

Tuesday, September 6, 2022 – 10:00 A.M.  
Grace Knight Conference Room  
12 Southeast First Street  
Gainesville, Florida

The Alachua County Board of County Commissioners met for the Special Meeting.

**PRESENT:** Chair Marihelen Wheeler; Vice Chair Anna Prizzia, Commissioner Charles S. Chestnut IV, Commissioner Ken Cornell and Commissioner Raemi Eagle-Glenn

**ALSO PRESENT:** County Manager Michele Lieberman, County Attorney Sylvia Torres, and Deputy Clerk Casey Miller

Chair Wheeler called the meeting to order at 10:02 a.m.

**Commissioner Cornell moved** approval of the agenda.

2<sup>nd</sup> Commissioner Prizzia

**The motion carried 3-0 with Commissioner Eagle-Glenn and Commissioner Chestnut not present.**

Commissioner Chestnut entered the room at 10:04

### **Approval of Agenda**

### **Items for Discussion**

1. Presentation on Alachua County Tree Protection Code & Buffer Requirements 22-0755

Development Review Manager Christine Berish presented the above item.

Tree protection code update 2020:

- Corrected ambiguities with previous code
- Differentiated regulations between development sites and single family lots
- Clarified dripline
- Updated and increased mitigation to incentivize retention of larger trees
- Added allowance for 10% canopy retention based on density of residential development.

Christine Berish stated that a significant change with the tree code update was the protection for trees over 60 inches. A tree removal permit authorizing the removal of high quality specimen trees 60 inches or greater may only be issued upon demonstration by the applicant that the development activity cannot occur in any other

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location on the site, or the removal is unavoidable due to site conditions and design considerations that minimize impacts to other regulated sources.

Commissioner Prizzia exited the room at 10:08 a.m.

Commissioner Prizzia returned to the room at 10:11 a.m.

Chair Wheeler, Development Review Manager Christine Berish, Chair Wheeler, Development Review Manager Christine Berish, Commissioner Prizzia, Chair Wheeler, Development Review Manager Christine Berish, Commissioner Prizzia, Development Review Manager Christine Berish, Commissioner Cornell, and Development Review Manager Christine Berish all presented comments.

Development Review Manager Christine Berish presented an update on Buffer Requirements.

Commissioner Prizzia, and Development Review Manager Christine Berish presented comments.

Development Review Manager Christine Berish continued Buffer requirements update.

Commissioner Cornell, Development Review Manager Christine Berish, Commissioner Prizzia, Development Review Manager Christine Berish, Commissioner Chestnut, Development Review Manager Christine Berish,

Development Review Manager Christine Berish continued Buffer requirements update.

Commissioner Prizzia, Development Review Manager Christine Berish, Commissioner Cornell, Commissioner Prizzia, Commissioner Cornell, Commissioner Chestnut, Commissioner Prizzia, Commissioner Chestnut, Development Review Manager Christine Berish, Chair Wheeler, Development Review Manager Christine Berish, Chair Wheeler, Development Review Manager Christine Berish, Commissioner Prizzia, Development Review Manager Christine Berish, and Chair Wheeler all presented comments.

Development Review Manager Christine Berish reviewed land clearing

Commissioner Cornell exited the room at 10:47 a.m.

Commissioner Cornell returned to the room at 10:49 a.m.

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Commissioner Prizzia, and Development Review Manager Christine Berish presented comments.

Development Review Manager Christine Berish continued the above presentation.

Commissioner Prizzia, Commissioner Cornell, Commissioner Prizzia, Chair Wheeler, Commissioner Prizzia, Chair Wheeler, Commissioner Cornell, Development Review Manager Christine Berish, Missy Daniels,

Commissioner Eagle Glenn entered the room at 11:00am

Commissioner Cornell, Chair Wheeler, Commissioner Prizzia, Development Review Manager Christine Berish, Commissioner Prizzia, Commissioner Cornell, Commissioner Prizzia, Growth Management Director Jeff Hayes, Commissioner Cornell, Development Review Manager Christine Berish, and Commissioner Cornell all presented comments.

