



City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Board Minutes April 16, 2019

Chair Gary Thomas

City Manager Adam Boukari

Vice Chair Anthony Wright

Member Sandy Burgess

Member James Sajczuk

Member Virginia Johns

School Board Member Tina Certain

Planning and Zoning Board At 6:00 PM

to address the item(s) below.

Meeting Date: April 16, 2019

Meeting Location: James A. Lewis Commission Chambers

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 Anthony Wright and School Board Member Tina Certain were absent.

INVOCATION

Member James Sajczuk led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Sandy Burgess 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 March 12, 2019 PZB Meeting

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

Passed by unanimous consent.

- B. Certificate of Appropriateness: A request by Debbie Herring of Florida Homes, Inc., applicant and agent for Equity Trust Co., property owner, for the approval of a Certificate of Appropriateness for the construction of a new single-family residence on a vacant lot located within the Historic Overlay District, located at 13906 NW 145th Ave, Tax Parcel No. 03390-000-000 (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.

Member Johns 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 City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the application for a Certificate of Appropriateness; seconded by Member Burgess.

Motion Passed 4-0 in a roll call vote.

- C. Site Plan - Foundation Park Phase 2: A request by Daniel Young, P.E., LEED AP, of CHW, applicant and agent for Alachua Foundation Park Holding Company, LLC, and the University of Florida Foundation, Inc., property owners, for consideration of a Site Plan for the construction of three (3) ±42,466 square foot buildings, with associated paving, grading, drainage, and infrastructure improvements, on a ±14.53 acre subject property, located east of NW 119th Terrace and the Santa Fe College Perry Center; Tax Parcel Numbers 03191-010-001 and 03191-011-001; FLUM: Industrial; Zoning: Light & Warehouse Industrial (ILW) (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

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

Robert Walpole, P.E., of CHW, Inc. accepted Staff's recommended conditions.

Member Burgess inquired about the expiration of Site Plans.

Principal Planner Tabor responded.

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 City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and located on page 24 of the April 16, 2019, Staff Report to the Planning & Zoning Board; seconded by Member Burgess.

Motion Passed 4-0 in a roll call vote.

- D. Site Plan - San Felasco Tech City Phase 2: A request by Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan to construct three (3) buildings – consisting of two (2) ±30,100 square foot buildings and one (1) ±6,000 square foot building – with associated paving, grading, drainage, and infrastructure improvements, on a ±55.36 acre subject property, consisting of a ±12.06 acre project area, located in the 12000 block of NW US Highway 441; Tax Parcel Number 05962-002-000; FLUM: Commercial and Industrial; Zoning: Commercial Intensive (CI) and Light & Warehouse Industrial (ILW) (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

Principal Planner Tabor, AICP, presented the Staff Report.

Sergio Reyes, P.E., of EDA accepted Staff's recommended conditions, provided additional information, 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 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 six (6) conditions provided in Exhibit "A" and located on page 23 of the April 16, 2019, Staff Report to the Planning & Zoning Board; seconded by Member Sajczuk.

Motion Passed 4-0 in a roll call vote.

- E. Land Development Regulations Text Amendment : A request by Christopher Gmuer, P.E., of Gmuer Engineering, Inc. to amend the City of Alachua Land Development Regulations (LDRs) as follows: amend Section 5.1.2, Table 5.1-2, Related to the Dimensional Standards within Residential Zoning Districts; amend Section 7.3.1 (B)(1), relating to required standard street improvements for subdivisions; amend Section 7.3.1 (B)(2), relating to design requirements for streets utilizing transitional swales; amend Section 10.2, creating a definition for “transitional swale”. (Legislative Hearing)

Department Director Winburn introduced the item.

Planner Hall, AICP, presented the Staff Report.

Chair Thomas inquired about the differences between the types of stormwater systems currently permitted and those proposed by the amendments.

Planner Hall, AICP, responded.

City Attorney Marian Rush responded.

Member Burgess inquired about swale designs and asked if culverts will be used to direct drainage.

Planner Hall, AICP, responded.

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

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 City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations Text Amendment with a recommendation to approve; seconded by Member Burgess.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be May 14, 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