



A City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Board Minutes July 12, 2016

Chair Gary Thomas
Vice Chair Dayna Miller
Member Fred Hilton
Member Anthony Wright
Member Virginia Johns
School Board Member Rob Hyatt

City Manager Traci L. Gresham

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

Meeting Date: July 12, 2016

Meeting Location: James A. Lewis Commission Chambers

MEMBERS PRESENT: Gary Thomas, Dayna Miller, Fred Hilton, Anthony Wright, Virginia Johns
STAFF PRESENT: Traci Gresham, 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 Gary Thomas called the meeting to order. School Board Member Rob Hyatt was absent.

INVOCATION

Member Anthony Wright led the Invocation.

PLEDGE TO THE FLAG

The Board led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

Member Fred Hilton motioned to accept the agenda as published, seconded by Member Virginia Johns. Passed by unanimous consent.

I. OLD BUSINESS

None

II. NEW BUSINESS

- A. Approval of the Minutes from June 14, 2016

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

- B. Small Scale Comprehensive Plan Amendment: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for 10.47, LLC. and Wyndswept Hills, LLC, property owners, to amend the Future Land Use Map (FLUM) Designation from Community Commercial to High Density Residential (± 1.8 ac.), and from High Density Residential to Community Commercial (± 3.5 ac.) on an approximate ± 5.3 acre subject property. Consisting of Tax Parcel Number 03869-006-000 and portions of Tax Parcel Numbers 03869-009-000 and 03869-007-000 (Legislative Hearing.)

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

Planner Adam Hall, AICP, presented the Staff Report for items 2B and 2C.

Ryan Thompson, AICP of CHW, Inc. Applicant/ Agent for the property owner, provided a presentation for items 2B and 2C and availed himself for questions.

Board Member Fred Hilton moved that based upon the competent substantial evidence presented at the 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 Small Scale Comprehensive Plan Amendment to the City Commission, with a recommendation to approve; seconded by Member Anthony Wright.

Robert Lilkendey, a contiguous property owner, stated his concerns regarding the application and on the proximity of commercial uses to existing residential uses.

Planner Adam Hall, AICP, responded to his concerns.

Ryan Thompson, AICP, of CHW, Inc. Applicant/Agent for the property, clarified the current land use and zoning of the property.

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

Eric Newman, a contiguous property owner, stated his concerns regarding the proposed commercial designation of property at the entrance to the existing residential area.

Denise McCollum, a contiguous property owner, stated concerns regarding the proposed commercial designation.

Motion Passed 5 - 0 in a roll call vote.

- C. Site-Specific Amendment to the Official Zoning Atlas: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for 10.47, LLC and Wyndswept Hills, LLC. owners, to amend the Official Zoning Atlas from Planned Development-Commercial (“PD-COMM”) to Residential Multifamily-15 (“RMF-15”) and Community Commercial (“CC”) on an approximate 18 acre subject property. Consisting of Tax Parcel Numbers 03869-006-000, 03869-007-000 and 03869-009-000 (Quasi-Judicial Hearing.)

Planner Adam Hall, AICP, requested the Staff presentation for the preceding item be incorporated into the record for this hearing.

Member Anthony Wright 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 Virginia Johns. Motion Passed 5 - 0 in a roll call vote.

- D. Small Scale Comprehensive Plan Amendment: A request by Clay Sweger, AICP, LEED AP, of eda engineers – surveyors – planners, inc., applicant and agent for the AMES/Detrick Truck Company, property owner, to amend the Future Land Use Map (FLUM) Designation from Industrial to Commercial on a ±9.32 acre subject property. Consisting of a portion of Tax Parcel Number 05920-001-002 (Legislative Hearing.)

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

Principal Planner Justin Tabor, AICP presented the Staff Report for items 2D and 2E.

Clay Sweger, AICP, LEED AP, Applicant/Agent for the property, provided a presentation and availed himself for questions.

Board Member Fred Hilton moved that based upon 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 transmits the proposed Small Scale Comprehensive Plan Amendment to the City's Future Land Use Map to the City Commission, with a recommendation to approve; seconded by Vice Chair Dayna Miller.

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Susan Wigglesworth stated her concerns regarding the application and cited existing activity that occurs at the Polaris of Gainesville dealership.

Shane Pontz stated his concerns regarding the application and cited existing activity that occurs at the Polaris of Gainesville dealership.

City Attorney Marian Rush clarified that the Turkey Creek Homeowners Association receives a copy of the mailed notices for public hearings on land use changes and rezonings.

Motion Passed 5 - 0 in a roll call vote.

- E. Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, LEED AP, of eda engineers – surveyors – planners, inc., applicant and agent for the AMES/Detrick Truck Company, property owner, to amend the Official Zoning Atlas from Light and Warehouse

Industrial (ILW) to Commercial Intensive (CI) on a ±9.32 acre subject property. Consisting of a portion of Tax Parcel Number 05920-001-002 (Quasi-Judicial Hearing.)

Principal Planner Justin Tabor, AICP, requested the Staff presentation for the preceding item be incorporated into the record for this hearing.

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 Virginia Johns. Passed 5 - 0 in a roll call vote.

- F. Site Plan: Emerick Pediatric Office- A Request by Sergio Reyes, P.E., of eda engineers-surveyors-planners, inc., Applicant and Agent for A. Mason Grace Rentals, LLC., Property Owner, for Consideration of a Site Plan for a Proposed +/- 5,145 Square Foot Building on a +/- 2.42 Acre Project Site, Tax Parcel Number 03053-001-005 (Quasi-Judicial Hearing.)

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

Planner Adam Hall, AICP presented the Staff Report.

Sergio Reyes, P.E., eda engineer-surveyors-planners, inc., Applicant/Agent for the property, provided a presentation and availed himself for questions.

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

Sergio Reyes, P.E. eda engineer-surveyors-planners, inc., Applicant/Agent for the property, agreed with the (4) four conditions proposed by Staff.

Member Fred Hilton requested clarification concerning fire suppression.

Planner Adam Hall, AICP, clarified that sprinklers would be used in the building. He indicated that this method meets fire suppression requirements for the proposed building.

Member Anthony Wright 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" of the July 12, 2016 Staff Report to the Planning & Zoning Board; seconded by Member Fred Hilton. Passed 5 - 0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Planning Director Kathy Winburn stated that a Planning & Zoning Board Meeting is currently not anticipated for August.

IV. CITIZENS COMMENTS

None

ADJOURN

Member Virginia Johns motioned to adjourn; seconded by Member Fred Hilton. Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison

DRAFT