



## **Planning and Zoning Board Minutes January 10, 2017**

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**Chair Gary Thomas**

**City Manager Traci L. Gresham**

Vice Chair Dayna Miller

Member Fred Hilton

Member Anthony Wright

Member Virginia Johns

School Board Member Rob Hyatt

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**Planning and Zoning Board  
At 6:00 PM**  
to address the item(s) below.

**Meeting Date:** January 10, 2017

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

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| <p><b>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.</b></p> |
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| <h3><b>PLANNING AND ZONING BOARD MEETING MINUTES</b></h3> |
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#### **CALL TO ORDER**

Chair Gary Thomas called the meeting to order. Member Anthony Wright was absent at the call to order. Mr. Wright arrived at approximately 6:10 pm.

#### **INVOCATION**

Member Virginia Johns led the invocation.

#### **PLEDGE TO THE FLAG**

The Board led the Pledge of Allegiance.

## APPROVAL OF THE AGENDA

There were no changes to the Agenda.

### I. OLD BUSINESS

None.

### II. NEW BUSINESS

- A. Approval of the Minutes of the December 13, 2016 PZB Meeting

**Member Fred Hilton motioned to accept the minutes; seconded by Member Virginia Johns. Passed by unanimous consent.**

- B. Site Plan: Holiday Inn, Alachua: A request by Sergio Reyes, P.E., of eda, inc., applicant and agent for Hipp Investments, LLC, property owners for consideration of a Site Plan for the construction of a ±58,821 sf (92 room) hotel on a ±4.24 acre subject property. Tax Parcel Number 03053-001-001 (Quasi-Judicial Hearing).

City Attorney Marian Rush read Form 8B, Memorandum of Voting Conflict, into the record.

Assistant Deputy City Clerk Melanie Anne Westmoreland swore in parties entering testimony during the hearing.

Planner Adam Hall, AICP, presented the Staff Report.

Sergio Reyes, P.E., of eda, inc., Applicant and Agent for the property owners, acknowledged the applicant's agreement to the conditions recommended by Staff and availed himself for questions.

The Board asked questions of the Applicant and Staff related to screening, elevation and parking spaces.

Planner Adam Hall, AICP and Sergio Reyes, PE, responded to questions.

**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 six (6) conditions provided in Exhibit "A" and located on page 22 of the January 10, 2017, Staff Report for the Planning and Zoning Board; seconded by Member Dana Miller.**

Assistant City Manager Adam Boukari swore in Mr. Tom McKercher. Mr. McKercher stated that he is President of the Heritage Oaks Property Owners Association. Mr. McKercher commented on the utility easement and the proposal for the retaining wall between the pool area and the neighborhood. Sergio Reyes, Applicant and Agent for property owners, responded to Mr. McKercher's questions.

**With Member Virginia Johns abstaining, passed 4-0 on a roll call vote.**

### III. BOARD COMMENTS/DISCUSSION

None.

#### **IV. CITIZENS COMMENTS**

None.

#### **ADJOURN**

ATTEST:

PLANNING AND ZONING BOARD OF THE  
CITY OF ALACHUA, FLORIDA

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Presiding Officer

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Staff Liaison