



# City of ALACHUA

THE GOOD LIFE COMMUNITY

## Planning and Zoning Board Minutes March 13, 2018

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**Chair Gary Thomas**

Vice Chair Dayna Miller

Member Fred Hilton

Member Anthony Wright

Member Virginia Johns

School Board Member Rob Hyatt

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**City Manager Traci L. Gresham**

### Planning and Zoning Board At 6:00 PM

to address the item(s) below.

**Meeting Date:** March 13, 2018

**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

Led by Member Anthony Wright.

### PLEDGE TO THE FLAG

Led by the Board.

### APPROVAL OF THE AGENDA

Department Director Kathy Winburn, AICP, advised the Board that a new Vice Chair must be selected, as former Vice Chair Dayna Miller has been appointed to serve on the City Commission. As such, it was suggested that the agenda be amended to add Item 2.B., appoint a new Vice Chair, and subsequent agenda items be renumbered accordingly.

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

**Passed by unanimous consent.**

## **I. OLD BUSINESS**

None.

## **II. NEW BUSINESS**

- A. Approval of the Minutes of the February 13, 2018 PZB Meeting

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

**Passed by unanimous consent.**

- B. Appointment of New Vice Chair

**Member Hilton nominated Member Virginia Johns to serve as Vice Chair.**

**Member Wright expressed his interest in serving as Vice Chair.**

**Member Hilton withdrew his nomination.**

**Member Wright moved to accept the Vice Chair nomination; seconded by Member Johns.**

**Passed by unanimous consent.**

- C. Site Plan - Vemo Auto Auctions: A request by Chris Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Bruce D. Neal and Lanette T. Neal, property owners, for consideration of a Site Plan for the redevelopment of the subject property, adding parking and vehicle storage areas and a ±1,120 square foot structure on a ±23.4 acre subject property, consisting of a ±11.3 acre project area. Tax Parcel No. 05949-013-000 and a portion of Tax Parcel No. 05949-018-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

Planning Assistant Kenyata Curtis swore in all parties entering testimony in the hearing.

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

Chris Gmuer, P.E., of Gmuer Engineering, LLC, presented additional information relating to the Site Plan, and availed himself for questions.

Chair Thomas inquired about the total number of participants and the general operations of an auction.

Bruce Neal, Property Owner, responded, and availed himself for questions.

Member Johns inquired of the Property Owner the number of jobs to be located at the property.

Mr. Neal responded to the question.

**Member Hilton moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board find 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 three (3) conditions provided in Exhibit "A" and located on page 20 of the March 13, 2018 Staff Report to the Planning and Zoning Board, and as provided on page 5 of Exhibit "B" of the Staff Report; seconded by Member Wright.**

Chair Thomas opened the floor for comments.

There were no comments.

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

- D. Land Development Regulations (LDR) Text Amendment - A request by the City of Alachua to amend, modify, or create the following Sections of the City of Alachua Land Development Regulations (LDRs): 1.4.5; 1.7.7; 2.2.2(C)(3); 2.2.3(E); 2.2.9(A); 2.2.15(B); 2.4.9(G); 2.4.10; 3.6.3(A)(5); 3.6.3(C)(5); 3.6.3(D)(5); 4.1.2; 4.4.2(D)(2); 4.5.6(D)(4); 6.1.3(N); 6.1.4(B)(2)(a) - (d); 6.8.1(B); 6.8.3(A)(1); and 10.2; and amending Tables 4.1-1 and 4.4-1 (Legislative Hearing).

Department Director Winburn introduced the item.

Principal Planner Tabor presented the Staff Report.

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

Chair Thomas opened the floor for comments.

Member Johns requested clarification about the revision to the definition of outdoor storage.

Principal Planner Tabor responded.

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

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

Chair Thomas commended Principal Planner Tabor and the Planning Department for their work.

Member Wright expressed his gratitude for his new role as Vice Chair.

Department Director Winburn stated the next meeting will be April 17, 2018 due to the City Election date.

#### **IV. CITIZENS COMMENTS**

None.

#### **ADJOURN**

Member Hilton moved to adjourn; seconded by Member Wright.

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