



# City of ALACHUA

THE GOOD LIFE COMMUNITY

## Planning and Zoning Board Minutes August 14, 2018

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Chair Gary Thomas  
Vice Chair Anthony Wright  
Member Sandy Burgess  
Member Fred Hilton  
Member Virginia Johns  
School Board Member Rob Hyatt

City Manager Adam Boukari

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

to address the item(s) below.

**Meeting Date:** August 14, 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

Vice Chair Wright 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 July 10, 2018 PZB Meeting

**Member Sandy Burgess moved to approve the minutes; seconded by Member Hilton.**

**Passed by unanimous consent.**

- B. Turkey Creek Unit 1, Lot 71 Final Plat: A request by Richard A. Berry, P.S.M., of CHW, Inc., applicant and agent for Elwood Construction Company Inc., property owner, for consideration of the replat of a ±.49 acre subject property located in the Turkey Creek Unit 1 subdivision. Tax Parcel No. 05900-005-071 (Quasi-Judicial Hearing)

Department Director Kathy Winburn introduced the item.

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

Planner Adam Hall, AICP, presented the Staff Report.

**Member Hilton moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the Staff's recommendation, this Board finds the application 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 Johns.**

Member Burgess commented on the applicable review procedures for the application.

City Attorney Marian Rush responded.

Planner Hall, AICP, responded.

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

- C. Site Plan - Ellianos Coffee Co.: A request by Christopher Gmuer, P.E., of Gmuer Engineering, Inc., applicant and agent for Circle K Stores, Inc., property owner, for consideration of a Site Plan to construct a ±681 square foot drive through restaurant, with associated paving, grading, drainage, landscaping and infrastructure improvements, on a ±1.03 acre subject property, located at the southeast corner of the intersection of NW US Highway 441 and County Road 235A; Tax Parcel Number 03051-004-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

Chris Gmuer P.E., of Gmuer Engineering, presented additional information and availed himself for any questions. He agreed to accept Staff's recommendation and conditions.

Member Burgess commented about off-site traffic circulation.

**Vice Chair Wright moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the 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 located on page 22 of the August 14, 2018, Staff Report to the Planning & Zoning Board; seconded by Member Hilton.**

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

- D. Site Plan - Legacy Park Phase 2A: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the City of Alachua, property owner, for consideration of a Site Plan for the construction of an amphitheater with stage and canopy structure, two (2) multipurpose fields, concessions / restroom building, and associated parking, drainage, paving, grading, and infrastructure improvements on a ±105.68 acre subject property, consisting of a ±17.83 acre project area, located at 15400 Peggy Road; Tax Parcel Number 03870-000-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

Planning Assistant Curtis swore in parties entering testimony during the hearing.

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

Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., availed himself for any questions.

Member Burgess asked for clarification of the discussion at the project's Neighborhood Meeting..

Mr. Hastay responded.

Principal Planner Tabor, AICP, provided additional information.

Member Johns inquired about existing on-site vegetation.

Principal Planner Tabor, AICP, responded.

Member Burgess asked if the amphitheater was a part of the master plan for Legacy Park.

Principal Planner Tabor, AICP, responded.

Member Fred Hilton inquired about the potential for noise to heard off-site.

Mr. Hastay responded.

Laurie Hall, Director of Landscape Architecture, of Causseaux, Hewett, & Walpole, Inc., provided additional information in response to the question and availed herself for any questions.

**Member Hilton moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the 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 three (3) conditions provided in Exhibit "A" and located on page 21 of the August 14, 2018, Staff Report to the Planning & Zoning Board; seconded by Member Johns.**

Mr. Mike Munroe inquired about the notice requirements for Neighborhood Meetings and commented on potential sound and lighting.

Mr. Doug Hancock commented on the proposed amphitheater, surrounding residential areas, notice requirements for the hearing, and sound and noise.

Mr. Stan Richardson commented on public input, potential noise, and the proposed amphitheater.

Ms. Gail Lynd commented on potential noise and project funding.

Planning Assistant Curtis swore in additional parties entering testimony during the hearing.

Mike DaRoza, Communications and Executive Project Manager, addressed questions related to the amphitheater, potential noise, and project funding.

Member Johns asked for clarification about the anticipated usage of the amphitheater.

Communications and Executive Project Manager DaRoza responded.

Principal Planner Tabor, AICP, provided additional information concerning special event permit requirements and public notice requirements.

Member Burgess suggested monitoring sound after the completion of the amphitheater.

Communications and Executive Project Manager DaRoza responded.

City Attorney Rush addressed the purpose and importance of public participation. She also clarified project funding.

Planning Assistant Curtis swore in additional parties entering testimony during the hearing.

Marsha Foreman asked about the clarification about the proposed amphitheater and commented about the potential for noise.

Communications and Executive Project Manager DaRoza responded.

Mr. Stan Richardson commented on potential methods to reduce the potential for sound to be heard off-site.

Member Johns asked if there is a maximum noise level that would be permitted.

Principal Planner Tabor, AICP, responded.

Mr. Doug Hancock commented on potential noise and the proposed amphitheater.

Department Director Winburn responded.

- E. Small Scale Comprehensive Plan Amendment: A request by Clay Sweger, AICP, LEED AP of eda, inc., applicant and agent, for the Alachua County Housing Authority, property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture to Medium Density Residential on a ±5.00 acre subject property. Consisting of Tax Parcel Number 03204-001-000 (Legislative Hearing)

Department Director Winburn introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

Clay Sweger, AICP, LEED AP of EDA Engineers - Surveyors - Planners, Inc., presented additional information and availed himself for any questions.

Member Johns asked if concerns with trash pickup were addressed.

Ronald Hall, Director of Operations for the Alachua County Housing Authority, responded and availed himself for questions.

**Member Burgess moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the 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 Small Scale Comprehensive Plan Amendment to the City Commission, with a recommendation to approve; seconded by Member Hilton.**

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

- F. Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, of eda, inc., applicant and agent for Alachua County Housing Authority, 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 Residential Multiple Family - 8 (RMF-8) on a ±5.00 acre portion of the subject property and from Residential Single Family -3 (RSF-3) on a ±15.47 acre portion of the subject property, which is ±20.47 acres in total size. Consisting of Parcel Numbers 03214-001-000 through 03214-069-000, including each parcel consecutively numbered in between and Parcel No. 03204-001-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

**Member Hilton moved that based upon the competent substantial evidence presented at**

**this hearing, the presentation before this Board, and the 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 Official Zoning Atlas to the City Commission, with a recommendation to approve; seconded by Vice Chair Wright.**

**III. BOARD COMMENTS/DISCUSSION**

None.

**IV. CITIZENS COMMENTS**

None.

**ADJOURN**

**Vice Chair Wright moved to adjourn; seconded by Member Burgess.**

**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