



City of
ALACHUA
THE GOOD LIFE COMMUNITY

Tuesday, September 10, 2013

Chair Sandy Burgess
Vice Chair Virginia Johns
Member Bob Page
Member Zeria 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, September 10, 2013 with Chair Sandy Burgess presiding.

BOARD MEMBERS PRESENT: Chair Sandy Burgess, Bob Page, and Gary Thomas

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

OTHERS PRESENT: Jeffrey Tate, Donnie Ellington, and Jeannette Hinsdale

CALL TO ORDER: Chair Sandy Burgess called the meeting to order at 6:33 pm.

INVOCATION: The Board 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.

Gary Thomas seconded the motion.

Motion passed 3-0.

APPROVAL OF MINUTES:

Gary Thomas motioned to approve the Tuesday, August 13, 2013 Minutes as published.

Bob Page seconded the motion.

Motion passed 3-0.

OLD BUSINESS:

None.

NEW BUSINESS:

1. **SITE PLAN:** A REQUEST BY CAUSSEAUX, HEWETT, & WALPOLE, INC., AGENT FOR NANOTHERAPEUTICS, INC., APPLICANT, AND ADC DEVELOPMENT & INVESTMENT GROUP, LLC AND SPEAR COPELAND, LLC, PROPERTY OWNERS, FOR CONSIDERATION OF A SITE PLAN FOR A PROPOSED ±165,000 SQUARE FOOT BUILDING WITH ASSOCIATED DRAINAGE, PAVING, GRADING, AND UTILITY INFRASTRUCTURE IMPROVEMENTS ON A ±28.07 ACRE SUBJECT PROPERTY, LOCATED WEST OF NW 126TH TERRACE AND SOUTH OF COUNTY ROAD 2054 (RACHAEL BOULEVARD) WITHIN COPELAND INDUSTRIAL PARK; TAX PARCEL NO. 03927-000-011-000 AND A PORTION OF TAX PARCEL NO. 03927-000-000; FLUM: INDUSTRIAL; ZONING: LIGHT AND WAREHOUSE INDUSTRIAL (ILW.) (QUASI-JUDICIAL)

Matt Hirsch, Planning 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 transmit the Site Plan to the City Commission with a recommendation to approve, subject to the seven (7) conditions provided in Exhibit "A" of this Staff Report.

Robert J. Walpole, PE, LEED AP, President of Causseaux Hewett & Walpole INC, presented the Applicant's Report and availed himself for questions.

BOARD COMMENTS

The Board asked if the Applicant was in agreement with the seven conditions provided by the Staff in Exhibit "A" of the Staff Report.

The Applicant stated that they do agree to the seven conditions provided by the Staff.

Marian Rush asked the Applicant if he knew when Staff would receive the requested documents listed in the seven conditions.

Donnie Ellington, Nanotherapeutics, provided his business card to be placed in the record. Mr. Ellington informed the Board the easements have already been surveyed, reviewed, and an easement document had already been created by their attorney. Providing the documents during the stated time would not be an issue.

PUBLIC COMMENTS

Matt Hirsch, Planning Assistant, swore in all public members entering testimony in the hearing.

Jeffrey Tate, citizen, stated that he was delighted with the development in Copeland Park, that having this facility in the City of Alachua is a wonderful thing, and that encouraged the Board to approve the Site Plan.

Ms. Reece, citizen, asked for more clarification of what Nanotherapeutics is and what the function of the building will be.

Mr. Walpole and Mr. Ellington enlightened Ms. Reece on Nanotheapeutics and how the facility plans to be used.

Jeannette Hinsdale, citizen, asked if the jobs being created are new jobs or just the relocation of jobs and where exactly the retention ponds are located.

Mr. Walpole explained that the jobs being created are new positions, and showed Ms. Hinsdale on the map where the stormwater runoff locations are.

Ms. Reece asked when the City Commission would be reviewing the Site Plan and voting on it.

The Board informed Ms. Reece that the City Commission would be taking action of the Site Plan on September 23, 2013.

BOARD COMMENTS

Bob Page motioned *“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 Site Plan to the City Commission with a recommendation to approve, subject to the seven (7) conditions provided in Exhibit “A” of the Staff Report to the Planning & Zoning Board dated September 10, 2013.”*

Gary Thomas seconded the motion.

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

Motion approved 3-0.

OPEN DISCUSSION:

Next meeting scheduled for October 8, 2013.

ADJOURNED:

Bob Page motioned for adjournment.

Gary Thomas seconded the motion.

Meeting adjourned at 7:35 p.m.


SANDY BURGESS
CHAIR


KATHY WINBURN
DIRECTOR OF PLANNING &
COMMUNITY DEVELOPMENT



Donnie Ellington

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