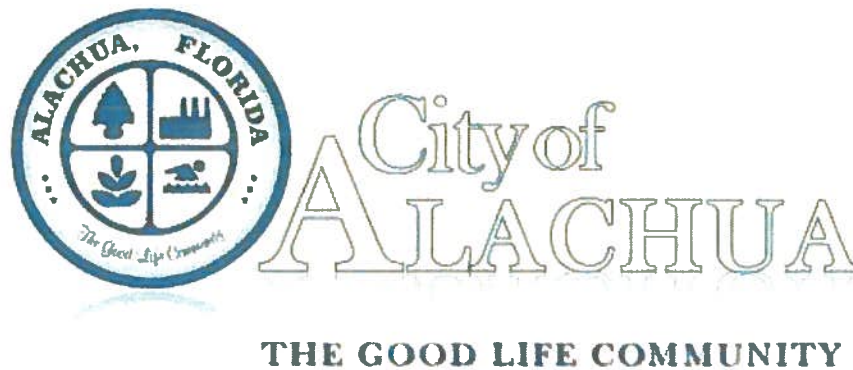




**Planning and Zoning Board
Minutes
January 12, 2021**

Chair James Sajczuk
Vice Chair Anthony Wright
Member Sandy Burgess
Member Gary Thomas
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: January 12, 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 School Board Member Tina Certain were absent.

INVOCATION

Member Sandy Burgess led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Planning and Community Development Director Kathy Winburn, AICP, requested the Board remove Item II B from the agenda.

Member Virginia John moved to remove Item II B and to approve the agenda as amended; seconded by Member Burgess.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the December 8, 2020 PZB Meeting

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

Passed by unanimous consent.

B. Site Plan – Quick Serve Restaurant: A request by Daniel Young, P.E., of CHW, Inc., applicant and agent, for Alachua Development Co, LLC, property owner, for consideration of a Site Plan to construct a ±1,930 square foot restaurant with drive-through service with associated site improvements on a ±1.15 acre property . Tax Parcel Number 03067-601-003 (Quasi-Judicial Hearing).

Item removed from agenda.

C. Final Plat: Dogwood Acres Lot 12A – A request by Stacy Hall, PSM, of George F. Young, Inc., applicant and agent, for John A. Sapp and Antoinette Pratto-Sapp, property owners, for consideration of a Final Plat of Dogwood Acres – Lot 12A; consisting of a ±3.93 acre subject property; Tax Parcel No. 03013-020-012 (Quasi-Judicial Hearing).

Planning Assistant Kenyata Curtis swore in all parties entering testimony.

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

Member Gary Thomas inquired about the zoning of the property.

Principal Planner Tabor responded.

Member Burgess inquired about access to the parcel.

Principal Planner Tabor 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 Development Regulations and transmits the final plat of Dogwood Acres - Lot 12A to the City Commission, with a

recommendation to approve; seconded by Member Johns.

Gary Murtha, treasurer of the Dogwood Acres Home Owners Association (HOA), spoke in favor of the application on behalf of the HOA.

Motion Passed 4-0 in a roll call vote.

- D. Site Plan – Sandvik Test Site: A request by Sergio Reyes, P.E., of eda, inc., applicant and agent, for Sandvik Mining and Construction USA, LLC, property owner, for consideration of a Site Plan to construct a ±62,500 square foot stabilized area on a ±3.01 acre development area . Tax Parcel Number 03925-002-000 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Planner Adam Hall, AICP, presented the Staff Report.

Sergio Reyes, P.E., of EDA Consultants, Inc., presented additional information, availed himself for questions, and agreed to the conditions recommended by Staff.

Member Johns requested clarification of the requirements for tree mitigation.

Planner Hall responded.

City Attorney Marian Rush responded.

Member Burgess inquired about the noise study and off-site noise levels.

Planner Hall responded.

Mr. Reyes 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 a 62,500 square foot stabilized area at 13500 CR 235 subject to the 2 (two) conditions provided in Exhibit "A" and located on page 18 of the January 12, 2021 Staff Report to the Planning & Zoning Board; seconded by Member Burgess.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next regular meeting will be February 9, 2021 at 6:00 p.m., and a special meeting will be held on January 26, 2021.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Johns moved to adjourn, seconded by Member Burgess.

Pass by unanimous consent.

ATTEST:

A handwritten signature in blue ink, consisting of a large loop followed by a series of horizontal strokes, positioned above 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 W.' followed by a horizontal line.

Staff Liaison