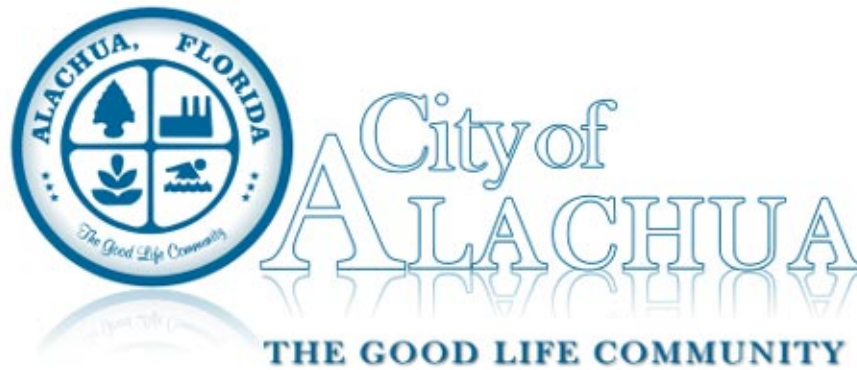




Planning and Zoning Board Minutes July 13, 2021

Chair James Sajczuk
Vice Chair Sandy Burgess
Member Virginia Johns
Member Edward Potts
Member Gary Thomas
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: July 13, 2021

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.
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PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair James Sajczuk called the meeting to order. Member Virginia Johns was absent at roll call.

INVOCATION

Member Edward Potts led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Vice Chair Sandy 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 Minutes of the June 8, 2021 PZB Meeting

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

Passed by unanimous consent.

- B. Red Oak Estates Lot 9 Final Plat: A request by Joe Montalto, Jr., P.E., of JMJ Consulting Engineering, LLC., applicant and agent for Kevin and Kelli Ross, property owners, for consideration of the replat of a ±5.01 acre subject property located in the Red Oak Estates subdivision. Tax Parcel No. 04013-009-000 (Quasi-Judicial Hearing)

Planning Assistant Kenyata Curtis swore in all parties entering testimony.

Principal Planner Adam Hall, AICP, presented the Staff Report.

Joe Montalto, Jr., P.E., of JMJ Consulting Engineering, LLC., accepted the conditions recommended by Staff, and availed himself for questions.

Vice Chair 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 transmits the application to the City Commission, with a recommendation to approve, subject to the two (2) conditions provided in Exhibit "A" and located on Page 12 of the July 13, 2021 Staff Report to the Planning and Zoning Board; seconded by Member Potts.

Motion Passed 4-0 in a roll call vote.

- C. Large Scale Comprehensive Plan Amendment (LSCPA) – 13663 NW US Highway 441: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres. Tax Parcel Number 05970-004-000 (Legislative Hearing).

Member Johns arrived at 6:17 p.m.

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

Vice Chair Burgess inquired about the current zoning of the property.

Principal Planner Tabor responded.

Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., availed himself for questions.

Member Thomas moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Vice Chair Burgess.

Donald Cruce inquired about what was being built on the property.

Motion Passed 5-0 in a roll call vote.

- D. Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – 13663 NW US Highway 441: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres. Tax Parcel Number 05970-004-000 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Principal Planner Tabor, AICP, presented the Staff Report.

Vice Chair 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 for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc on behalf of Envision Seven Limited Liability Company 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 Potts.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meeting will be September 14, 2021 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Vice Chair Burgess 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