



City of
ALACHUA

THE GOOD LIFE COMMUNITY

**Planning and Zoning Board
Minutes
November 12, 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: November 12, 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 James Sajczuk moved to approve the minutes; seconded by Member Virginia Johns.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the October 8, 2019 PZB Meeting

Member Sandy Burgess moved to approve the minutes; seconded by Vice Chair Wright.

Passed by unanimous consent.

B. Pilot Forest, Lot 29 Final Plat: A request by Sean Barnes of Geoline Surveying, Inc., applicant and agent for Timothy B. Tees & Pamela J. Tees-Pinedo, property owners, for consideration of the replat of a $\pm$.60 acre subject property located at 15703 NW 118th Place. Tax Parcel No. 03980-003-029 (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.

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 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.

Member Johns inquired as to the purpose of the replat.

Planner Hall, AICP, responded.

Member Burgess inquired about the procedures for replats.

City Attorney Marian Rush responded.

Motion Passed 5-0 in a roll call vote.

C. Site Plan - Kolomyiko: A request by Craig Hedgecock, P.E., P.S.M., applicant and agent for Ivan and Galina Kolomyiko, property owners, for consideration of a Site Plan to construct a $\pm$ 5,880 square foot light manufacturing facility, with associated paving, grading, drainage, landscaping and infrastructure improvements, on a $\pm$ 1.61 acre subject property, located 14000 block of West SR235, south of SR235, east of the intersection of SR235 and CR 241; Tax Parcel Number 03129-001-000 (Quasi-Judicial Hearing).

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.

Craig Hedgecock, P.E., P.S.M., applicant and agent for Ivan and Galina Kolomyiko, accepted the conditions 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and on page 20 of the July 9, 2019 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

- D. Site Plan – Alachua Retail Center: A request by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Om Namah Shivaay, LLC, property owner, for consideration of a Site Plan to construct a ±8,400 square foot commercial building with site improvements, on a ±1.24 acre subject property, located at 15405 NW US Highway 441 and at 15419 NW US Highway 441; Consisting of Tax Parcel Numbers 03583-000-000 and 03583-001-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).

Department Director Winburn introduced the item.

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

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

Member Sajczuk inquired about Staff's condition to complete Pod 2 improvements within 90 days.

Principal Planner Tabor, AICP, responded.

Robert Walpole, P.E., applicant and agent for Om Namah Shivaay, LLC, accepted the conditions and availed himself for questions.

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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the seven (7) conditions provided in Exhibit "A" and located on page 20 of the November 12, 2019 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

- E. Special Exception Permit - San Felasco Tech City (SFTC) – Restaurant with Drive-Through: A request by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Special Exception Permit to allow a restaurant with a drive-through in the Corporate Park (CP) zoning district and located within Phase 3 of SFTC, located at 13025 NW US Highway 441; Consisting

of a portion of Tax Parcel Number 05962-002-000; FLUM: Corporate Park; Zoning: Corporate Park (CP).

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.

Stephanie Sutton, P.E., of EDA, applicant and agent for the Laser Investment Group, LLC, availed herself for questions.

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 approves the Special Exception Permit for a Permit for a restaurant drive-through at 13025 NW US Highway 441; seconded by Member Sajczuk.

Motion Passed 5-0 in a roll call vote.

- F. Site Plan – San Felasco Tech City (SFTC) Phase 3: A request by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan to construct a ±3,200 square foot restaurant with drive-through and 74 attached and detached dwelling units, with associated site improvements, on a ±82.68 acre subject property, consisting of a ±23.35 acre project area, located at 13025 NW US Highway 441; Consisting of portions of Tax Parcel Numbers 05962-002-000, 05844-004-001, 05855-005-000 and 05855-004-000; FLUM: Corporate Park and Industrial; Zoning: Corporate Park (CP) and Industrial General (IG).

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.

Stephanie Sutton, P.E., of EDA, applicant and agent for the Laser Investment Group, LLC, accepted the conditions and availed herself 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for SFTC Phase 3, subject to the five (5) conditions provides in Exhibit "A" and located on page 25 of the November 12, 2019 Staff Report to the Planning & Zoning Board; seconded by Vice Chair Wright.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Member Sajczuk thanked the Planning & Zoning Board Meeting attendees.

Department Director Winburn stated the next meeting will be December 10, 2019 at 7:00 p.m.

City Attorney Rush wished the Board a Happy Thanksgiving.

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