



**Planning and Zoning Board  
Minutes  
December 11, 2018**

---

**Chair Gary Thomas**  
Vice Chair Anthony Wright  
Member Sandy Burgess  
Member James Sajczuk  
Member Virginia Johns  
School Board Member Tina Certain

City Manager Adam Boukari

---

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

**Meeting Date:** December 11, 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 Tina Certain 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 Sandy Burgess.**

**Pass by unanimous consent.**

**I. OLD BUSINESS**

None.

**II. NEW BUSINESS**

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

**Vice Chair Wright moved to approve the minutes; seconded by Member Virginia Johns.**

**Passed by unanimous consent.**

Member Johns recused herself from items D,E,H, and I.

- B. Small Scale Comprehensive Plan Amendment: A request by James and Wetona Johnson, property owners, to amend the Future Land Use Map (FLUM) Designation from Agriculture to Moderate Density Residential on a ±0.36 acre subject property. Consisting of Tax Parcel Number 03068-000-000. (Legislative Hearing)

City Attorney Marian Rush introduced the item.

Planner Adam Hall, AICP, presented the Staff Report.

**Member Johns moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small 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 James Sajczuk.**

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

- C. Site-Specific Amendment to the Official Zoning Atlas: A request by James and Wetona Johnson, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Residential Single Family -3 (RSF-3) on a ±0.36 acre portion of the subject property. Consisting of Parcel Number 03068-000-000 (Quasi-Judicial Hearing).

City Attorney Rush introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

**Member Sandy Burgess 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 to be consistent 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 Member Virginia Johns.**

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

- D. Small Scale Comprehensive Plan Amendment: A request by Hipp Rental Properties, LLC., property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Industrial on a ±5.91 acre subject property. Consisting of Tax Parcel Number 03213-000-000. (Legislative Hearing)

City Attorney Rush introduced the item.

Planner Hall, AICP, presented the Staff Report.

**Member Burgess moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small 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 Vice Chair Wright.**

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

- E. Site-Specific Amendment to the Official Zoning Atlas: A request by Hipp Rental Properties, LLC, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Industrial General (IG) on a ±5.91 acre subject property. Consisting of Parcel Number 03213-000-000 (Quasi-Judicial Hearing).

City Attorney Rush introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

**Member Sajczuk 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 to be consistent 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 Member Burgess.**

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

- F. Small Scale Comprehensive Plan Amendment: A request by North Florida Water Systems, Inc., property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±1.30 acre subject property. Consisting of Tax Parcel Number 03068-000-000. (Legislative Hearing)

City Attorney Rush introduced the item.

Planner Hall, AICP, presented the Staff Report.

Member Burgess inquired about the use of the parcel.

Planner Hall, AICP, and City Attorney Rush responded.

**Member Burgess moved that based upon the presentation before this Board and Staff's**

**recommendation, this Board finds the application for a Small 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 Johns.**

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

- G. Site-Specific Amendment to the Official Zoning Atlas: A request by North Florida Water Systems, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural-Rural Business (A-RB)(Alachua County) to Agricultural (A) on a ±1.30 acre portion of the subject property. Consisting of Parcel Number 03068-000-000 (Quasi-Judicial Hearing)

City Attorney Rush introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

**Member Sajczuk 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 to be consistent 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 Member Johns.**

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

- H. Small Scale Comprehensive Plan Amendment: A request by Phoenix Commercial Park, LLP., property owners, to amend the Future Land Use Map (FLUM) Designation from Rural Employment Center to Industrial on a ±1.03 acre subject property. Consisting of a portion of Tax Parcel Number 05855-004-000. (Legislative Hearing)

City Attorney Rush introduced the item.

Planner Hall, AICP, presented the Staff Report.

**Member Sajczuk moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small 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.**

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

- I. Site-Specific Amendment to the Official Zoning Atlas (Small Scale): A request by Phoenix Commercial Park, LLP, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP)(Alachua County) to Light and Warehouse Industrial ("ILW") on a ±1.03 acre subject property. Consisting of a portion of Tax Parcel Number 05855-004-000 (Quasi-Judicial Hearing)

City Attorney Rush introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

**Member Burgess 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 to be consistent 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 Member Sajczuk.**

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

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

Member Johns wished all a happy holiday.

Department Director Kathy Winburn stated the next meeting will be January 8, 2019, at 6:00 p.m.

### **IV. CITIZENS COMMENTS**

None.

### **ADJOURN**

**Member Burgess moved to adjourn, seconded by Member Johns.**

**Passed by unanimous consent.**

ATTEST:

PLANNING AND ZONING BOARD OF THE  
CITY OF ALACHUA, FLORIDA

---

Presiding Officer

---

Staff Liaison