

Alachua County Local Planning Agency/ Planning Commission Meeting Minutes: September 18, 2019

GAINESVILLE, FLORIDA

The Alachua County Planning Commission held a public hearing on September 18, 2019 at 6:00 p.m. The meeting was held in the Jack Durrance Auditorium, Room 209 of the Alachua County Administration Building in Gainesville, Florida.

COMMISSIONERS PRESENT:

Tim Rockwell, Chair
(Kali) Richard Blount
Keith Hazouri
James Ingle
Ishmael Rentz
Jason Teisinger
Kristen Young
Rob Hyatt, School Board Member

STAFF PRESENT:

Jeff Hays, Principal Planner, Development Services, Growth Management
Mehdi Benkhatar, Planner, Development Services, Growth Management
Chris Dawson, Acting Transportation Manager, Growth Management
Lalit Lalwani, Civil Engineer III, Public Works
Corbin Hanson, Assistant County Attorney, County Attorney
Patricia McAllister, Staff Assistant, Growth Management

Meeting Called to Order:

Meeting called to order by Chair Rockwell at 6:00 p.m.

1. APPROVAL OF AGENDA:

Motion was made by *Commissioner Teisinger* to approve the agenda.

Motion was **seconded** by *Commissioner Hyatt*.

Vote: The Agenda was approved with a vote of 8-0.

2. APPROVAL OF THE MINUTES:

Minutes of May 15, 2019

Motion was made by *Commissioner Young* to approve the minutes of May 15, 2019

Motion was seconded by *Commissioner Teisinger*.

Action: The **minutes** of the May 15, 2019 Planning Commission meeting were **approved** as submitted with a vote of (8-0)

3. EXPARTE COMMUNICATION (Corbin)/SWEARING IN (Patricia)/DECLARATION OF PARTIES (Corbin)

4. **QUASI-JUDICIAL ITEM: ZOM-07-19 (Rezoning)**

A request by Mario and Regina Perez, owners, to rezone from "R-1A" (Single Family Residential) district to "R-1C"(Single Family Residential) district. The site is approximately 3 acres and has a Future Land Use Designation of Rural Cluster. The parcel is located on SE 207th Street on Tax Parcel Number 20113-000-000.

Staff Presentation:

Mehdi Benkhatar presented this application.. Staff recommended approval of this application with the bases as noted in the staff report.

Commissioner's Questions:

Commissioner Young questioned the ingress and egress to this property and whether the septic and well already exist on this property

Commissioner Rockwell asked whether the R1C zoning would still allow traditional built home.

Applicant's Presentation: None.

Staff Response:

Mehdi Benkhatar stated the ingress/egress to this property is on SW 207th and the septic and water are not already on the property. Mr. Benkhatar clarified that this property with the R1C zoning would allow either a manufactured home or a traditional built home.

Public Comment: None.

Motion:

Motion was made by *Commissioner* Blount to approve ZOM-07-19 with the bases as noted in the staff report.

Motion was **seconded** by *Commissioner* Hazouri .

Action: ZOM-07-19 was approved with a vote of 8-0.

5. **QUASI-JUDICIAL ITEM: ZOM-11-19 (Rezoning)**

A request by Clay Sweger of EDA, inc., agents, for Diocese of St. Augustine, owners, to rezone from 'R-1A' (residential, 1 to 4 dwelling units/acre) district to 'R-2' (residential, 4 to 8 dwelling units/acre) district in a Medium Density Residential land use classification (4-8 dwelling units/acre) on approximately 9 acres on tax parcel number 06183-000-000.

Staff Presentation:

Mehdi Benkhatar presented this application.. Staff recommends approval of this application with the bases as noted in the staff report.

Discussion: *Staff and Planning Commissioners* discussed traffic including whether a traffic signal would be placed on 39th Avenue, whether any of these proposed units would be affordable housing units, density and the number of units proposed for this property, consistency of land use pattern, access to this property on SW 63rd Street, requirements to improve SW 63rd Street to county standards, safety and school capacity.

Applicant's Presentation:

Clay Sweger made a brief presentation and was available to answer questions.

Public Comment:

- 1) Joel Fick (3554 NW 63rd Street) was declared a party with a unanimous vote (8-0) Mr. Fick's concerns are traffic and whether a traffic light was being considered for 39th Avenue due to blindspot because of the hill and that if the proposed apartments for this property are two or more stories in height would allow neighbors to look down into neighboring homes.
- 2) Mae Chisholm (3817 NW 63rd Street) was declared a party with a unanimous vote (8-0) Ms. Chisholm's main concern is traffic as well as the improvements that would be necessary for 63rd Street to allow more traffic on the road.
- 3) Abraham Brockington was declared a party with a unanimous vote (8-0) Mr. Brockington was also concerned with traffic and the conditions and necessary improvements to 63rd Street.

Staff Response:

Chris Dawson stated there would need to be a traffic study at the time this application goes forward to Development Review with site plans.

Lalit Lalwani stated there is a monthly meeting with public works and Florida Department of Transportation (FDOT) and as the development review process moves forward for this property, the issues and questions can be addressed regarding access and determining if a traffic signal would be needed in this area.

Motion:

Motion was made by *Commissioner Young* to approve ZOM-11-19 with the bases as noted in the staff report.

Motion was **seconded** by *Commissioner Ingle*.

Action: ZOM-11-19 was approved with a roll call vote of 4-2. (*Commissioner Rockwell recused himself from this application and Commissioner Blount had left the meeting.*) ((Roll call vote: Teisinger –Nay; Rentz-Aye; Ingle-Aye; Young-Aye; Hyatt-Nay; Hazouri-Aye; Blount-Not present; Rockwell – recused))

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6. Attendance Report distributed in packets

7. Planning commissioners' comments:

- Introduction of our new Planning Commissioner Keith Hazouri
- Commissioner Young wishes to ask the BOCC if LPA could review and make suggestions for changes so that PC can have some input into ULDC changes. Letter from LPA/PC to BOCC was suggested. Discuss at next meeting.

Meeting adjourned at 7:30 p.m.