



City of
ALACHUA

THE GOOD LIFE COMMUNITY

**Planning and Zoning Board
Minutes
April 20, 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: April 20, 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.

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair James Sajczuk called the meeting to order. School Board Member Tina Certain was absent.

INVOCATION

Member Virginia Johns led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

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

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the March 9, 2021 PZB Minutes

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

Passed by unanimous consent.

- B. Election of Vice Chair

Member Johns moved to appoint Member Burgess as Vice Chair; seconded by Member Edward Potts.

Motion Passed 5-0 in a roll call vote.

- C. Certificate of Appropriateness: A request by Raghu Consbruck and Govinda Cordua, applicants and property owners, for construction of a new single-family residence on a vacant parcel, located at the northeast corner of NW 146th Ave and NW 144th Street Tax Parcel No. 03679-001-000 (Quasi-Judicial Hearing)

Planning Assistant Kenyata Curtis swore in all parties entering testimony.

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

Member Gary Thomas asked if all new homes within the Historic Overlay District require a Certificate of Appropriateness.

Principal Planner Hall 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 application for a Certificate of Appropriateness; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

- D. Site Plan – KFC : A request by Daniel Young, P.E., of CHW, Inc., applicant and agent, for T&H Property Group, LLC, and Sarcav, LLC, property owners, for consideration of a Site Plan to construct a ±1,904 square foot quick service restaurant with associated parking, stormwater, landscaping, and site improvements on a ±1.06 acre subject property. Tax Parcel Number 03053-002-001 and a portion of 03053-002-000 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Principal Planner Hall presented the Staff Report.

Daniel Young, P.E., of CHW, Inc., availed himself for questions and clarified Staff's conditions.

City Attorney Marian Rush responded.

Mr. Young accepted the Staff's conditions.

Member Burgess inquired about and commented about the potential for a connection to NW 162nd Lane.

Mr. Young responded.

Member Johns inquired about the ownership of each parcel.

Mr. Young responded.

Member Potts inquired about drive-through vehicular stacking.

Mr. Young responded.

Member Thomas 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 a restaurant with drive-through service on Tax Parcel Number 03053-002-001 and a portion of 03053-002-000, subject to the four (4) conditions provided in Exhibit "A" and located on page 20 of the April 20, 2021 Staff Report; seconded by Member Johns.

Passed 5-0 in a roll call vote.

- E. Site Plan – Alchem Building 4: A request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for Alchem Laboratories Corporation, property owner, for consideration of a Site Plan to construct a ±3,788 square foot building and associated site improvements on a ±0.76 acre property; Tax Parcel Numbers 03231-003-000 and 03231-004-001 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

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

Sergio Reyes, P.E., of EDA Consultants, Inc., availed himself for questions and accepted Staff's 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Alchem Building 4, subject to three (3) conditions provided in Exhibit "A" and located on page 19 of the April 20, 2021 Staff Report; seconded by Member Burgess.

Motion Passed 5-0 in a roll call vote.

- F. Site-Specific Amendment to the Official Zoning Atlas: A request by Christopher Potts, P.E. of JBrown Professional Group, LLC, applicant and agent for Shakti Management, LLC, property

owner, to amend the Official Zoning Atlas from Central Business District (CBD) to Commercial Intensive (CI) on a ±1.09 acre subject property. Tax Parcel Number 03869-004-000 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Principal Planner Hall presented the Staff Report.

Member Burgess inquired about the difference between this parcel and the Taco Bell property.

Principal Planner Hall responded.

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 submitted by JBrown Professional Group, Inc. on behalf of Shaki Management, LLC 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 Thomas.

Motion Passed 5-0 in a roll call vote.

- G. Land Development Regulations Text Amendment : A request by Christopher Potts P.E., of JBrown Professional Group, LLC to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 4.3.2 (I)(4), relating to the use-specific standards for minor utilities; amending Section 2.4.4 (D) (7), relating to standards for special exception permits (Legislative Hearing)

Principal Planner Hall presented the Staff Report.

Member Burgess moved that based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Johns.

Member Johns inquired about master stormwater basins.

Principal Planner Hall responded.

City Attorney Rush responded.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meeting will be on May 11, 2021 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Burgess moved to adjourn; seconded by Member Johns.

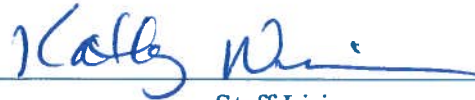
Passed by unanimous consent.

ATTEST:

A handwritten signature in blue ink, consisting of a large, stylized 'A' followed by a horizontal line.

Presiding Officer

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

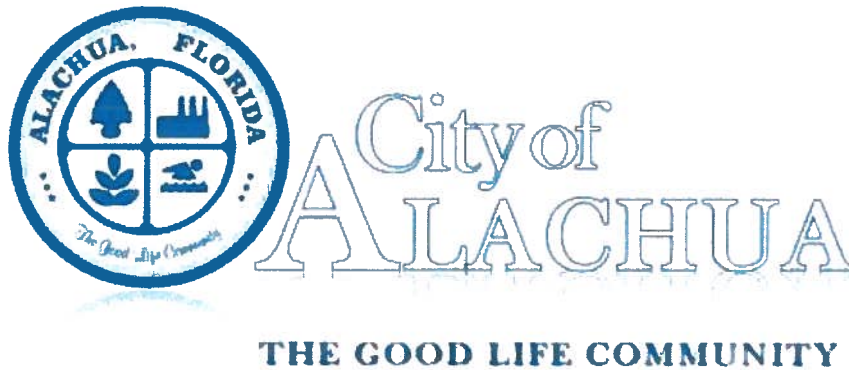
A handwritten signature in blue ink, appearing to read 'Kathy' followed by a stylized surname.

Staff Liaison



PZB Meeting
Sign In Sheet
April 20, 2021
6:00 p.m.

[illegible]



**Planning and Zoning Board
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ADJOURN