



City of
ALACHUA

THE GOOD LIFE COMMUNITY

**Planning and Zoning Board
Minutes
August 11, 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: August 11, 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 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 agenda; seconded by Member Virginia Johns.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the July 14, 2020 PZB Meeting

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

Passed by unanimous consent.

- B. Election of Chair and Vice Chair

Vice Chair Wright moved to appoint Gary Thomas as chair; motion failed for the lack of a second.

Member Johns moved to appoint James Sajczuk as chair; seconded by Member James Sajczuk.

Motion passed 5-0 in a roll call vote.

Member Johns moved to appoint Anthony Wright as vice chair; seconded by Member Burgess.

Motion passed 5-0 in a roll call vote.

- C. Site Plan – Burger King (16130 NW US Highway 441): A request by Robin Kendall of Quality Dining, Inc., applicant and agent, for T&H Property Group, LLC, property owner, for consideration of a Site Plan to construct a ±3,349 square foot quick service restaurant with associated parking, stormwater, landscaping, and site improvements on a ±1.19 acre subject property. Tax Parcel Number 03061-004-001 (Quasi-Judicial Hearing).

Department Director Kathy Winburn introduced the item.

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

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

Robin Kendall of Quality Dining, Inc., applicant and agent for T&H Property Group LLC, property owner, presented additional information, availed himself for questions, and accepted Staff's recommended conditions.

Member Johns asked about a connection to NW 162nd Lane.

Principal Planner Tabor responded.

Member Burgess inquired about comments at the Neighborhood Meeting.

Robin Kendall of Quality Dining, Inc. responded.

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 Site Plan for Burger King at 16130 NW US Highway 441, subject to the three (3) conditions as presented during the August 11, 2020 Planning and Zoning Board Meeting; seconded by Vice Chair Wright.

Motion passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be held September 8, 2020 at 6:00 pm.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Johns moved to adjourn, seconded by Member Burgess.

Motion passed by unanimous consent.

ATTEST:



Presiding Officer

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA



Staff Liaison