



City of  
**ALACHUA**

**THE GOOD LIFE COMMUNITY**

**Planning and Zoning Board  
Minutes  
March 14, 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:** March 14, 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.

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

**I. OLD BUSINESS**

None.

**II. NEW BUSINESS**

**A. Approval of the Minutes of the February 14, 2017 PZB Meeting**

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

**B. Large Scale Comprehensive Plan Amendment: A request by Jamie Poulos, of Poulos & Bennett, LLC, applicant and agent, for RL REGI Florida, LLC, property owner, to amend the FLUM from Medium Density Residential to Moderate Density Residential on a ±35.82 acre subject property. Consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006 (Legislative Hearing).**

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

Kathy Hattaway, AICP, of Poulos & Bennett, LLC, Applicant and Agent for the property owner, availed herself for questions.

Vice Chair Dayna Miller asked if there were any attendees at the Neighborhood Meeting.

Principal Planner Justin Tabor, AICP, stated the materials submitted by the applicant indicate the meeting was unattended.

**Member Anthony Wright moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Fred Hilton.**

**Motion Passed 5-0 in a roll call vote.**

**C. Site Plan - Farm Bureau Insurance: A request by Chris Gmuer, P.E., of Gmuer Engineering, Inc, applicant and agent for Hipp Investments, LLC, property owner, for consideration of a Site Plan for the construction of a ±5,560 square foot building on a ±1.66 acre subject property. Tax Parcel No. 03053-001-001 (Quasi-Judicial)**

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

Planner Adam Hall, AICP, presented the Staff Report.

Christopher Gmuer, P.E., of Gmuer Engineering, 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 stormwater runoff from the northern property line of the subject property, and about the location of the waste receptacle.

Chair Gary Thomas asked for clarification on site location and point of ingress and egress.

Christopher Gmuer, P.E., responded to the 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 five (5) conditions provided in Exhibit "A" and on page 23 of the March 14, 2017 Staff Report to the Planning & Zoning Board; seconded by Member Anthony Wright.

Motion Passed 5-0 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 April 18.

### IV. CITIZENS COMMENTS

None.

### ADJOURN

ATTEST:

PLANNING AND ZONING BOARD OF THE  
CITY OF ALACHUA, FLORIDA

  
\_\_\_\_\_  
Presiding Officer

  
\_\_\_\_\_  
Staff Liaison