



City of
ALACHUA

THE GOOD LIFE COMMUNITY

**Planning and Zoning Board
Minutes
December 8, 2020**

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: December 8, 2020

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 Virginia Johns led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

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

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the October 13, 2020 PZB Minutes

Member Burgess moved to approved the minutes; seconded by Member Gary Thomas.

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).

Member Burgess moved to postpone this item until the January 12, 2021 Planning and Zoning Board meeting, scheduled to take place at 6 PM at Alachua City Hall, located at 15100 NW 142nd Terrace, Alachua, FL 32615; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

- C. Copeland Park PDL Site Plan: A request by Daniel Young, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for O'Steen Brothers, Inc, property owner, for consideration of a Site Plan which proposes to construct a ±42,466 square foot building with associated site improvements on a ±4.90 acre subject property. Tax Parcel No. 03927-007-000 (Quasi-Judicial Hearing).

Planning Assistant Kenya Curtis swore in all parties entering testimony.

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

Daniel Young, P.E., of CHW, Inc. applicant & agent 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 Land Development Regulations and approves the Site Plan for O'Steen Brothers, Inc., subject to the three (3) conditions provided in Exhibit "A" and located on page 18 of the December 8, 2020 Staff Report to the Planning & Zoning Board; seconded by Member Burgess.

Motion Passed 4-0 in a roll call vote.

- D. Small Scale Comprehensive Plan Amendment: A request by Karl Spain, of Dae Jung Kim LLC.,

applicant and agent for Edmund Johnston, property owner, to amend the Future Land Use Map (FLUM) from Agricultural to Medium Density Residential on a ±2.88 acre subject property. Tax Parcel Number 03210-008-000 (Legislative Hearing).

Planner Adam Hall, AICP, presented the Staff Report.

Karl Spain, of Dae Jung Kim LLC, applicant and agent, presented additional information and availed himself for questions.

Member Burgess inquired about access to the site.

Mr. Spain responded.

Member Thomas moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment submitted by Dae Jung Kim LLC on behalf of Edmund Johnston 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 4-0 in a roll call vote.

- E. Site-Specific Amendment to the Official Zoning Atlas: A request by Karl Spain, of Dae Jung Kim, LLC, applicant and agent for Edmund Johnston, property owner, to amend the Official Zoning Atlas from Agricultural to Residential Single Family - 6 (RSF-6) on a ±2.88 acre subject property. Tax Parcel Number 03210-008-000 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Planner Hall, AICP, presented the Staff Report.

Mr. Spain presented additional information 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 for a Site-Specific Amendment to the Official Zoning Atlas submitted by Dae Jung Kim LLC on behalf of Edmund Johnston 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 4-0 in a roll called vote.

- F. Black Flag Metalsmith Site Plan: A request by Sergio Reyes, P.E., of EDA Consultants, Inc., applicant and agent for Black Flag Metalsmith, LLC, property owner, for consideration of a Site Plan which proposes to construct a ±6,000 square foot building and a ±9,000 square foot building with associated site improvements on a ±6.98 acre subject property. Tax Parcel No. 03918-003-000 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Principal Planner Tabor, AICP, presented the Staff Report.

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

Sergio Reyes, P.E., of EDA Consultants, Inc., applicant and agent, presented additional information and availed himself for questions.

Mr. Reyes accepted the conditions recommended by Staff.

Hector Rosario inquired about noise pollution, connections to City water and wastewater, and stormwater.

Principal Planner Tabor responded.

Mr. Reyes 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 Site Plan for Black Flag Metalsmith, LLC, subject to the six (6) conditions provided in Exhibit "A" and located on page 19 of the December 8, 2020 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

- G. PTI Site Plan: A request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for PTI Alachua Properties, LLC, property owner, for consideration of a Site Plan which proposes to construct a ±11,821 square foot building with associated site improvements on a ±2.18 acre subject property. Tax Parcel No. 05949-011-008 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Principal Planner Tabor, AICP, presented the Staff Report.

Mr. Reyes, P.E., of EDA Consultants, Inc. applicant and agent, accepted Staff's recommended conditions and availed himself for questions.

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 PTI Alachua Properties, LLC, subject to the four (4) conditions provided in Exhibit "A" and located on page 19 of the December 8, 2020 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

- H. Ray's Metal Works Site Plan: A request by Sergio Reyes, P.E., of EDA Consultants, Inc., applicant and agent for Ray's Metal Works, Inc., property owner, for consideration of a Site Plan which proposes to construct a ±2,550 square foot building addition with associated site improvements on a ±2.14 acre subject property. Tax Parcel No. 05893-010-009 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Principal Planner Tabor, AICP, presented the Staff Report.

Mr. Reyes, P.E., of EDA Consultants, Inc. applicant and agent, accepted Staff's recommended conditions and availed himself for questions.

Member Johns inquired about compliance with the parking and landscaping requirements.

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 Site Plan for Ray's Metal Works, Inc., subject to the three (3) conditions provided in Exhibit "A" and located on page 17 of the December 8, 2020 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

- I. Tara April Comprehensive Plan Text Amendment: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Tara Forest, LLC, to amend the City of Alachua Comprehensive Plan by creating a new Policy 1.3.h of the Future Land Use Element (Legislative Hearing).

Principal Planner Tabor, AICP, presented the Staff Report.

Mr. Sweger, AICP, LEED AP, presented additional information and availed himself for questions.

Mike Wood, owner of Traveler's Campground spoke about traffic impacts and the intersection of April Boulevard and US Highway 441.

Member Johns moved that based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed Comprehensive Plan Text Amendment to create a new policy (Policy 1.3.h of the Future Land Use Element) 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.

- J. Tara April Large Scale Comprehensive Plan Amendment (LSCPA): A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Tara Forest, LLC, property owner, for consideration of a LSCPA to amend the Future Land Use Map (FLUM) on a ±17.29 acre portion of a ±58.32 acre parcel from Recreation to Conservation on ±6.79 acres and from Recreation to Commercial on ±10.50 acres. Tax Parcel Number 03020-000-000 (Legislative Hearing).

Principal Planner Tabor, AICP, presented the Staff Report.

Mr. Sweger, AICP, LEED AP, presented additional information and availed himself for questions.

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 submitted by EDA Consultants, Inc. on behalf of Tara Forest, LLC 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 4-0 in a roll call vote.

- K. Tara April Site-Specific Amendment to the Official Zoning Atlas (Rezoning): A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Tara Forest, LLC, property owner, for consideration of a Rezoning to amend the Official Zoning Atlas on a ±17.29 acre portion of a ±58.32 acre parcel from Agricultural (A) to Conservation on ±6.79 acres and from Agricultural (A) to Community Commercial (CC) on ±10.50 acres. Tax Parcel Number 03020-000-000 (Quasi-Judicial Hearing).

Principal Planner Tabor, AICP, presented the Staff Report.

Mr. Sweger, AICP, LEED AP, presented additional information and availed himself for questions.

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 for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Tara Forest, 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 Johns.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meeting will be Tuesday, January 12, 2020 at 6:00 p.m.

IV. CITIZENS COMMENTS

ADJOURN

Member Johns moved to adjourn; seconded by Member Burgess.

Motion passed by unanimous consent.

ATTEST:



Presiding Officer

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA



Staff Liaison