



City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Board Minutes April 18, 2017

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 6:00 PM

to address the item(s) below.

Meeting Date: April 18, 2017

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

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

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. Special Exception Permit - Wal-Mart #3873: A request by Brian Cassidy, P.E., of CPH, Inc. applicant and agent for Wal-Mart Stores East, LP, property owner, for consideration of a Special Exception Permit for a large-scale retail establishment greater than or equal to 80,000 square feet. Tax Parcel Number 03869-013-000 (Quasi-Judicial Hearing).

Clerk Joye Emerson swore in City Staff and representatives of the applicant entering testimony during the hearing.

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

Richard Davis, counsel for City Staff, requested the Board accept the Staff Report, Exhibits, and Staff's Recommendation into the record.

The Board accepted the materials into the record.

David Theriaque, counsel for the applicant, acknowledged that the applicant accepts Staff's recommended conditions, and availed himself and the consultants representing the applicant to questions of the 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 Special Exception Permit for a large-scale retail establishment greater than or equal to 80,000 square feet to the City Commission with a recommendation to approve, subject to the three (3) conditions provided in Exhibit "A" and located on page 24 of the April 18, 2017, Staff Report to the Planning & Zoning Board; seconded by Member Anthony Wright.

Clerk Joye Emerson swore in Jeanette Hinsdale.

Jeanette Hinsdale spoke to the motion on the floor.

Clerk Joye Emerson swore in Lewis Washington.

Lewis Washington spoke to the motion on the floor.

Clerk Joye Emerson swore in Thelma Hammon

Thelma Hammon spoke to the motion on the floor.

Motion Passed 5-0 on a roll call vote.

- B. Special Exception Permit - Wal-Mart #3873: A request by Brian Cassidy, P.E., of CPH, Inc., applicant and agent for Wal-Mart Stores East, LP, property owner, for consideration of a Special Exception Permit for automobile repair and servicing as part of a large-scale retail establishment. Tax Parcel Number 03869-013-000 (Quasi-Judicial Hearing).

Clerk Joye Emerson swore in City Staff and representatives of the applicant entering testimony during the hearing.

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

Richard Davis, counsel for City Staff, requested the Board accept the Staff Report, Exhibits, and Staff's Recommendation into the record.

The Board accepted the materials into the record.

David Theriaque, counsel for the applicant, acknowledged that the applicant accepts Staff's recommended conditions, and availed himself and the consultants representing the applicant to questions of the Board.

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 transmits the Special Exception Permit for automobile repair and servicing as part of a large-scale retail establishment to the City Commission with a recommendation to approve, subject to the four (4) conditions provided in Exhibit "A" and located on page 17 of the April 18, 2017, Staff Report to the Planning & Zoning Board; seconded by Member Virginia Johns.

Clerk Joye Emerson swore in Rudy Rothseiden

Rudy Rothseiden spoke to the motion on the floor.

Member Fred Hilton requested clarification concerning the underground cave system.

Brian Cassidy, P.E., of CPH, Inc. responded to the Mr. Hilton's question.

Principal Planner Justin Tabor, AICP, stated the geotechnical reports presented by the applicant were reviewed by an independent consultant engaged by the City, and the applicant has addressed the comments received by the independent consultant and Staff has proposed conditions to address the comments.

Clerk Joye Emerson swore in Jeanette Hinsdale.

Jeanette Hinsdale spoke to the motion on the floor.

Clerk Joye Emerson swore in Lewis Washington.

Lewis Washington spoke to the motion on the floor.

Justin Tabor responded to a question concerning Level of Service Standards.

Member Fred Hilton commented about the procedural processes of the public hearings being held at this evening's meeting and the information provided to the Board by City Staff.

City Attorney Marian Rush expanded upon Member Fred Hilton's observations.

Motion Passed 5-0 on a roll call vote.

- C. Site Plan - Wal-Mart #3873: A request by Brian Cassidy, P.E., of CPH, Inc., applicant and agent for First Street Group, L.C., and Wal-Mart Stores East, LP, property owners, for consideration of a Site Plan for the construction of a ±158,562 square foot building for retail sales and services on a ±86.91 acre subject property, consisting of a ±37.94 acre project area. Tax Parcel Numbers 03066-000-000, 03869-000-000, 03869-013-000, and 03869-014-000 (Quasi-Judicial Hearing).

Clerk Joye Emerson swore in City Staff and representatives of the applicant entering testimony during the hearing.

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

Richard Davis, counsel for City Staff, requested the Board accept the Staff Report, Exhibits, and Staff's Recommendation into the record.

The Board accepted the materials into the record.

Vice Chair Dayna Miller requested Staff to clarify areas which constitute open space.

Principal Planner Justin Tabor, AICP, responded and provided the source of the definition of open space.

Vice Chair Dayna Miller requested clarification concerning the proposed road connection to NW US Highway 441.

Principal Planner Justin Tabor, AICP, responded to the question.

Vice Chair Dayna Miller requested clarification concerning the requirements for the turn bays into the project.

Arturo Perez, of Traffic & Mobility Consultants responded to the question.

Vice Chair Dayna Miller requested clarification concerning the location of the roads providing access to the development.

Principal Planner Justin Tabor, AICP, responded to the question.

Member Anthony Wright asked if the comments received concerning soils/geotechnical matters were addressed.

Principal Planner Justin Tabor, AICP, responded to the question.

David Theriaque, counsel for the applicant, acknowledged that the applicant accepts Staff's

recommended conditions, and availed himself and the consultants representing the applicant to questions of the Board.

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 transmits the Site Plan to the City Commission with a recommendation to approve, subject to the ten (10) conditions provided in Exhibit "A" and located on pages 37 and 38 of the April 18, 2017, Staff Report to the Planning & Zoning Board. This recommendation is contingent upon the Board of Adjustment's approval of the applicant's companion variance permit application and the City Commission's approval of the companion Special Exception Permit applications for automobile repair & servicing and for a large-scale retail establishment greater than or equal to 80,000 square feet in area; Seconded by Member Fred Hilton.

Clerk Joye Emerson swore in Rudy Rothseiden

Rudy Rothseiden spoke to the motion on the floor.

Clerk Joye Emerson swore in Thelma Hammon.

Thelma Hammon spoke to the motion on the floor.

Clerk Joye Emerson swore in Jeanette Hinsdale.

Jeanette Hinsdale spoke to the motion on the floor.

Member Fred Hilton requested the City Attorney and City Staff clarify the purpose of the Board as related to these items.

City Attorney Marian Rush and Principal Planner Justin Tabor, AICP, responded to the request.

Member Virginia Johns noted that the applicant's stormwater plans exceed minimum requirements, and that the site will be well landscaped and will be aesthetically pleasing.

Motion Passed 5-0 on a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Member Anthony Wright addressed the overall presentation of the applications and the Staff Reports for the items presented at the meeting.

IV. CITIZENS COMMENTS

None.

ADJOURN

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison

DRAFT