



A City of
ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Board Minutes

January 14, 2020

Chair Gary Thomas

City Manager Adam Boukari

Vice Chair Anthony Wright

Member Sandy Burgess

Member James Sajczuk

Member Virginia Johns

School Board Member Tina Certain

Planning and Zoning Board At 6:00 PM

to address the item(s) below.

Meeting Date: January 14, 2020

Meeting Location: James A. Lewis Commission, 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

Chair Gary Thomas called the meeting to order. Vice Chair Anthony Wright and School Board Member Tina Certain were 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 12/10/19 PZB Meeting

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

Passed by unanimous consent.

- B. Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, LEED AP, of EDA Engineers - Surveyors - Planners, Inc., applicant and agent for Andrews Paving, Inc., B & C Crane Service, Inc., Innovative Property, Inc., KD Lyons – 6201, LLC, KD Lyons – 6201, LLC, KSG Hague Properties, LLC, McGinley & McGinley Trustees, Quinn Adams #4, LLC, Richard McGinley, and U.S. Spars, Inc., property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Planned Unit Development (PUD) (Alachua County) to Industrial General (IG) (City of Alachua) on a ±34.63 acre subject property; consisting of Tax Parcel Numbers 05893-000-000, 05893-001-000, 05893-010-001, 05893-010-004, 05893-010-005, 05893-010-006, 05893-010-007, 05893-010-009, 05893-010-010; 05893-020-001, 05893-020-002, 05893-020-005, 05893-020-006, 05893-020-007, 05893-020-008, and 05893-020-009. FLUM: Industrial; Existing Zoning: Planned Unit Development (PUD) (County). (Quasi-Judicial Hearing).

Department Director Kathy Winburn introduced the item.

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

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

Clay Sweger, AICP, LEED AP, of EDA Engineers-Planners-Surveyors, Inc., provided additional information and availed himself for questions.

Member James Sajczuk 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 Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and in compliance with the the Land Development Regulations and transmits the application to the City Commission with a recommendation to approve; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

- C. Site Plan - Sheth Parking Lot: A request by Craig Hedgecock, P.E., applicant and agent for Subhas and Elaine Sheth, property owners, for consideration of a Site Plan to construct a parking lot with associated paving, grading, drainage, and landscaping improvements, on a ± 0.46 acre subject property, located at 15303 NW 140th Street; Tax Parcel Number 03342-000-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

Planner Adam Hall, AICP, presented the Staff Report.

Craig Hedgecock, P.E., P.S.M, provided additional information, accepted Staff's recommended conditions, and availed himself for questions.

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 the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and on page 21 of the January 14, 2020 Staff Report to the Planning & Zoning Board; seconded by Member Sajczuk.

Motion Passed 4-0 in a roll call vote.

- D. Site Plan – Dreyer's DKI: A request by Craig Hedgecock, P.E., P.S.M., applicant and agent for Dreyer's Cleaning & Restoration, Inc., for a consideration of a Site Plan to construct a ±7,500 square foot building addition with parking, stormwater, landscaping, and site improvements on a ±1.96 acre subject property, located at 14619 NW US Highway 441; Consisting of Tax Parcel Number 03211-003-000; FLUM: Commercial; Zoning: Commercial Intensive (C1) (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

Principal Planner Tabor, AICP, presented the Staff Report.

Member Johns inquired about the arterial screening requirements.

Principal Planner Tabor, AICP, responded.

Clay Sweger, AICP, LEED AP, of EDA Engineers-Planners-Surveyors, Inc., provided additional information, accepted Staff's recommended conditions, and availed himself for 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the the Land Development Regulations and approves the Site Plan for Dreyer's DKI, subject to the five (5) conditions provided in Exhibit "A" and on page 18 of the January 14, 2020 Staff Report to the Planning & Zoning Board, seconded by Member Sajczuk.

Motion Passed 4-0 in a roll call vote.

- E. Evaluation and Appraisal Based Amendments to Update the City of Alachua Comprehensive Plan for the Period 2019-2035 (Legislative)

Department Director Winburn introduced the item.

Principal Planner Tabor, AICP, presented the Staff Report.

Member Johns asked for clarification on the proposed changes to Policies 1.2.a and 4.1.b of the CFNGAR Element.

Principal Planner Tabor, AICP, responded.

Chair Thomas and Member Burgess commented on the extensive review of the Comprehensive Plan that Staff has completed.

Department Director Winburn noted that these updates respond to changes in Florida Statutes since 2012 and also clarify many existing Goals, Objectives, and Policies to make the Comprehensive Plan better and easier to understand.

Member Sajczuk moved that based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed Comprehensive Plan Text Amendments to be consistent with the City of Alachua Comprehensive Plan and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Burgess.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director stated the next Planning and Zoning Board meeting will be February 11, 2020 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Sajczuk moved to adjourn; seconded by Member Burgess.

Pass by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA



Presiding Officer



Staff Liaison