



THE GOOD LIFE COMMUNITY

**Planning and Zoning Board
Minutes
February 9, 2021**

Chair James Sajczuk

City Manager Adam Boukari

Vice Chair Anthony Wright

Member Sandy Burgess

Member Gary Thomas

Member Virginia Johns

School Board Member Tina Certain

**Planning and Zoning Board
At 6:00 PM**

to address the item(s) below.

Meeting Date: February 9, 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. Vice Chair Anthony Wright and Member Virginia Johns were absent for roll call.

INVOCATION

Member Sandy Burgess led the invocation.

PLEDGE TO THE FLAG

Led by Board.

APPROVAL OF THE AGENDA

Member Gary Thomas moved to approve the agenda; seconded by Member Burgess.

Passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

- A. Approval of the Minutes of the January 12, 2021 PZB Minutes

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

Passed by unanimous consent.

- B. Site Plan – Arbours at Merrillwood: A request by Sergio Reyes, P.E., of EDA Consultants, Inc., applicant and agent for the Alachua County Housing Authority, property owner, for consideration of a Site Plan which proposes to redevelop 17 existing single-family dwellings into a 40-unit multiple family development, community garden, and picnic pavilion with associated site improvements on a ±4.34 acre subject property; Tax Parcel Numbers 03214-021-000 through 03214-037-000 (Quasi-Judicial Hearing).

Member Johns arrived.

Planning Assistant Kenyata Curtis swore in all parties entering testimony.

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

Member Burgess asked for clarification about the process of vacating a plat and what the term means.

Principal Planner Tabor responded.

City Attorney Marian Rush responded.

Ken Armstrong, Executive Director of Housing for the Alachua County Housing Authority, shared his excitement for the new project and explained the details of future housing. He shared the plan for the resident's relocation process.

Clay Sweger, P.E., of EDA Consultants, Inc., presented additional information and availed himself for questions.

Tina Certain, School Board Member, shared concerns about the impact to local public school enrollment. She also inquired about fencing around the perimeter of the area proposed for development.

Mr. Sweger 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for the

Arbours at Merrillwood subject to the four (4) conditions provided in Exhibit "A" and located on page 23 of the February 9, 2021 Staff Report to the Planning & Zoning Board; seconded by Member Burgess.

Member Burgess commented that other future development will help increase school enrollment.

Mr. Armstrong responded.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next Planning & Zoning Board Meeting will be March 9, 2021 at 6:00 p.m.

IV. CITIZENS COMMENTS

Ms. Vanessa Anthony inquired about the tenants in the Merrillwood community.

Chair Saczuk responded.

ADJOURN

Member Burgess moved to adjourn; seconded by Member Johns.

Passed by unanimous consent.

ATTEST:

A blue ink signature, appearing to be "JAO", is written over a horizontal line.

Presiding Officer

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

A blue ink signature, "Kathy Winburn", is written over a horizontal line.

Staff Liaison