City of ALACHUA

THE GOOD LIFE COMMUNITY

Tuesday, February 12, 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, February 12, 2013 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: David Sowell, TJ Jarvis

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

INVOCATION: Gary Thomas 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:

Vice Chair Virginia Johns motioned for approval of the Agenda as published.

Bob Page seconded the motion.

Motion passed 5-0.

APPROVAL OF MINUTES:

Vice Chair Virginia Johns motioned to approve the Tuesday, January 08, 2013 Minutes as published.

Gary Thomas seconded the motion.

Motion passed 5-0.

OLD BUSINESS:

None.

NEW BUSINESS:

1. **SITE PLAN**: A REQUEST FOR CONSIDERATION OF A SITE PLAN FOR THE REDEVELOPMENT OF THE SUBJECT PROPERTY, CONSISTING OF A ±3,847 SQUARE FOOT BUILDING FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE AND ASSOCIATED DRAINAGE, PAVING, GRADING, AND UTILITY INFRASTRUCTURE IMPROVEMENTS ON A ±1.55 ACRE SUBJECT PROPERTY, LOCATED AT 16062 NW US 441 (TAX PARCEL # 03061-000-000); FUTURE LAND USE MAP (FLUM) DESIGNATION: COMMERCIAL; (ZONING DESIGNATION: COMMERCIAL INTENSIVE (CI); OVERLAY DISTRICT: US HIGHWAY 441/INTERSTATE 75 GATEWAY OVERLAY DISTRICT. (QUASI-JUDICIAL)

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

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

Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the four (4) conditions provided in Exhibit "A" of the Staff Report.

BOARD COMMENTS

The Board asked if NW 162nd Lane was slated for improvement.

Mike New, Public Services Director, explained that NW 162nd Lane will be improved but not as part of this project.

PUBLIC COMMENTS

No members of the public in attendance.

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 Site Plan, subject to the four (4) conditions provided in Exhibit "A" of the Staff Report."*

Virginia Johns seconded the motion.

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

Motion approved 5-0.

2. **Land Development Regulations Text Amendment:** A REQUEST TO AMEND ARTICLE 3 OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ESTABLISH THE GOVERNMENTAL FACILITIES (GF) ZONING DISTRICT AND TO AMEND ARTICLES 4 AND 5 OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ESTABLISH IMPLEMENTING REGULATIONS FOR THE GOVERNMENT FACILITIES (GF) ZONING DISTRICT. (LEGISLATIVE)

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

Staff recommends that the Planning & Zoning Board transmit the proposed Land Development Regulations Text Amendment to the City Commission with a recommendation to **APPROVE**.

BOARD COMMENTS

The Board asked how the Staff could potentially rezone a building that is no longer a government facility back to commercial zoning.

Staff explained that they would not have to amend the future land use map and that the zoning can always revert back to commercial or agriculture.

The Board asked if this was mandated by the State government.

The Staff explained that it is not mandated by the State, but other cities and municipalities typically have a government facilities zoning district.

BOARD COMMENTS

Vice Chair Virginia Johns 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 Land Development Regulations Text Amendment to the City Commission, with a recommendation to approve."*

Gary Thomas seconded the motion.

PUBLIC COMMENTS

No members of the public in attendance.

Motion passed 5-0.

3. **Comprehensive Plan Consistency Review:** REVIEW OF AN AMENDED AND FULLY RESTATED COMMUNITY REDEVELOPMENT PLAN FOR CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN. (LEGISLATIVE)

Kathy Winburn, Director of Planning and Community Development, presented the Staff Report containing the following recommendation:

Staff recommends that the Planning & Zoning Board find that the proposed Amended and Fully Restated Community Redevelopment Plan is consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission.

BOARD COMMENTS

None.

BOARD COMMENTS

Bob Page motioned *"This Board finds that the Amended and Fully Restated Community Redevelopment Plan is consistent with the City of Alachua Comprehensive Plan and transmits such finding to the City Commission."*

Virginia Johns seconded the motion.

PUBLIC COMMENTS

No members of the public in attendance

Motion passed 5-0.

OPEN DISCUSSION:

Next meeting scheduled for March 12, 2013.

ADJOURNED:

Virginia Johns motioned for adjournment.

Gary Thomas seconded the motion.

Meeting adjourned at 7:45p.m.

SANDY BURGESS
CHAIR

KATHY WINBURN
DIRECTOR OF PLANNING &
COMMUNITY DEVELOPMENT