



City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Board Minutes October 8, 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: October 8, 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. 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 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 August 13, 2019 PZB Meeting

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

Passed by unanimous consent.

- B. Briarwood Preliminary Plat: A request by Craig Rouhier, of Troon Development, LLC agent for Golden Pond Farms, Inc., property owner, for consideration of the Preliminary Plat for the Briarwood Subdivision, which proposes the subdivision of a ±74.17 acre subject property into a total of 229 lots, with associated common areas and right-of-way. Tax Parcel Numbers 03044-011-001, 03044-011-002, 03044-011-003, and 03044-010-003 (Quasi-Judicial Hearing).

Department Director Kathy Winburn introduced the item.

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

Planner Adam Hall, AICP, presented the Staff Report.

Applicant David Glunt, CEO of Spruce Creek Civil Engineering, representing Troon Development, Inc., presented additional information and availed himself for questions.

Member Sajczuk inquired about the comments made at the neighborhood meeting. He asked about the condition of County Road 235A and if any improvements beyond those discussed at the neighborhood meeting are being proposed and if there are any improvements proposed other than to add turning lanes into the development.

Mr. Glunt responded.

Member Sajczuk asked if the applicant agreed to the conditions proposed by Staff.

Mr. Glunt acknowledged and accepted the conditions.

Member Burgess inquired about the size of lots near Meadowglen.

Mr. Glunt responded.

Member Burgess inquired about the interconnectivity to adjacent areas.

Mr. Glunt responded.

Vice Chair Wright inquired about the applicant's agreement to Staff's recommended conditions.

Mr. Glunt responded.

Chair Thomas inquired about the timing of each phase.

Mr. Glunt responded.

Vice Chair Wright moved that based upon the competent substantial evidence presented in 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 transmits the Preliminary Plat of Briarwood to the City Commission, with a recommendation to approve, subject to the five (5) conditions provide in Exhibit "A" and on Page 19 of the Staff report, seconded by Member Johns.

Linda Davis discussed the topography of her property and the Briarwood property, the size of the lots proposed, and pedestrian connectivity to Santa Fe High School.

Mary Lynn Zurich discussed the proposed stormwater management system and the proposed walking trail.

Brian Boukari stated that the neighborhood meeting attendees were told the buffer between the development and Meadowglen was to be 80 feet. He discussed a potential fence along the north property line of the property, the size of the lots proposed near Meadowglen, other projects within the City and the potential to provide larger lots on the perimeter of the project, and potential impacts of the utility improvements. He compared the plan to other residential developments discussed, the odor attenuation of the lift station, and expressed that he believes the RSF-4 zoning is incompatible with Meadowglen.

Neal Boyle, President of Meadowglen Homeowner's Association, discussed the potential impacts to the potable water system, the condition of County Road 235A, the buffer and separation from Meadowglen, and stormwater management.

Terry Warrington discussed the density of the development, the buffer between Meadowglen and the development, stormwater, and separation between houses in the development and Meadowglen.

Quarry Stuart discussed the density of the development and the size of the lots in Meadowglen.

Ellen Boukari discussed buffering between development and Meadowglen, the density of lots near Meadowglen, fencing along the north property line of the development, and the type of development proposed in each phase.

Planner Hall responded to the public comment.

Mr. Glunt responded to the public comment.

Chair Thomas inquired about the topography of subject property and of Meadowglen.

Mr. Glunt responded.

Member Burgess inquired about the requirements to increase lot size along the perimeter of a planned development, the potential to require larger lots in the RSF-4 zoning district, and the potential to recommend to the City Commission that a fence be provided along the north property

line.

Planner Hall responded.

Member Johns discussed the potential impact to existing vegetation which could occur by the installation of a fence along the north property line.

Member Burgess commented about the location of the fence.

Mr. Boyle asked if the public could ask additional questions.

Chair Thomas agreed.

Mr. Boukari discussed the potential to provide a fence along the north property line, stormwater management requirements, and public hearing procedures.

Mr. Warrington inquired about who is responsible for improving the condition of County Road 235A.

Mr. Stewart discussed the Planning and Zoning Board's role in the development review and the impacts to roads.

Mr. Glunt responded.

Member Burgess inquired about changes to the proposed buffer along the north property line.

Mr. Glunt responded.

Chair Thomas inquired about the size of the homes.

Mr. Glunt responded.

Ms. Davis discussed the buffer along the north property line and the size of the lots.

Mr. Glunt responded.

Member Burgess inquired if any covenants and restrictions have been developed and if there are any minimum size requirements for homes.

Mr. Glunt responded.

City Attorney Marian Rush addressed the procedure to amend the previous motion.

Member Burgess moved that the motion be amended to add a condition requiring the applicant provide a fence along the north boundary and that such fence will be in compliance with the City's Land Use Regulations; seconded by Vice Chair Wright.

Motion Passed 3-2 in a roll call vote, with Member Burgess and Member Sajczuk voting nay.

- 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 Property 441, LLC, property owner, for consideration of Rezoning of the subject property from Agricultural (A) (Alachua County) to Community Commercial (CC) on a ±8.5 acre subject property. Consisting of a portion of Tax Parcel No. 05899-001-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

Planning Assistant Curtis swore in all parties entering the hearing.

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

Chair Thomas inquired about future land use of the property.

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 for a Site-Specific Amendment to the Official Zoning Atlas for Property 441, LLC 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 Johns.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be November 12th, 2019 at 6:00 p.m. She also informed the Board that October is National Community Planning Month and a proclamation was read by the Mayor at the last Commission Meeting. The proclamation acknowledges the service and importance of the Planning and Zoning Board and its members.

IV. CITIZENS COMMENTS

None.

ADJOURN

Vice Chair Wright 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