City of ALACHUA

THE GOOD LIFE COMMUNITY

Tuesday, January 08, 2013

Chair Sandy Burgess
Vice Chair Virginia Johns
Member Bob Page
Member Zeriah Folston
Member Gary Thomas
School Board Member April Griffin

City Manager Traci Cain
City Attorney Marian Rush
Planning & Community Development Director Kathy Winburn, AICP

MEETING STATISTICS: A meeting of the City of Alachua Planning and Zoning Board was held in the James A. Lewis Commission Chambers of the City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, on Tuesday, November 13, 2012 with Chair Sandy Burgess presiding.

BOARD MEMBERS PRESENT: Chair Sandy Burgess, Vice Chair Virginia Johns, Bob Page, Gary Thomas, and Zeriah Folston

STAFF PRESENT: Kathy Winburn, Director of Planning and Community Development; Marian Rush, City Attorney; Justin Tabor, Principal Planner; Brandon Stubbs, Planner; Matt Hirsch, Planning Assistant; Joye Emerson, Building Assistant.

OTHERS PRESENT: Alison Fetner, Fetner Engineering

CALL TO ORDER: Chair Sandy Burgess called the meeting to order at 6:30 pm.

INVOCATION: Chair Sandy Burgess led the invocation.

PLEDGE OF ALLEGIANCE: The Board led the Pledge of Allegiance.

ROLL CALL: Chair Sandy Burgess did the roll call and there was a quorum.

APPROVAL OF AGENDA:

Bob Page motioned for approval of the Agenda as published.

Vice Chair Virginia Johns seconded the motion.

Motion passed 5-0.

APPROVAL OF MINUTES:

Vice Chair Virginia Johns motioned to approve the Tuesday, November 13, 2012 Minutes as published.

Bob Page seconded the motion.

Motion passed 5-0.

OLD BUSINESS:

None.

NEW BUSINESS:

1. **Large Scale Comprehensive Plan Amendment:** A REQUEST BY ALISON FETNER OF FETNER ENGINEERING, AGENT FOR SANDVIK MINING AND CONSTRUCTION USA, LLC., OWNER, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM AGRICULTURE TO INDUSTRIAL. THE ±45.54 ACRE SUBJECT PROPERTY FOR THE PROPOSED AMENDMENT IS LOCATED NORTH OF COUNTY ROAD 235 AND OAK RIDGE CROSSING SUBDIVISION, WEST OF COUNTRY OAKS SUBDIVISION, SOUTH AND EAST OF THE ATLANTIC COASTLINE RAILROAD, A-1 AUTO REPAIR, AND MEYERS-STERNER INDUSTRIES, ALACHUA, FLORIDA. EXISTING FLUM: AGRICULTURE; ZONING: AGRICULTURE (A); TAX PARCEL NUMBER (03925-002-000.) (LEGISLATIVE)

Joye Emerson, Building Assistant, swore in all parties entering testimony in the hearing.

Brandon Stubbs, Planner, presented the Staff Report containing the following recommendation:

Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.

BOARD COMMENTS

None.

PUBLIC COMMENTS

No members of the public in attendance.

BOARD COMMENTS

Bob Page motioned *"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 Large Scale Comprehensive Plan Amendment to the City Commission, with a recommendation to approve."*

Virginia Johns seconded the motion.

Ms. Burgess opens up the Board for any additional comments.

Motion approved 5-0.

2. **Rezoning:** A REQUEST BY ALISON FETNER OF FETNER ENGINEERING, AGENT FOR SANDVIK MINING AND CONSTRUCTION USA, LLC., OWNER, FOR CONSIDERATION OF A SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING) FROM AGRICULTURE ("A") TO INDUSTRIAL GENERAL ("IG"). THE ±45.54 ACRE SUBJECT PROPERTY FOR THE PROPOSED AMENDMENT IS LOCATED NORTH OF COUNTY ROAD 235 AND OAK RIDGE CROSSING SUBDIVISION, WEST OF COUNTRY OAKS SUBDIVISION, SOUTH AND EAST OF THE ATLANTIC COASTLINE RAILROAD, A-1 AUTO REPAIR, AND MEYERS-STERNER INDUSTRIES, ALACHUA, FLORIDA. EXISTING FLUM: AGRICULTURE; ZONING: AGRICULTURE ("A"); TAX PARCEL NUMBER (03925-002-000.) (QUASI-JUDICIAL)

Bradon Stubbs, Planner, presented the Staff Report containing the following recommendation:

Staff recommends that the Planning & Zoning Board transmit the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation of approval.

Alison Fetner, Fetner Engineering, indicated to the Board that Sandvik would increase jobs for the area and discussed trip generation for the project.

BOARD COMMENTS

None.

BOARD COMMENTS

Vice Chair Virginia Johns motioned *"Based upon the competent substantial evidence presented at this hearing, 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."*

Bob Page seconded the motion.

PUBLIC COMMENTS

No members of the public in attendance.

Motion passed 5-0.

3. **CERTIFICATE OF APPROPRIATENESS: A REQUEST BY THE CITY OF ALACHUA, OWNER, FOR THE APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR THE ADDITION OF NEW STOREFRONT DOORS, A RAISED CONCRETE PORCH, AND ASSOCIATED IMPROVEMENTS ALONG THE NORTH BUILDING ELEVATION OF AN EXISTING BUILDING LOCATED AT 14801 MAIN STREET (TAX PARCEL NO. 03660-001-000.) (QUASI-JUDICIAL)**

Justin Tabor, Principal Planner, presented the Staff Report containing the following recommendation:

Staff recommends that the Planning & Zoning Board approve the Certificate of Appropriateness.

BOARD COMMENTS

None.

BOARD COMMENTS

Bob Page motioned *"Based upon the competent substantial evidence presented at this hearing, 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 application for a Certificate of Appropriateness."*

Virginia Johns seconded the motion.

PUBLIC COMMENTS

No members of the public in attendance

Motion passed 5-0.

OPEN DISCUSSION:

Next meeting scheduled for February 12, 2013.

ADJOURNED:

Virginia Johns motioned for adjournment.

Gary Thomas seconded the motion.

Meeting adjourned at 7:15p.m.

SANDY BURGESS
CHAIR

KATHY WINBURN
DIRECTOR OF PLANNING &
COMMUNITY DEVELOPMENT