



City of  
**ALACHUA**  
THE GOOD LIFE COMMUNITY

**Planning and Zoning Board  
Minutes  
December 12, 2017**

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**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

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

**Meeting Date:** December 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. Vice Chair Dayna Miller was absent.

**INVOCATION**

Member Anthony Wright led the invocation.

**PLEDGE TO THE FLAG**

Led by the Board.

**APPROVAL OF THE AGENDA**

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

**Passed by unanimous consent.**

**I. OLD BUSINESS**

None.

**II. NEW BUSINESS**

- A. Approval of the Minutes of the November 14, 2017 PZB Meeting

**Member Wright moved to accept the minutes; seconded by Member Hilton.**

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

- B. Site Plan Development Order Extension: A request by Daniel Young, P.E., of Causseaux, Hewett, & Walpole, Inc, for a 6 month extension to the Development Order granted on December 13, 2016 to Alachua Foundation Park Holding Company, LLC and the University of Florida Foundation, Inc. for the Construction of three (3) +/-42,460 square foot buildings with associated drainage, paving, grading, and utility infrastructure improvements.

Principal Planner Justin Tabor, AICP presented the Staff Report.

Chair Thomas opened the floor for questions.

**Member Virginia Johns moved that the Board approve the request for a six (6) month extension to the "Order Granting Causseaux, Hewett, & Walpole, Inc.'s Application on Behalf of Alachua Foundation Park Holding Company, LLC and the University of Florida Foundation, Inc. for a Site Plan for Three (3) +/-42,460 Square Foot Buildings with Conditions"; seconded by Member Wright.**

**Motion Passed 4-0 on 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 DM Alachua Investments, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) to Commercial Intensive (CI) on a ±9.99 acre subject property. Consisting of a portion of Tax Parcel 05936-001-000 (Quasi-Judicial Hearing).

Planning Assistant, Kenyata Curtis, swore in Planner Adam Hall, AICP.

Planner Adam Hall, AICP, presented the Staff Report.

Ryan Thompson, AICP, of CHW, Agent for the applicant, presented the Applicant's Report.

**Member Hilton moved that based upon 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 Officials Zoning Atlas (Rezoning) to the City Commission with**

**a recommendation to approve; seconded by Member Johns.**

Chair Thomas opened the floor for comments.

Planning Assistant Curtis swore in all parties.

Bill Burger commented regarding the wetlands, water flow, and increased traffic.

David Aiken commented his concerns from "Item F" on page 19 of the Staff Report.

Rita Toro commented regarding wetland and the natural habitat of animals.

Karen Arrington commented about the compatibility of zoning districts.

Planner Hall responded to questions about compatibility of the proposed rezoning.

Karen Arrington commented about the different types of commercial zoning districts and concerns about potential noise.

Antoinette Endelicato commented on the time of the rezoning, and inquires as to whom is the applicant.

Planner Hall, AICP, clarified the property subject to the proposed rezoning.

Ryan Thompson, AICP, of CHW, responded to state the name of the applicant.

Kelly Moore commented about the potential for additional commercial development in the future.

Jeannette Hindsdale commented about the protection of ground water.

Rupert Murphy commented that he believes the request should be denied..

The Board discussed the public comments received and the Staff Report.

**Motion Passed 3-1 in a roll call vote.**

**III. BOARD COMMENTS/DISCUSSION**

Department Director Kathy Winburn stated the next meeting will be January 9, 2018.

**IV. CITIZENS COMMENTS**

Karen Arrington commended Member Hilton and her concerns about climate change.

Carey Toomey inquired about a potential subdivision in the vicinity of CR 235 & Hipp Way. He wanted to bring awareness of ongoing tree clearing on the property.

Karen Arrington asked questions about how to receive notification of meetings.

**ADJOURN**

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

**Passed by unanimous consent.**

ATTEST:

PLANNING AND ZONING BOARD OF THE  
CITY OF ALACHUA, FLORIDA

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Presiding Officer

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Staff Liaison

DRAFT