City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Board
Minutes
January 8, 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: January 8, 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. All members were present.

INVOCATION

Vice Chair Anthony Wright led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Vice Chair Wright moved to approve the agenda; seconded by Member Virginia Johns.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the December 11, 2018 PZB Meeting

Member Sandy Burgess moved to approve the minutes; seconded by Vice Chair Wright.

Passed by unanimous consent.

B. Alachua West PD-R Preliminary Plat & Final PD Plan: A request by Eric Warren, P.E., of Poulos & Bennett, LLC, agent for M3 Alachua, LLC, applicant & property owner, for consideration of the Preliminary Plat & Final PD Plan for the Alachua West PD-R, which proposes the subdivision of a ±35.82 acre subject property into a total of 126 lots, with associated common areas and right-of-way. Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, & 03042-052-006 (Quasi-Judicial Hearing).

Department Director Kathy Winburn introduced the item.

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

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

Eric Warren, P.E. of Poulos and Bennett, availed himself for questions.

Member Jim Sajczuk asked Mr. Warren if he accepts the conditions.

Mr. Warren, P.E. acknowledged and accepted the 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 transmits the Alachua West PD-R Preliminary Plat and Final PD Plan to the City Commission, with a recommendation to approve, subject to the three (3) conditions provided in Exhibit "A" an located on page 21 of the January 8, 2019 Staff Report to the Planning & Zoning Board; seconded by Member Sajczuk.

Member Burgess inquired about fire flow requirements.

Mr. Warren responded.

Motion Passed 5-0 in a roll call vote.

C. Savannah Station Phase 2 Preliminary Plat & Final PD Plan: A request by Daniel Young, P.E. of CHW, Inc., applicant and agent for Waco Properties, Inc., property owner, for consideration of the preliminary plat and Final PD Plan for Savannah Station Phase II, which proposes the subdivision of a ±44.67 acre subject property into a total of 178 lots, with associated common

areas and right-of-way. Portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000 (Quasi-Judicial Hearing).

Planning Director Winburn introduced the item.

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

Planner Adam Hall, AICP, presented the Staff Report.

Member Sajczuk asked if applicant accepted conditions.

Robert Walpole, P.E. of CHW, Inc., acknowledged and accepted the conditions.

Member 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development regulations and transmits the Preliminary Plat of Savannah Station Phase II to the City Commission, with a recommendation to approve, subject to the two (2) conditions provided in Exhibit "A" of the Staff Report; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

D. Copeland Park Site Plan: A request by Daniel Young, P.E., LEED AP, applicant and agent for ADC Development & Investment Group, LLC and Alachua Copeland Park Investments, LLC, property owners, for consideration of a Site Plan for the construction of two (2) buildings, a ±13,300 square foot building and a ±11,750 square foot building, with associated parking, stormwater, utilities, and supporting site improvements, on a ±5.26 acre subject property, located south of County Road 2054 (also known as Rachael Boulevard), east of NW 129th Way, and north of Nano Court; A portion of Tax Parcel Nos. 03230-002-000, 03230-002-003, and 03927-000-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

Principal Planner Tabor, AICP, presented the Staff Report.

Vice Chair Wright 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, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the January 8, 2019 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Member Johns inquired about the expiration of the Site Plan.

Principal Planner Tabor, AICP, responded.

Motion Passed 5-0 in a roll call vote.

E. Upland Industrial Park Replat of Lots 2 - 5: A request by Aaron Hickman, P.S.M., of CHW, applicant and agent for Upland Properties of NCF, LLC, property owner, for consideration of the

Replat of Lots 2 through 5 of Upland Industrial Park. Tax Parcel Numbers 05964-002-002, 05964-002-003, 05964-002-004, & 05964-002-005 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

Principal Planner Tabor, AICP, presented the Staff Report.

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 Replat of Lots 2-5 of Upland Industrial Park 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 Johns.

Motion Passed 5-0 in a roll call vote.

F. Large Scale Comprehensive Plan Amendment: A request by PJDJ, Inc., DMR 239 Estates, LLC. and Eric Fields, property owners, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±191.68 acre subject property. Consisting of Tax Parcel Numbers 02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000 (Legislative Hearing).

Planning Director Winburn introduced the item.

Planner Hall, AICP, presented the Staff Report.

Member Sajczuk moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Vice Chair Wright.

Motion Passed 5-0 in a roll call vote.

