



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Board Minutes

October 13, 2020

Chair James Sajczuk

City Manager Adam Boukari

Vice Chair Anthony Wright

Member Sandy Burgess

Member Gary Thomas

Member Virginia Johns

School Board Member Tina Certain

Planning and Zoning Board

At 6:00 PM

to address the item(s) below.

Meeting Date: October 13, 2020

Meeting Location: James A. Lewis Commission, 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 James Sajczuk called the meeting to order. Vice Chair Anthony Wright and School Board Member Tina Certain were absent.

INVOCATION

Member Gary Thomas 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 Thomas.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the September 8, 2020 PZB Minutes

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

Passed by unanimous consent.

- B. Site Plan – Hal Brady Recreation Center Maintenance Building: A request by Travis Hastay, P.E., of CHW, Inc., applicant and agent, for the City of Alachua, property owner, for consideration of a Site Plan to construct a ±2,000 square foot accessory structure (maintenance building) with associated stormwater and utility improvements on a ±0.50 acre development area . Tax Parcel Number 03061-004-001 (Quasi-Judicial Hearing).

Planning Assistant Kenya Curtis swore all parties in entering testimony.

Planner Adam Hall, AICP, presented the Staff Report.

City Attorney Marian Rush asked if the applicant accepted Staff's recommendations.

Planner Hall responded.

Member Thomas moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the 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 Hal Brady Recreation Center Maintenance Building subject to the two (2) conditions provided in Exhibit "A" and located on page 13 of the October 13, 2020 Staff Report to the Planning & Zoning Board; seconded by Member Burgess.

Motion Passed 4-0 in a roll call vote.

- C. Site Plan – Copeland Park: A request by Daniel Young, P.E., LEED A.P., of CHW, Inc., applicant and agent for Alachua Copeland Park Investments, LLC, property owner, for consideration of a Site Plan which proposes to revise a previously approved development plan. The Site Plan includes an existing ±13,300 square foot building and a proposed ±11,750 square foot building, with associated parking, stormwater, landscaping, and site improvements on a ±2.65 acre subject property. Tax Parcel Nos. 03230-002-003 and 03230-002-004 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore all parties in entering testimony.

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

Member Burgess clarified any updates made to the plans.

Principal Planner Tabor responded.

Member Burgess moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the 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 Copeland Park subject to the two (2) conditions provided in Exhibit "A" and located on page 21 of the October 13, 2020 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

City Attorney Marian Rush asked if the applicant accepted Staff's recommendations.

Travis Hastay, P.E., of CHW, applicant and agent for the property owner, accepted the conditions.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meeting will be Tuesday November 10, 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:



Presiding Officer

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA



Staff Liaison