



## **Planning and Zoning Board Minutes February 11, 2020**

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**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

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**Planning and Zoning Board  
At 6:00 PM**  
to address the item(s) below.

**Meeting Date:** February 11, 2020

**Meeting Location:** James A. Lewis Commission, City Hall

<p><b>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.</b></p>
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<h2><b>PLANNING AND ZONING BOARD MEETING MINUTES</b></h2>
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### **CALL TO ORDER**

Vice Chair Anthony Wright called the meeting to order. Chair Gary Thomas was absent.

### **INVOCATION**

Member Sandy Burgess led the invocation.

### **PLEDGE TO THE FLAG**

Led by the Board.

### **APPROVAL OF THE AGENDA**

**Member Burgess 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 January 14, 2020 PZB Meeting

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

**Passed by unanimous consent.**

- B. Tara Forest East Preliminary Plat: A request by Christopher Gmuer, P.E., of Gmuer Engineering, Inc., applicant and agent for Tara Forest LLC and Alachua Development Co, LLC, property owners, for consideration of the Preliminary Plat for the Tara Forest East Subdivision, which proposes the subdivision of a ±148.76 acre subject property into a total of 340 lots, with associated common areas and right-of-way. Tax Parcel Numbers 03067-005-000, 03067-005-001, 03067-000-000, and 03067-000-000 (Quasi-Judicial Hearing).

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

Planner Adam Hall, AICP, presented the Staff Report.

Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for the property owner, presented additional information and availed himself for questions.

Member Sajczuk asked the applicant if they agree to Staff's recommended conditions.

Sayed Moukhtara, of Tara Forest, LLC, property owner, accepted the conditions.

Member Johns inquired about the time frame for project completion and the price range of the homes.

Sayed Moukhtara responded.

Member Johns inquired if the second traffic study as stated in condition 1d had been completed.

Christopher Gmuer, P.E., responded.

**Member Sacjuk 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 transmits the Preliminary Plat of Tara Forest East to the City Commission, with a recommendation to approve, subject to the four (4) conditions provided in Exhibit "A" and located on page 19 of the Staff Report; seconded by Member Johns.**

**Motion Passed 4-0 in a roll call vote.**

Ms. Fabiano inquired about the connection to US Highway 441, the potable water system, and a potential underground cave.

Planner Hall, AICP, responded.

Latasha Brown echoed Ms. Fabiano's comments. She also asked for clarification about the ingress and egress points for the development.

Christopher Gmuer, P.E., responded.

City Attorney Marian Rush clarified the subdivision review process.

Ms. Fabiano inquired about fire stations for new development.

City Attorney Rush responded.

Member Burgess inquired if NW 147th Drive is a public street.

City Attorney Rush responded.

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

Department Director Kathy Winburn stated the next meeting will be held on March 10, 2020 at 6:00 p.m.

### **IV. CITIZENS COMMENTS**

None.

### **ADJOURN**

**Member Burgess moved to approve; seconded by Member Johns.**

**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