



# City of ALACHUA

THE GOOD LIFE COMMUNITY

## Planning and Zoning Board Minutes October 9, 2018

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Chair Gary Thomas  
Vice Chair Anthony Wright  
Member Sandy Burgess  
Member James Sajczuk  
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:** October 9, 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 Anthony Wright led the invocation.

### PLEDGE TO THE FLAG

Led by the Board.

### APPROVAL OF THE AGENDA

Vice Chair Wright 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 14, 2018 PZB Meeting

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

Passed by unanimous consent.

- B. Election of Chair and Vice Chair

Member Johns moved to appoint Gary Thomas as Chair; seconded by Vice Chair Wright.

Motion Passed 5-0 in a roll call vote.

Member Johns moved to appoint Anthony Wright as Vice Chair; seconded by Member Burgess.

Motion Passed 5-0 in a roll call vote.

- C. Site-Specific Amendment to the Official Zoning Atlas (Rezoning): A request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Wallace Cain, property owner, to amend the Official Zoning Atlas from Community Commercial (CC) to Residential Single Family – 3 (RSF-3) on a ±20.0 acre subject property, located at 17002 NW County Road 241. Consisting of a portion of Tax Parcel Number 03067-005-000 (Quasi-Judicial Hearing).

Department Director Kathy 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.

Forrest Eddleton, of Gmuer Engineering, LLC, provided additional information, and availed himself for questions.

Member Johns moved that based the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve; seconded by Vice Chair Wright.

Jim Yakubsin inquired about the future use of the parent parcel and how the property would be accessed.

Forrest Eddleton, responded to the question.

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

- D. Site Plan - Hampton Inn at HighPoint Crossing.: A request by Robert Walpole, P.E., of CHW, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Site Plan to construct a ±60,563 square foot, 101 room hotel, with associated paving, grading, drainage, landscaping and infrastructure improvements, on a ±2.73 acre subject property, located at north of Bob's Fuel/ Dunkin' Donuts, west of I-75, and east of Florida Farm Bureau, El Patio/ Hungry Howie's; Tax Parcel Number 03049-000-000 (Quasi-Judicial Hearing).

Department Director Kathy Winburn introduced the item.

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

Planner Adam Hall, AICP, presented the Staff Report.

Robert Walpole, P.E., of CHW, Inc. provided additional information, and availed himself for questions.

**Vice Chair Wright moved that based 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 22 of the October 9, 2018 Staff Report to the Planning & Zoning Board; seconded by Member Burgess.**

Member Johns inquired about fire flow requirements.

Robert Walpole, P.E., responded to the question.

Member Johns inquired about the requirements of the Gateway Overlay District.

Robert Walpole, P.E., responded to the question.

Member Johns inquired about construction of the infrastructure to serve the project.

Robert Walpole, P.E., responded to the question.

Member Burgess inquired about how the property will be accessed from US Highway 441.

Robert Walpole, P.E., responded to the question.

Bill Winston, of the Heritage Oaks Homeowner's Association, spoke about the potential conflicts from the project's traffic at the intersection of NW 167th Boulevard and NW 163rd Lane.

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

- E. Large Scale Comprehensive Plan Amendment (LSCPA): A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for Alachua A One LLC, property owner, to amend the Future Land Use Map (FLUM) from Commercial, Medium Density Residential, and Moderate Density

Residential to Commercial, Corporate Park, High Density Residential, and Moderate Density Residential on a ±97.23 acre subject property. Consisting of a portion of Tax Parcel 03049-000-000 (Legislative Hearing).

Department Director Kathy 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.

Ryan Thompson, AICP, of CHW, Inc., provided additional information, and availed himself for questions.

**Vice Chair 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 Burgess.**

Member Burgess inquired about the density proposed near Heritage Oaks.

Ryan Thompson, AICP, responded to the question.

Ramon Osejo spoke about the potential impacts on traffic, public schools, and water.

Mike Hasden spoke about the project's traffic.

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

- F. Site-Specific Amendment to the Official Zoning Atlas: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for Alachua A One LLC, property owner, to amend the Official Zoning Atlas of the City of Alachua from Commercial Intensive (CI), Residential Multiple Family -8 (RMF-8), and Residential Single Family -4 (RSF-4), to Commercial Intensive (CI), Corporate Park (CP), Residential Multiple Family -15 (RMF-15) and Residential Single Family-4 (RSF-4) on a ±97.23 acre subject property. Consisting of a portion of Tax Parcel 03049-000-000) (Quasi-Judicial Hearing).

Department Director Kathy 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.

Ryan Thompson, AICP, of CHW, Inc., provided additional information, and availed himself for questions.

**Member Wright 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 for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve; seconded by Member James Sajczuk.**

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

**III. BOARD COMMENTS/DISCUSSION**

Member Burgess inquired about the role of the City for removing trees that may pose potential to damage private property.

**IV. CITIZENS COMMENTS**

None.

**ADJOURN**

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

**Passed by unanimous consent**

ATTEST:

PLANNING AND ZONING BOARD OF THE  
CITY OF ALACHUA, FLORIDA

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Presiding Officer

Staff Liaison

**DRAFT**