



**Planning and Zoning Board
Minutes
June 11, 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: June 11, 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. Member Jim Sajczuk was absent.

INVOCATION

Vice Chair Anthony Wright led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

Commissioner Wilford addressed the Board to thank them for their commitment to serve the City and its

citizens.

APPROVAL OF THE AGENDA

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

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the May 14, 2019 PZB Meeting

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

Passed by unanimous consent.

- B. Site Plan - Hague Fire Station #25: A request by Monique Heathcock, P.E., of CHW, applicant and agent for Phoenix Commercial Park, LLP, property owner, for consideration of a Site Plan to construct a ±1,080 square foot fire station and a ±1,080 square foot apparatus building, with associated site improvements, on a ±1.03 acre subject property, located north of US Highway 441, west of CSI Academy, and east of Phoenix Commercial Park; a portion of Tax Parcel Number 05855-004-000; FLUM: Industrial; Zoning: Light & Warehouse Industrial (ILW) (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.

Monique Heathcock, P.E., of CHW, applicant and agent for Phoenix Commercial Park, LLP, provided additional information and availed herself for questions.

Vice Chair Wright asked the applicant if they agreed to Staff's recommended conditions.

Monique Heathcock, P.E., of CHW, responded and accepted the conditions.

Member Burgess inquired about the type of building proposed for the site plan.

Monique Heathcock, P.E., of CHW, responded.

City Attorney Marian Rush responded.

Principal Planner Tabor, AICP, responded.

Member Burgess inquired about the alternative landscaping plan.

Principal Planner Tabor, AICP, responded.

Member Johns recused herself and submitted into the record Form 8B, Memorandum of Voting Conflict.

Vice Chair 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 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 located on page 21 of the June 11, 2019, Staff Report to the Planning & Zoning Board; seconded by Member Burgess.

Motion Passed 3-0 in a roll call vote.

- C. Land Development Regulations (LDR) Text Amendment: A request by the City of Alachua to amend, modify, or create the following Sections of the City of Alachua Land Development Regulations (LDRs): 2.4.4; 2.4.7; 2.4.10(B)(3)(i); 3.1.1; 3.5.2(F); 4.1.1; Section 4.3.4(G)(11); 5.1.3; 5.1.3; 5.2.3(B); and 10.2; and amending Tables 3.1.1; 4.1-1; and 5.1-3 (Legislative Hearing).

Department Director Winburn introduced the item.

Principal Planner Tabor, AICP, presented the Staff Report.

Member Johns inquired about platting requirements.

Principal Planner Tabor, AICP, responded.

Member Burgess inquired about the proposed updates to the use types and the definitions of the use types.

Principal Planner Tabor, AICP, responded.

Department Director Winburn responded.

Vice Chair Wright moved that based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Member Johns commended Staff for their hard work.

Department Director Winburn stated the next meeting will be July 11, 2019 at 6:00 p.m.

Vice Chair Wright wished everyone a safe holiday.

City Attorney Rush commended the Board & Staff for all of their hard work.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Johns moved to adjourn; seconded by Member Burgess.

Passe by unanimous consent.

ATTEST:



Presiding Officer

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA



Staff Liaison