



# City of ALACHUA

THE GOOD LIFE COMMUNITY

## Planning and Zoning Board Minutes May 14, 2019

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**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

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

to address the item(s) below.

**Meeting Date:** May 14, 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

Vice Chair Wright called the meeting to order. Chair Gary Thomas, Member Virginia Johns, and School Board Member Tina Certain were absent.

### INVOCATION

Member Sandy Burgess led the invocation.

### PLEDGE TO THE FLAG

Led by the Board.

## APPROVAL OF THE AGENDA

### I. OLD BUSINESS

None.

### II. NEW BUSINESS

- A. Approval of the Minutes of the April 16, 2019 PZB Meeting

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

**Passed by unanimous consent.**

- B. Site-Specific Amendment to the Official Zoning Atlas: 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, a request to amend the Official Zoning Atlas from Commercial Intensive ("CI"), Light and Warehouse Industrial ("ILW") and Industrial Services and Manufacturing ("MP") (Alachua County) to Corporate Park ("CP") on the subject property on a ±82.40 acre subject property. Consisting of Parcel Numbers 05962-002-000, 05855-005-000, and a portion of 05855-004-000 (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.

Clay Sweger, AICP, LEED AP, of EDA Engineers, provided additional information and availed himself for questions.

Jackie Sterling, on behalf of the property owner, provided additional information and availed herself 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 Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve; seconded by Member Sajczuk.**

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

- C. Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, LEED AP, of EDA Engineers - Surveyors - Planners, Inc., applicant and agent for Hodor & Southwell, Hodor Farms, LLC, Howard Hodor Trustee, and H&S Holdings, Inc., for consideration of the rezoning of the subject property from Agricultural ("A") (Alachua County) to Agricultural ("A") on a ±199 acre subject property. Consisting of Parcel Numbers 04043-000-000, 04044-000-000, 04049-000-000, 04049-004-000, 04049-004-001, 04049-004-002, 04049-007-000, and 04051-000-000 (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.

Clay Sweger, AICP, LEED AP, of EDA Engineers, provided additional 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 the Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for Hodor Farms 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 Burgess.**

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

- D. Small Scale Comprehensive Plan Amendment: a request by A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group, applicant and agent for Bentley Timber, LLC., property owner, to amend the Future Land Use Map (FLUM) Designation from Rural / Agriculture (Alachua County) to Moderate Density Residential (City of Alachua) on a ±0.95 acre subject property. Consisting of Parcel Numbers 03130-007-001, 03130-008-000, 03130-009-000, and a portion of 03130-004-000 (Legislative 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.

Member Burgess asked if the attendees of the neighborhood meeting concerns had been addressed.

Planner Hall, AICP, responded.

City Attorney Marian Rush responded.

Jay Brown, P.E., provided additional information and availed himself for questions.

Member Burgess inquired about the project name.

Luiz Diaz, property owner, responded and provided additional information.

**Member Burgess moved that based upon the presentation before this Board and Staff's recommendation, this Board's finds the application for a Small Scale Comprehensive Amendment for the Bentley Timber; LLC property 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.**

John Heintz inquired about the connection to the existing City roads to the south of the property and the type of single family dwellings proposed.

Jay Brown, P.E., responded.

City Attorney Rush responded.

Member Burgess inquired if the project entrances would be approved by this application.

Department Director Winburn responded.

Jackie Reynolds discussed the connection to NW 133rd Terrace and the location of the stormwater facilities.

Planner Hall, AICP, responded.

Jay Brown, P.E., responded.

Christy Logan inquired about the maximum density permitted for the project, the connections to NW 158th Avenue and NW 133rd Terrace, pedestrian use of NW 158th Avenue, and if NW 158th Avenue will be extended to Hipp Way.

Planner Hall, AICP, responded.

Carey Toomey discussed the development plan and existing condition of Hipp Way.

Jay Brown, P.E., responded.

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

- E. Site-Specific Amendment to the Official Zoning Atlas: a request by A.J. “Jay” Brown, Jr., P.E., of JBrown Professional Group, applicant and agent for Bentley Timber, LLC., property owner, for the consideration of the rezoning of the subject property from Planned Unit Development (“PUD”) and Agricultural (“A”) (Alachua County) to Planned Development – Residential (“PD-R”) on a ±50.5 acre subject property. Consisting of Parcel Numbers 03135-000-000, 03130-004-000, 03130-008-000, 03130-009-000, and 03130-007-001 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

All testimony entered into the hearing for Item II. D. was entered into the record for Item II. E.

Planner Hall, AICP, presented the Staff Report.

Jay Brown, P.E. of JBrown Professional Group, 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 the Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development 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, subject to the 25 conditions provided in Exhibit "A" and located on page 37 of May 14, 2019, Staff Report to the Planning & Zoning Board; seconded by Member Sajczuk.**

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

- F. Comprehensive Plan Text Amendment: a request by the City of Alachua to amend the Comprehensive Plan Future Land Use Element as follows: amending Objective 1.4, and Policies 1.4.a, 1.4.d, and 1.4.f relating to the Corporate Park Future Land Use Map (FLUM) Designation (Legislative Hearing).

Department Director Winburn introduced the item.

Principal Planner Tabor, AICP, presented the Staff Report.

**Member Sajczuk moved that based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed Comprehensive Plan Text Amendments to Objective 1.4 and related Policies of the Future Land Use Element to be consistent with the City of Alachua Comprehensive Plan and transmits such finding to the City Commission with the recommendation to approve, seconded by Member Burgess.**

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

### III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be June 10, 2019 at 6:00 p.m.

### IV. CITIZENS COMMENTS

None.

### ADJOURN

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

**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