



## **Planning and Zoning Board Minutes March 12, 2019**

---

**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:** March 12, 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, Vice Chair Anthony Wright, and School Board Member Tina Certain were absent.

The Board by consensus selected Member Virginia Johns to act as Chair for the meeting.

Acting Chair Johns called the meeting to order.

#### **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 Sajczuk.**

**Passed by unanimous consent.**

### **I. OLD BUSINESS**

None.

### **II. NEW BUSINESS**

- A. Approval of the Minutes of the February 12, 2019 PZB Meeting

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

**Passed by unanimous consent.**

- B. Large Scale Comprehensive Plan Amendment: 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, to amend the Future Land Use Map (FLUM) Designation from Commercial, Industrial, and Rural Employment Center (Alachua County) to Corporate Park on a ±82.40 acre subject property. Consisting of Tax Parcel Numbers 05962-002-000, 05855-005-000 and a portion of 05855-004-000 (Legislative Hearing).

Department Director Kathy Winburn introduced the item.

Planner Adam Hall, AICP, presented the Staff Report.

Stephanie Sutton, of EDA, provided additional information and availed herself for questions.

**Member Burgess 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 Sajczuk.**

**Motion Passed 3-0 in a roll call vote.**

- C. Site Plan - Alachua Towne Centre Parcel D-2: A request by Daniel Young, P.E., LEED A.P., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Reed Valentine, LLC, property owner, for consideration of a Site Plan for the construction of a ±4,511 square foot building, with associated drainage, paving, grading and infrastructure improvements on a ±0.15 acre subject property, located in Alachua Towne Centre, north of NW 151st Boulevard and approximately 100 feet east of the intersection of NW 151st Boulevard and NW 144th Way; Tax Parcel No. 03605-001-012 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

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

**Member Sajczuk moved that based upon the 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 two (2) conditions provided in Exhibit "A" and located on page 20 of the March 12, 2019 Staff Report to the Planning & Zoning Board; seconded by Member Burgess.**

Member Burgess commented about parking for the proposed building and the existing development surrounding the property.

Principal Planner Tabor responded.

City Attorney Marian Rush asked the applicant if they agreed to Staff's recommended conditions.

Travis Hastay, Project Manager for CHW, accepted the conditions.

**Motion Passed 3-0 in a roll call vote.**

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

Department Director Winburn stated the next meeting will be April 16, 2019 at 6:00 p.m.

### **IV. CITIZENS COMMENTS**

None.

### **ADJOURN**

**Member Sajczuk moved to adjourn; seconded by Member Burgess.**

**Passed by unanimous consent.**

ATTEST:

PLANNING AND ZONING BOARD OF THE  
CITY OF ALACHUA, FLORIDA

---

Presiding Officer

---

Staff Liaison