Public Comment:

Mary Alford, Clay Swayger, and A citizen presented comments.

## 2. Cottage Neighborhoods 22-0749

Jeff Hayes Growth management director presented the above item on cottage neighborhoods.

Unified Land Development Code:

- Allowed in Urban Residential Land Use Designations
- Minimum 1 acre parcel size
- 4-15 units around any one common green (one development can have multiple common greens)
- Allows for 2,500sq ft. common building
- Allows twice density of underlying zoning district
- Requires public road access
- Requires emergency vehicle access within 150' ft. of every unit
- Setbacks consistent with zoning district
- 15 ft. low density buffer adjacent to platted subdivisions or lots greater than 6,000sq ft.
- Common Greens at least 400sq ft. per unit
- Front porches on all units
- Units can be platted or developed as a condominium and can be single unit or attached up to 3 units in one structure.
- 1.5 parking spaces per unit (parking can be decoupled from units)

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Commissioner Eagle-Glenn exited the room at 11:22 a.m.

Commissioner Eagle-Glenn returned to the room at 11:23 a.m.

Commissioner Cornell, Jeff Hayes Growth management director, Commissioner Cornell, and Jeff Hayes Growth management director all presented comments.

Jeff Hayes Growth management director continued the above presentation to discuss Lanata Cottage Neighborhood which was approved a month ago at the development review committee.

Lanata Cottage Neighborhood:

- 2.07 Acres R-1a Zoning
- 12 dwelling units
- 6 units/acre (density limited by Idlewild/Serenola Policies)
- Four 2 story duplex bldgs. (2br/2bath 1,309sq ft.)
- Four 2 story single unit bldgs. (4br/4bath 2,618sq ft.)

Commissioner Prizzia, Commissioner Cornell, Commissioner Eagle-Glenn, Jeff Hayes Growth Management Director, Chair Wheeler, Commissioner Chestnut, and Commissioner Prizzia all presented comments.

Public Comment:

Chair Wheeler recognized Fred Cray, Mary Alford, Corey Young, Mike Tillman, Eric Rose, Mrs. Rose, Carol Willis, and Khali Blount who all presented comments.

Commission Response:

Commissioner Cornell, Jeff Hayes Growth Management Director, Commissioner Cornell, Commissioner Cornell, Commissioner Prizzia, Commissioner Chestnut, Commissioner Prizzia, Chair Wheeler, and County Attorney Sylvia Torres all presented comments.

Commissioner Cornell moved to direct staff to review and study the impacts of cottage neighborhoods to prepare comprehensive plan and code amendments for the purpose of appropriately permitting cottage neighborhoods. In recognition of pending changes to the uses and standards allowed for Cottage Neighborhoods in Urban Residential Land Uses, move to authorize advertisement of 6 month moratorium on accepting or processing development applications and acknowledgement of zoning in progress.

Size of units

Size of lot

Number of stories

Parking

Traffic impacts

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Storm water  
Outside of platted developments  
Land use efficiency  
Density bonus – affordable housing

Commissioner Prizzia, and County Attorney Sylvia Torres presented comments.

2<sup>nd</sup> Commissioner Prizzia

Chair Wheeler recognized Fred Cray, Mary Alford, Corey Young, Mike Tillman, Mrs. Rose, and Khalil Blount who all presented comments.

Commissioner Prizzia, County Attorney Sylvia Torres, Jeff Hayes Growth Management Director, Commissioner Prizzia and Chair Wheeler all presented comments.

**The Motion carried 5-0.**

### **Closing Comments**

Public Comment

There were no public comments presented at this time.

Commission Comment

There were no commission comments presented at this time.

### **Adjourn**

There being no further business to discuss the meeting was adjourned at 12:46 p.m.