



City of
ALACHUA

THE GOOD LIFE COMMUNITY

**Planning and Zoning Board
Minutes
September 8, 2020**

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: September 8, 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, Member Virginia Johns, and School Board Member Tina Certain were absent.

INVOCATION

Member Sandy Burgess led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Burgess moved to approve the agenda; seconded by Member Gary Thomas.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the August 11, 2020 PZB Meeting Minutes

Member Burgess moved to approve the minutes; seconded by Member Thomas.

Passed by unanimous consent.

B. Baywood Centre Lot 3 Preliminary Plat: A request by Gerry Dedenbach, AICP, LEED-AP, of CHW, Inc. agent for Alachua Development Co. LLC., property owner, for consideration of the Preliminary Plat for Lot 3 of the Baywood Centre Subdivision, which proposes the replat of a ±1.15 acre subject property to include a new ingress/egress easement to provide access to the Baywood Centre subdivision. Tax Parcel Number 03067-601-003(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.

Gerry Dedenbach, AICP, LEED-AP, of CHW, presented additional information, accepted Staff's recommendations, and availed himself for questions.

Member Burgess inquired if the proposed road would be City owned or privately owned.

Mr. Dedenbach responded.

Member Thomas asked if FDOT will issue a permit for the new connection to US 441.

Mr. Dedenbach responded.

City Attorney Marian Rush clarified that it is the Master Owners' Association that will be responsible for the upkeep of the new road.

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 Baywood Centre Lot 3 to the City Commission, with a recommendation to approve, subject to the two (2) conditions provided in "Exhibit "A" and located on page 16 of the Staff Report; seconded by Member Thomas.

Motion Passed 3-0 in a roll call vote.

C. Comprehensive Plan Vision Element Review and Discussion

Department Director Winburn introduced the item.

Member Burgess shared history about the creation of the 2020 Vision Element, and how seeing the progress from this plan has been beneficial. She also shared her concerns for local schools and suggested a new policy related to local schools be added to the new Vision Element. She also expressed that housing is still an important issue for our new Vision Element.

Department Director Winburn responded.

Member Thomas inquired about the planning time frame for the new Vision Element.

Department Director Winburn responded.

City Attorney Rush added that the City Commission and the School Board have met and are being proactive in addressing the needs of public schools in the City.

Chair Sajczuk suggested a new policy related to public transportation to be included into the Vision Element.

Director Winburn responded.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be Tuesday October 13, 2020 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Burgess moved to adjourn; seconded by Member Thomas.

Passed by unanimous consent.

ATTEST:



Presiding Officer

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA



Staff Liaison