010-002; 03044-010-003; 03044-011-001; 03044-011-002; 03044-011-003 (Quasi-Judicial Hearing)

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

Principal Planner Justin Tabor presented the Staff Report.

Vice Chair Gary Thomas requested clarification concerning sprinkling of the buildings.

Principal Planner Justin Tabor stated fire protection standards are established by the National Fire Protection Association (NFPA).

School Board Member Rob Hyatt requested clarification on school capacity determinations.

Principal Planner Justin Tabor responded that subdivisions with 50 or more lots are reviewed by the School Board. If a subdivision has less than 50 lots, the City would make the capacity determination.

James J. Meehan, P.E. agent for Golden Pond Farms Inc. & Florida Timber Company availed himself for questions.

City Attorney Marian Rush asked if the applicant agrees with all (4) conditions proposed by staff.

James J. Meehan, P.E. responded that the applicant agrees to all (4) conditions proposed by the staff.

Vice Chair Gary Thomas 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, subject to the (4) conditions provided in Exhibit "A" of the December 8, 2015, Staff Report to the Planning and Zoning Board; seconded by Member Fred Hilton.

Jerard Murphy requested clarification concerning water pressure and traffic.

James J. Meehan, P.E. agent for the applicant, explained that a by pass lane would be installed at the entrance of the subdivision to assist with traffic flow. Mr. Meehan also stated that the water flow is sufficient for daily use.

David Lowney requested deferment of the item, and commented on the density of lots adjacent to Meadowglen Subdivision, and a lower speed limit on CR 235A in the area of Meadowglen and Benton Hills.

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

Linda Davis requested clarification concerning drainage and water pressure, and commented on students walking to school.

James J. Meehan, P.E. agent for the applicant, explained how the drainage is designed for the Benton Hills property and clarified that Meadowglen has enough water pressure to meet potable demands, and further stated that Benton Hills will not diminish any water service in Meadowglen.

Carla Lofthouse requested clarification concerning the retention area located in the northwest corner of the project, mosquito control in the retention area, and traffic.

James J. Meehan, P.E. agent for the applicant, explained that the retention area is a shallow basin designed for the 100 year storm. He agreed with comments to lower the speed limit along CR 235A.

Jack Cherry requested clarification concerning the entrance to the new subdivision relative to NW 171st Place, requested information about the amount of green space proposed, and inquired if any apartment buildings or shopping centers were going to be built on the property.

Principal Planner Justin Tabor clarified the location of the proposed subdivision entrance is located more than 125 feet from NW 171st Place, which exceeds the City's requirements. Mr. Tabor stated that the proposed use of the property is single family residential development and no apartments or shopping centers could be built on this property. He indicated that the development plan does show several open common areas and the City's code requires a minimum of 10% of parks or green space and this development exceeds the City's requirement. The developer has included a 40 foot buffer between Meadowglen and Benton Hills. The lots that are adjacent to Meadowglen subdivision are larger and the smaller lots are located on the south end of the property.

David Lowney requested clarification concerning density.

Principal Planner Justin Tabor responded that the property is zoned RSF-4 which allows (4) units per acre. The plat is consistent with the zoning.

Jerard Murphy requested clarification concerning (3) sinkholes located on the property.

Principal Planner Justin Tabor stated the applicant submitted an environmental report that identified a potential sinkhole on the southern end of the property. He indicated that when construction plans are presented the developer will have to show compliance with the City's code in reference to the sinkhole.

Member Fred Hilton asked Staff if the applicant met all requirements of the City of Alachua to proceed with this plat.

Principal Planner Justin Tabor commented that based upon Staff's recommendation to the Board, Staff finds the applicant has met the requirements of the Comprehensive Plan and the Land Development Regulations.

Member Fred Hilton commented that in some cases the proposed plat has exceeded the requirements.

Principal Planner Justin Tabor confirmed that was a fair assessment.

Motion Passed 4 -0 roll call vote.

- D. Land Development Regulations Amendment: Application by the City of Alachua Amending Subsection 4.1.2 – Table of Allowed Uses; Amending Subsection 4.3 – Use Specific Standards, by Creating Subsections 4.3.2 (E) (3), 4.3.3 (A) (7), and 4.3.4 (D) (2); Amending Subsection 10.2- Definitions; Amending Subsection 3.7.2 (C) (4); Relating to the Regulating of Marijuana Dispensaries, Medical Marijuana Cultivating Sites, and Medical Marijuana Processing Sites (Legislative Hearing)

This item was withdrawn from the agenda

III. BOARD COMMENTS/DISCUSSION

The Board discussed the procedures for public comments.

IV. CITIZENS COMMENTS

Assistant City Manager Adam Boukari clarified that the applicant for Benton Hills did not investigate the water/fire flow for Meadowglen Subdivision.

City Attorney Marion Rush clarified that stormwater runoff for Benton Hills could not effect the Meadowglen Subdivision per the provisions of the LDR's.

ADJOURN

Member Fred Hilton motioned to adjourn; seconded by Member Dayna Miller. Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison

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