



Planning and Zoning Board Minutes August 13, 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: August 13, 2019

Meeting Location: James A. Lewis Commission Chambers

<p>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.</p>
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<h3>PLANNING AND ZONING BOARD MEETING MINUTES</h3>

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

Member Virginia Johns moved to approve the agenda; seconded by Member James Sajczuk.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the July 9, 2019 PZB Meeting

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

Passed by unanimous consent.

- B. Certificate of Appropriateness: A request by Celine Crane, applicant and agent, for Heal Y & M, LLC, property owner, for the following alterations to a property located within the Historic Overlay District: removal and replacement of existing corrugated metal awning, located at 14521 Main Street, Tax Parcel No. 03697-001-000 (Quasi-Judicial Hearing)

Department Director Kathy Winburn introduced the item.

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

Planner Adam 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 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 Johns.

Member Burgess inquired about the proposed color for the awning.

Planner Hall responded.

Motion Passed 5-0 in a roll call vote.

- C. Special Exception Permit - Landscapes Unlimited Nursery: A request by Michael Gianikas and Erin Gianikas, applicants and property owners, for consideration of a Special Exception Permit for a commercial nursery at 18291 April Boulevard. The Special Exception Permit application proposes to allow for the sale of landscaping products produced both on-site and off-site, as well as the sale of traditional garden items, including but not limited to benches, bird baths, and other similar items; Tax Parcel Number 03015-003-007; FLUM: Agriculture; Zoning: Agricultural (A). (Quasi-Judicial Hearing)

Department Director Winburn introduced the item.

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

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

Member Johns inquired about the requirement and condition stating the applicant shall obtain a Certificate of LDR Compliance.

Principal Planner Tabor, AICP, responded.

City Attorney Marian Rush responded.

Erin Gianikas, applicant, accepted the conditions.

Chair Thomas inquired about the concerns and questions asked by the neighborhood meeting attendees.

Ms. Gianikas 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 and approves the Special Exception Permit for a commercial nursery at 18291 April Boulevard, subject to the five (5) conditions provided in Exhibit "A" and located on page 13 through 14 of the August 13, 2019, Staff Report to the Planning & Zoning Board; seconded by Member Burgess.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next scheduled meeting is September 10, 2019, but that there may be no need to meet on this date. The Board will receive an update on the September meeting closer to the meeting date.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Johns 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