



City of  
**ALACHUA**

**THE GOOD LIFE COMMUNITY**

**Planning and Zoning Board  
Minutes  
July 10, 2018**

---

Chair Gary Thomas  
Vice Chair Anthony Wright  
Member Sandy Burgess  
Member Fred Hilton  
Member Virginia Johns  
School Board Member Rob Hyatt

---

City Manager Adam Boukari

**Planning and Zoning Board  
At 6:00 PM**  
to address the item(s) below.

**Meeting Date:** July 10, 2018

**Meeting Location:** James A. Lewis Commission Chambers, 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**

Vice Chair Anthony Wright called the meeting to order. Chair Gary Thomas, Member Fred Hilton, and School Board Member Rob Hyatt were absent.

**INVOCATION**

Vice Chair Wright led the invocation.

**PLEDGE TO THE FLAG**

Led by the Board.

## **APPROVAL OF THE AGENDA**

**Member Virginia Johns moved to approve the agenda as amended; seconded by Member Sandy Burgess.**

**Passed by unanimous consent.**

### **I. OLD BUSINESS**

None.

### **II. NEW BUSINESS**

#### **A. Approval of the Minutes of the June 12, 2018 PZB Meeting**

**Member Johns moved to approve the minutes; seconded by Member Burgess.**

**Passed by unanimous consent.**

- B. Large Scale Comprehensive Plan Amendment:** A request by Ryan Thompson, AICP of CHW, Inc., applicant and agent, for Lillie Belle Jeffords Life Estate and Trustees, Barbara Ann Lemley, Janet Schenck, Monaghan and Schenck Trustees, MP and Martha Monaghan, and Diane White, property owners, to amend the Future Land Use Map (FLUM) Designation from Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±161.14 acre portion of the subject property and from Rural/Agriculture (Alachua County) to Community Commercial on a ±76.44 acre portion of the subject property (± 237.58 acre in total size). Consisting of Tax Parcel Numbers 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005 and 03048-002-000 (Legislative Hearing)

Department Director Kathy Winburn introduced the item.

Planner Adam Hall, AICP, presented the Staff Report.

Ryan Thompson, AICP, of CHW presented additional information and availed himself for any questions.

**Member Johns 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 for Large Scale Comprehensive Plan Amendment 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 Member Burgess.**

Vice Chair Wright opened the floor for comments.

Gerard Murphy inquired about the water pressure on the property and about the purpose of this application.

City Attorney Marian Rush responded.

**Motion Passed 3-0 in a roll call vote.**

- C. Site-Specific Amendment to the Official Zoning Atlas: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for Waco of Alabama, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Planned Unit Development ("PUD") to Planned Development – Residential (PD-R) on a ±45.14 acre subject property. Consisting of Portions of Parcel Numbers 03980-002-001 and 03905-002-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

Ryan Thompson, AICP, of CHW presented additional information and availed himself for any questions. He agreed to accept Staff's recommendation and conditions.

**Member Johns 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 for a Site-Specific amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulation and transmits the application to the City Commission, with a recommendation to approve, subject to the 25 conditions provided in Exhibit "A," that was substituted and located on pages 34-39 of the July 10, 2018 Staff Report; seconded by Member Burgess.**

Vice Chair Wright opened the floor for comments.

Member Burgess inquired about the compatibility of the lots adjacent to Phase I.

Planner Hall, AICP, responded to the question.

**Motion Passed 3-0 in a roll call vote.**

- D. Site Plan - San Felasco Tech City: A request by Clay Sweger, AICP, LEED AP, of EDA Engineers - Surveyors - Planners, Inc., applicant and agent for Tom R. & Associates, LLC, property owner, for consideration of a Site Plan to construct two (2) ±30,100 square foot buildings, with associated paving, grading, drainage, and infrastructure improvements, on a ±55.36 acre subject property, consisting of a ±13.23 acre project area, located in the 12000 block of NW US Highway 441; Tax Parcel Number 05962-002-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

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

Sergio Reyes P.E., of EDA Engineers - Surveyors - Planners, Inc., presented additional information and availed himself for questions. He agreed to accept Staff's recommendation and conditions.

**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, subject to the (7) conditions provided in Exhibit "A" and Located on page 21 of the July 10, 2018 Staff Report to the Planning & Zoning Board, and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Johns.

Vice Chair Wright opened the floor for comments.

Hugh Calderwood asked who would be the electrical service provider.

Sergio Reyes, P.E., responded to the question.

Motion Passed 3-0 in a roll call vote.

### III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be August 14, 2018 at 6:00 p.m.

### IV. CITIZENS COMMENTS

None.

### ADJOURN

Member Burgess moved to adjourn: seconded by Member Johns.

Pass by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE  
CITY OF ALACHUA, FLORIDA

  
Presiding Officer

  
Staff Liaison