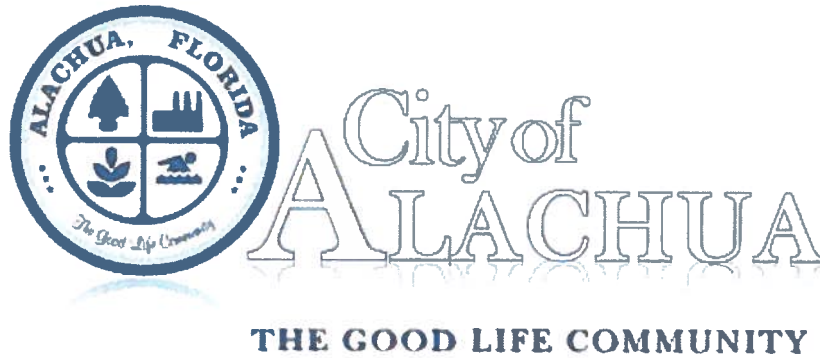




**Planning and Zoning Board
Minutes
July 9, 2019**

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: July 9, 2019

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.

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 Sandy Burgess moved to approve the agenda; seconded by Member James Sajczuk.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the June 11, 2019 PZB Meeting

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

Passed by unanimous consent.

- B. Site Plan - Alchem Building Three: A request by Caitlyn Drane, P.E. of eda engineers-surveyors-planners, inc., applicant and agent for James D. Talton of Alchem Laboratories Corporation, property owner, for consideration of a Site Plan to construct a ±12,000 square foot light manufacturing facility, with associated paving, grading, drainage, landscaping and infrastructure improvements, on a ±2.70 acre subject property, located at 14120 NW 126th Terrace; Tax Parcel Number 03956-010-027 and a portion of 03927-000-000 (Quasi-Judicial Hearing).

Department Director Kathy Winburn introduced the item.

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

Planner Adam Hall, AICP, presented the Staff Report.

Sergio Reyes, P.E., of EDA presented additional information, accepted the conditions and availed himself for questions.

Member Sajczuk moved that based upon the competent substantial evidence presented in 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 four (4) conditions provided in Exhibit "A" and on page 20 of the July 9, 2019 Staff Report to the Planning & Zoning Board; seconded by Member Virginia Johns.

Motion Passed 5- 0 in a roll call vote.

- C. Site Plan - Innovation One: A request by Alison Fetner, P.E., of Fetner Engineering, applicant and agent for Shoppes at Progress Center, LLC, property owner, for consideration of a Site Plan to construct a ±30,676 square foot light manufacturing (research and development) facility, with associated paving, grading, drainage, landscaping and infrastructure improvements, on a ±2.80 acre subject property, located southwest of the intersection of US Highway 441 and Progress Boulevard, and north of Research Drive and UF Innovate | Sid Martin Biotech; Tax Parcel Number 03956-010-027 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

Paul Stresing, Architect with Paul Stresing Associates, accepted the conditions and availed himself for questions.

Chair Wright moved that based upon the competent substantial evidence presented in 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 four (4) conditions provided in Exhibit "A" and on page 20 of the July 9, 2019 Staff Report to the Planning & Zoning Board; seconded by Member Sajczuk.

Motion Passed 5- 0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting would be August 13, 2019 at 6:00 p.m. She also informed the Board of the upcoming American Planning Association Conference.

IV. CITIZENS COMMENTS

Valerie Jones discussed the Tolosa PD-R project (Ordinance 19-28).

ADJOURN

Vice Chair Wright 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