



## **Planning and Zoning Board Minutes September 12, 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:** September 12, 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. Members Rob Hyatt and Anthony Wright were absent.

#### **INVOCATION**

Member Virginia Johns led the invocation.

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

Led by the Board.

#### **APPROVAL OF THE AGENDA**

**Member Fred Hilton moved to approve the agenda; seconded by Member Virginia Johns.**

**Passed by unanimous consent.**

**I. OLD BUSINESS**

None.

**II. NEW BUSINESS**

- A. Approval of the Minutes of the August 8, 2017 PZB Meeting

**Member Fred Hilton moved to accept the minutes; seconded by Member Virginia Johns.**

**Passed by unanimous consent.**

- B. Tara Village Preliminary Plat: A request by Stuart Cullen, P.E., of George F. Young, Inc., applicant and agent for Tara Village, Inc., property owner, for consideration of the preliminary plat of Tara Village, which proposes the subdivision of a ±21.83 acre subject property into a total of 20 lots, with associated common areas and right-of-way. Tax Parcel Numbers 03974-004-000 and 03974-005-000 (Quasi-Judicial Hearing).

Assistant Deputy City Clerk, LeAnne Williams, swore in all parties entering testimony in the hearing.

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

Stuart Cullen, P.E., of George F. Young, applicant and agent for the property owner, presented additional information relating to the Preliminary Plat, and availed himself for any questions.

**Member Fred Hilton moved that based upon the competent substantial evidence presented at this hearing, the presentation before the 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 Preliminary Plat of Tara Village to the City Commission with recommendation to approve; seconded by Member Virginia Johns.**

Chair Gary Thomas opened the floor for comments.

There were no comments.

**Motion Passed 4 - 0 in a roll call vote.**

- C. Land Development Regulations (LDR) Text Amendment: A request by the City of Alachua to amend the City's sign regulations for consistency with the findings of the Supreme Court decision rendered in Reed vs. Town of Gilbert, to clarify various provisions of the City's signage existing regulations, and to address various provisions which may not be fully contemplated by the existing signage regulations (Legislative Hearing).

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

**Member Fred Hilton moved that this Board find the proposed Text Amendments to the City Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve; seconded by Vice Chair Dayna Miller.**

Chair Gary Thomas opened the floor for comments.

There were no comments.

**Motion Passed in a 4 - 0 roll call vote.**

### **III. BOARD COMMENTS/DISCUSSION**

Vice Chair Dayna Miller expressed her gratitude to the Planning and Community Development Department for their hard work.

Planning and Community Development Director, Kathy Winburn, AICP, stated the next meeting is scheduled for October 10, 2017, however, at this time there may be no items scheduled for this meeting.

### **IV. CITIZENS COMMENTS**

There were no comments.

### **ADJOURN**

**Member Fred Hilton moved to adjourn; seconded by Member Virginia Johns.**

**Passed by unanimous consent.**

ATTEST:

PLANNING AND ZONING BOARD OF THE  
CITY OF ALACHUA, FLORIDA

---

Presiding Officer

---

Staff Liaison