



Planning and Zoning Board Minutes February 14, 2017

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

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

Meeting Date: February 14, 2017

Meeting Location: James A. Lewis Commission Chambers, City Hall

<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 Gary Thomas called the meeting to order. Members Virginia Johns and Anthony Wright were absent.

INVOCATION

Chair Gary Thomas 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.

Member Fred Hilton motioned to accept the agenda as published; seconded by Vice Chair Dayna Miller. Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the January 10, 2017 PZB Meeting

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

- B. Certificate of Appropriateness: A Request by Derek Hickman of Hickman Metal Roofing, Applicant and Agent for Patricia Utter, Property Owner, for Alterations to an Existing Structure, located at 14806 NW 142nd Terrace (Tax Parcel No. 03640-001-000) (Quasi-Judicial Hearing)

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

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Don Hickman, of Hickman Metal Roofing, Applicant and Agent for the property owner, availed himself for questions.

Vice Chair Dayna Miller asked for clarification concerning the number of structures on the property.

Don Hickman responded to the question.

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 application for a Certificate of Appropriateness; seconded by Vice Chair Dayna Miller.

Motion Passed 3-0 on a roll call vote.

- C. Site Plan: Copeland Park, Phase 1: A request by Daniel Young, P.E., LEED A.P., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for ADC Development & Investment Group, LLC, property owner, for consideration of a Site Plan for the construction of a ±13,330 square foot building and a ±11,750 square foot building, consisting of a ±5.26 acre subject property. A portion of Tax Parcel Number 03230-002-000 and a portion of Tax Parcel Number 03927-000-000 (Quasi-Judicial Hearing).

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

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Daniel Young, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., Applicant and Agent for the

property owner, acknowledged the applicant's agreement to the conditions recommended by Staff and availed himself for questions.

Vice Chair Dayna Miller asked for clarification concerning the applicability of the exemption from the subdivision standards and the proposed lot split/reconfiguration, and if there is a known occupant for the buildings.

Daniel Young, P.E., LEED AP, responded to the questions.

Vice Chair Dayna Miller 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 four (4) conditions provided in Exhibit "A" and located on page 19 of the February 14, 2017 Staff Report to the Planning & Zoning Board; seconded by Member Fred Hilton.

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Motion Passed 3-0 on a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Planning & Community Development Director Kathy Winburn, AICP, stated that a Planning & Zoning Board Meeting will be held on March 14.

Member Fred Hilton asked if there may be a mechanism that could be implemented to permit administrative review of certain proposals to alter structures within the Historic Overlay District.

City Attorney Marian Rush responded to the question, and upon consultation with the Planning & Community Development Director it was stated that Staff can research if such a mechanism could be implemented.

IV. CITIZENS COMMENTS

None.

ADJOURN

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison