



Planning and Zoning Board Minutes June 9, 2020

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: June 9, 2020

Meeting Location: James A. Lewis Commission, City Hall

<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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<h2>PLANNING AND ZONING BOARD MEETING MINUTES</h2>

CALL TO ORDER

Gary Thomas called the meeting to order. All Members were present.

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 James Sajczuk.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the March 10, 2020 Planning & Zoning Board Meeting

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

Passed by unanimous consent.

- B. Site Plan – Southern Wrecker and Recovery: A request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Southern Wrecker and Recovery, LLC, property owner, for consideration of a Site Plan to construct a ±5,980 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±7.99 acre subject property. Tax Parcel Number 03042-050-003 (Quasi-Judicial Hearing).

Department Director Kathy Winburn introduced the item.

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

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

Member Johns inquired if a variance could later be requested for outdoor storage.

Principal Planner Tabor, AICP, responded.

Vice Chair Wright confirmed the applicant has accepted Staff's recommended conditions.

Principal Planner Tabor, AICP, 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 approves the Site Plan for Southern Wrecker and Recovery, subject to the four (4) conditions provided in Exhibit "A" and located on page 16 of the June 9, 2020 Staff Report to the Planning & Zoning Board; seconded by Member Burgess.

Motion Passed 5-0 in a roll call vote.

- C. Tolosa PD-R Preliminary Plat & Final PD Plan, Phase 1: A request by Anthony J. "Jay" Brown, Jr., P.E., of JBrown Professional Group, agent for Bentley Timber, LLC, applicant & property owner, for consideration of the Preliminary Plat & Final PD Plan for Phase 1 of the Tolosa PD-R, which proposes the subdivision of a ±18.74 acre subject property into a total of 43 lots, with associated common areas and right-of-way. Tax Parcel Number 03135-000-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

Planner Adam Hall, AICP, presented the Staff Report.

Chris Potts, P.E., Sr. Engineering Manager with JBrown Professional Group provided additional information and availed himself for questions.

Member Burgess inquired about the comments from the public at the Neighborhood Meeting and if the concerns voiced at the meeting had been addressed.

Mr. Potts responded.

Member Burgess inquired about the use of the secondary emergency access.

Mr. Potts responded.

City Attorney Marian Rush responded.

Mr. Potts accepted Staff's recommended 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 Tolosa PD-R Phase 1 to the City Commission, with a recommendation to approve, subject to the three (3) conditions provided in Exhibit "A" and located on page 21 of the June 9, 2020 Staff Report; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

- D. Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for 441 Development Group of Alachua County, LLC, property owner, to amend the Official Zoning Atlas from Agriculture (Alachua County) to Community Commercial (CC) on ±18 acres and to Residential Single Family – 4 (RSF-4) on ±10.2 acres on a ±28.2 acre subject property. Consisting of Tax Parcel Number 05898-005-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

Principal Planner Tabor, AICP, presented the Staff Report.

Clay Sweger, AICP, LEED AP, of EDA Consultants presented additional information and availed himself for questions.

Chair Thomas commented on potential traffic impacts to US Highway 441.

Mr. Sweger responded.

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 for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of 441 Development Group of Alachua County, 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.

- E. Small Scale Comprehensive Plan Amendment: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Black Flag Metalsmith, LLC, property owner, to amend the Future Land Use Map (FLUM) from Agricultural to Industrial on a ±6.98 acre subject property. The property subject to the proposed amendment is located north of NW County Road 235. Consisting of Tax Parcel Number 03918-003-000 (Legislative Hearing).

Department Director Winburn introduced the item.

Principal Planner Tabor, AICP, presented the Staff Report.

Mr. Sweger, AICP, LEED AP, of EDA Consultants presented additional information and availed himself for questions.

Member Sajczuk moved based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Black Flag Metalsmith, LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Vice Chair Wright

Motion Passed 5-0 in a roll call vote.

- F. Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Black Flag Metalsmith, LLC, property owner, to amend the Official Zoning Atlas from Agricultural to Light & Warehouse Industrial (ILW) on a ±6.98 acre subject property. Consisting of Tax Parcel Number 03918-003-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

Principal Planner Tabor, AICP, presented the Staff Report.

Mr. Sweger, AICP, LEED AP, of EDA Consultants presented additional information and availed himself for questions.

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 submitted by EDA Consultants, Inc. on behalf of Black Flag Metalsmith, 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 Vice Chair Wright.

Motion Passed 5-0 in a roll call vote.

- G. LDR Text Amendments - A Staff-Initiated Amendment to the City's Land Development Regulations (Legislative).

Principal Planner Tabor, AICP, presented the Staff Report.

Member Johns inquired about the proposed amendments to Section 6.8 and when interconnectivity may be required between new development and existing development.

Principal Planner Tabor, AICP, responded.

Member Burgess commended the Planning Department for the time taken to prepare the proposed amendments to the Land Development Regulations and the efforts taken to streamline the regulations.

Clay Sweger, AICP, LEED AP, of EDA Consultants commended Planning Staff for their efforts made to update the Land Development Regulations.

Member Sajczuk 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 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be held on July 14, 2020 at 6:00 p.m. She also advised the Board that Items C, D, E, F, and G would be scheduled for first reading before the City Commission on June 22, 2020.

Member Sajczuk thanked Planning Staff for their hard work.

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