G. Site-Specific Amendment to the Official Zoning Atlas: A request by PJDJ, Inc., DMR 239 Estates, LLC, and Eric J. Fields, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Agricultural(A) on a ±191.68 acre subject property. Consisting of Parcel Numbers 02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000 (Quasi-Judicial Hearing).

Planning Director Winburn introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

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 transmits the proposed Site

Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve; seconded by Vice Chair Wright.

Motion Passed 5-0 in a roll call vote.

H. Large Scale Comprehensive Plan Amendment: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±354.07 acre subject property. Consisting of Tax Parcel Numbers Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011. (Legislative Hearing)

Planning Director Winburn introduced the item.

Planner Hall, AICP, presented the Staff Report.

Member Johns moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Burgess.

Motion Passed 5-0 in a roll call vote.

I. Site-Specific Amendment to the Official Zoning Atlas: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Agricultural (A) on a ±354.07 acre subject property. Consisting of Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011 (Quasi-Judicial Hearing)

Planning Director Winburn introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

Member 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

J. Large Scale Comprehensive Plan Amendment: A request by John May and John Williams, property owners, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±11.20 acre subject property. Consisting of Tax Parcel Numbers 04119-016-000 and 04119-016-003. (Legislative Hearing)

Planning Director Winburn introduced the item.

Planner Hall, AICP, presented the Staff Report.

Member Johns moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Vice Chair Wright.

Motion Passed 5-0 in a roll call vote.

K. Site-Specific Amendment to the Official Zoning Atlas: A request by John May and John Williams, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Agricultural (A) on a ±11.20 acre subject property. Consisting of Parcel Numbers 04119-016-000 and 04119-016-003 (Quasi-Judicial Hearing).

Planning Director Winburn introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

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 transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve; seconded by Member Sajczuk.

Motion Passed 5-0 in a roll call vote.

L. Large Scale Comprehensive Plan Amendment: A request by Phoenix Commercial Park, LLP., property owner, to amend the Future Land Use Map (FLUM) Designation from Rural Employment Center (Alachua County) to Industrial on a ±34.99 acre subject property. Consisting of a portion of Tax Parcel Number 05855-004-000 (Legislative Hearing).

Planning Director Winburn introduced the item.

Planner Hall, AICP, presented the Staff Report.

Member Johns recused herself and submitted into the record Form 8B, Memorandum of Voting Conflict.

Vice Chair Wright moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Burgess.

Lynn Coullias spoke about contamination which resulted from past uses in the area.

Virginia Johns responded as a property owner of the land subject to the application.

Lynn Coullias responded to Ms. Johns' comments.

Motion Passed 3-0 in a roll call vote, with Member Johns abstaining and with Member Wright not present in the Chambers.

M. Site-Specific Amendment to the Official Zoning Atlas: A request by Phoenix Commercial Park, LLP, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP) (Alachua County) to Industrial General (IG) on a ±34.99 acre subject property. Consisting of a portion of Tax Parcel Number 05855-004-000 (Quasi-Judicial Hearing).

Planning Director Winburn introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

Member Johns recused herself and submitted into the record Form 8B, Memorandum of voting conflict.

Member 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve; seconded by Member Burgess.

Lynn Coullias spoke about contamination which resulted from past uses in the area.

Motion Passed 4-0 in a roll call vote, with Member Johns abstaining.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be on February 12, 2019 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Vice Chair Wright moved to adjourn; seconded by Member Burgess.

Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

ST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
Johns, Virginia H.	Planning + Zoning Board
MAILING ADDRESS PO Box 986	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY: Alachua COUNTY: Alachua	NAME OF POLITICAL SUBDIVISION: City of Alachua
DATE ON WHICH VOTE OCCURRED January 8, 2019	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Virginia H Johns, hereby disclose that on January 8, 20 19:

(a) A measure came or will come before my agency which (check one or more)

✓ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____;

✓ inured to the special gain or loss of my relative, who has an interest in the applicant;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

My family and myself have ownership interest in Phoenix Commercial Park, LLLP (Phoenix) which owns parcel 05855-004-000. Phoenix applied for land use and zoning changes from the City of Alachua on this parcel. Further described as items L + M on the attached January 8, 2019 agenda

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

This application was presented to the P+Z Board. Beause of the ownership interests, I recuse myself from voting on these requests.

January 8, 2019
Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.