



City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Board Minutes June 13, 2017

Chair Gary Thomas
Vice Chair Dayna Miller
Member Fred Hilton
Member Anthony Wright
Member Virginia Johns
School Board Member Rob Hyatt

City Manager Traci L. Gresham

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

Meeting Date: June 13, 2017

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

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. Member Anthony Wright and Planning & Community Development Director Kathy Winburn were absent.

INVOCATION

Member Virginia Johns led the Invocation.

PLEDGE TO THE FLAG

The Board led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

City Attorney Marian Rush stated there were no changes to the Agenda.

Vice Chair Dayna Miller motioned to accept the Agenda as published; seconded by Member Fred Hilton. Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the May 9, 2017 PZB Meeting

Member Fred Hilton motioned to accept the minutes; seconded by Member Virginia Johns. Passed by unanimous consent.

B. Site-Specific Amendment to the Official Zoning Atlas: A request by Kathy Hattaway, AICP, of Poulos & Bennett, Inc., applicant and agent for M3 Alachua LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Residential Multiple Family – 8 (RMF-8) to Planned Development – Residential (PD-R) on a ±35.82 acre subject property. Consisting of Tax Parcels 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006 (Quasi-Judicial Hearing).

City of Alachua Staff, Lisa Freeman, swore in Principal Planner Justin Tabor, AICP, and Lucie Ghioto, of Poulos & Bennett, Inc., Applicant and Agent for the property owner.

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

Lucie Ghioto, Applicant and Agent for the property owner, availed herself for questions.

City Attorney Marian Rush asked Lucie Ghioto, Applicant and Agent for the property owner, if the Applicant agreed to the 26 conditions provided in Exhibit "A" and located on page 35 of the June 13, 2017, Staff Report.

Lucie Ghioto, Applicant and Agent for the property owner, acknowledged the Applicant's agreement to the conditions.

Vice Chair Dayna Miller asked Principal Planner Justin Tabor, AICP, if there is existing city water on NW 173rd Street that the Applicant would be pulling onto the property.

Principal Planner Justin Tabor, AICP, stated that there is city water immediately adjacent to the property along NW 173rd Street. As part of the subdivision platting process, should this application be ultimately approved by the City Commission, staff would review to confirm that any requirements such as flows, etc. are met. That information would be a bit more detailed in the next phase of the process.

Member Fred Hilton moved that based upon the 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 a Planned Development 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, subject to the 26 conditions provided in Exhibit "A" and located on page 35 of the June 13, 2017, Staff Report to the Planning & Zoning Board; seconded by Member Virginia Johns. Passed by unanimous consent.

- C. HighPoint Crossing Preliminary Plat: A request by Robert Walpole, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of the preliminary plat of HighPoint Crossing, which proposes the construction of utility infrastructure, master planning of stormwater, and roadway improvements to serve future development on a ±30.57 acre subject property, consisting of a ±14.57 acre project area. A portion of Tax Parcel 03049-000-000 and Tax Parcel 03049-003-000 (Quasi-Judicial Hearing).

City of Alachua Staff, Lisa Freeman, swore in Principal Planner Justin Tabor, AICP.

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

City of Alachua Staff, Lisa Freeman, swore in Robert Walpole, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., Applicant and Agent for the property owner.

Robert Walpole, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., Applicant and Agent for the property owner, availed himself for questions.

Vice Chair Dayna Miller asked for clarification on the areas not subject to the plat, and if a plat would later be required for those areas.

Principal Planner Justin Tabor, AICP, stated that any development along the road would be subject to Site Plan Review. He indicated that one would see the detail of building location(s), right-of-ways, points of ingress/egress, any required parking or landscaping, etc. during the site plan review process. Those details would not come back before the Planning & Zoning Board as a Preliminary Plat Review; it would come back as a Site Plan.

Chair Gary Thomas asked if the roadway, as it's drawn, connects right behind the Hungry Howie's building.

Principal Planner Justin Tabor, AICP, stated yes.

Chair Gary Thomas asked for clarification regarding the land located north of the property.

Principal Planner Justin Tabor, AICP, stated that the land immediately to the north is mixed zoning; partly Single Family Residential and Multi-Family Residential. Adjacent to I-75 there is a portion to the north that is commercial.

Member Fred Hilton asked Robert Walpole, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., Applicant and Agent for the property owner, to summarize what comments were received at the Neighborhood Meeting.

Robert Walpole, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., Applicant and Agent for the property owner, stated that due to noticing requirements there were two Neighborhood

Meetings held and there were 6 individuals at the first and 3 individuals at the second. There were general questions about what is coming, what is proposed, what is coming on the future lots, whether there will be direct connections to Heritage Oaks, transportation, etc.

Member Fred Hilton 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 to the City Commission, with a recommendation to approve; seconded by Vice Chair Dayna Miller. Passed by unanimous consent.

III. BOARD COMMENTS/DISCUSSION

City Attorney Marion Rush stated that the next Planning & Zoning Board Meeting will be held on July 11, 2017.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Virginia Johns moved to adjourn; seconded by Vice Chair Dayna Miller. Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA



Presiding Officer



Staff Liaison