



## **Planning and Zoning Board Minutes March 10, 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:** March 10, 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**

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 Vice Chair Wright.**

**Passed by unanimous consent.**

### **I. OLD BUSINESS**

None.

### **II. NEW BUSINESS**

- A. Approval of the Minutes of the February 11, 2020 PZB Meeting

**Member James Sajczuk moved to approve the minutes; seconded by Member Sandy Burgess.**

**Passed by unanimous consent.**

- B. Three Lots within the Turkey Creek Subdivision Final Plat: A request by Sergio Reyes, P.E., of eda engineers-surveyors-planners, inc., applicant and agent for N & J Hope Family LLC and Turkey Creek, Inc., property owners, for consideration of the final plat of three lots located within the Turkey Creek subdivision. Tax Parcel No. 05900-160-060, 05900-160-010, and 05900-002-001 (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.

Clay Sweger, P.E., LEED AP, of EDA Engineers - Surveyors - Planners, Inc., applicant and agent for the property owners, presented additional information and availed himself for questions.

Member Johns inquired about the setbacks between the lots and the creek.

Mr. Sweger responded.

Chair Thomas inquired about the lots not being previously platted.

Mr. Sweger 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 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.**

- C. Special Exception Permit - Tara Baywood – Townhouses: A request by Chistopher Gmuer, P.E., of Gmuer Engineering, LLC , property owner, for consideration of a Special Exception Permit to

allow townhouses in the Residential Single Family-6 ("RSF-6") zoning district related to the proposed Tara Baywood Preliminary Plat,; Consisting of a portion of Tax Parcel Number 03067-006-000; FLUM: Medium Density Residential; Zoning: Residential Single Family - 6 ("RSF-6").

Department Director Winburn introduced the item.

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

Planner 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 Johns inquired about the public utility easement.

Mr. Gmuer responded.

Member Sajczuk inquired about the density of the townhomes.

Mr. Gmuer responded.

City Attorney Marian Rush responded.

Member Johns inquired about the traffic design for the development.

Mr. Gmuer responded.

Member Burgess inquired about the difference between Tara Forest East and Tara Baywood. She also inquired about the requirements for Special Exception Permits.

City Attorney Rush responded.

Planner Hall, AICP, responded.

Mr. Gmuer responded.

Sayed Moukhtara, developer of the Tara Baywood project, accepted the conditions.

**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 Regulations and approves the Special Exception Permit for townhouses in the RSF-6 zoning district for the Tara Baywood preliminary plat, subject to the two (2) conditions provided in Exhibit "A" and located on page 14 of the Staff Report, seconded by Vice Chair Wright.**

**Motion Passed 5-0 in a roll call vote.**

- D. Tara Baywood Preliminary Plat: A request by Christopher Gmuer, P.E., of Gmuer Engineering, Inc., applicant and agent for Alachua Development Co, LLC, property owner, for consideration

of the Preliminary Plat for the Tara Baywood Subdivision, which proposes the subdivision of a ±35.26 acre subject property into a total of 211 lots, with associated common areas and right-of-way. Tax Parcel Number 03067-006-000 (Quasi-Judicial Hearing).

Director Winburn introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

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

City Attorney Marian Rush responded.

Sayed Moukhtara, developer of the Tara Baywood project, accepted the conditions.

**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 transmits the Preliminary Plat of Tara Baywood to the City Commission, with a recommendation to approve, subject to the five (5) conditions provided in Exhibit "A" and located on page 21 of the Staff Report; 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 held on April 21, 2020 at 6:00 p.m.

### **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

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Presiding Officer

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Staff Liaison