

ALACHUA COUNTY
Local Planning Agency/ Planning Commission Meeting
MINUTES: March 20, 2019
GAINESVILLE, FLORIDA

The Alachua County Planning Commission held a public hearing on March 20, 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
K. Richard Blount
James Ingle
Ishmael Rentz
Jason Teisinger
Kristen Young
Rob Hyatt, School Board Member

STAFF PRESENT:

Missy Daniels, Interim Director, Growth Management
Jerry Brewington, Senior Planner, Development Services, Growth Management
Mehdi Benkhatar, Planner, Development Services, Growth Management
Lalit Lalwani, Development Review Engineer, 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.

I. APPROVAL OF AGENDA:

Motion was made by *Commissioner Young* to approve the agenda.
Motion was **seconded** by *Commissioner Hyatt*.
Vote: The Agenda was approved with a vote of 5-0.

II. APPROVAL OF THE MINUTES: MINUTES OF FEBRUARY 20, 2019

Motion was made by *Commissioner Teisinger* to approve the minutes of February 20, 2019 as submitted.
Motion was seconded by *Commissioner Hyatt*.
Action: The **minutes** of the February 20, 2019 Planning Commission meeting were **approved** with no changes with a vote of (8-0).

III. EXPARTE COMMUNICATIONS/SWEARING IN

Corbin Hanson asked PC members about any Ex Parte Communications. None declared. Patricia McAllister swore in those testifying at today's meeting.

IV. DECLARATION OF PARTIES:

Corbin Hanson read statement for declaration of parties

V. LEGISLATIVE ITEM: CPA-01-19 (Levesque Small Scale Comp Plan Amendment)

A request by Doug Levesque, owner, for a small-scale Comprehensive Plan Amendment to amend the future land use designation on approximately 1.5 acres from Rural/Agriculture (1 dwelling unit per 5 acres) to Rural Commercial Agriculture. The site is in the 'A' (Agriculture) district and is located at 12001 S US Highway 441 on Tax Parcel Number 16392-001-000. This application is associated with ZOM-01-19, a request to rezone the same parcel from 'A' (Agriculture) to 'BR' (Retail sales and services)

Staff Presentation:

Mehdi Benkhatar presented this application together with ZOM-01-19 as one presentation with two separate votes. Mr. Benkhatar explained that this project site was once a sit down restaurant (back in the 1970's thru the early 2000's which was never zoned commercial. This site received a series of non-conforming use approvals for restaurants and retail. The property has been vacant for at least 10 years. The new owner's intent is to have a sit down restaurant on this site again.

Brief discussion of the Agriculture Rural Commercial land use designation which is rare and intended exclusively for rural areas like this one, which have historically had commercial uses, discussion of the septic tank and grease trap on site and how this site through the development review process and the permitting process everything would be brought up to date with current building codes and standards.

Applicant's Presentation:

Forrest Eddleton, Urban Planner, assisting the owner with this application made a brief presentation and was available for questions. Mr. Eddleton stated the neighbors were in support of this project and they did not receive any negative comments about this project.

Public Comment: None

Motion was made by *Commissioner Teisinger* to approve this application with the bases as noted in the staff report.

Motion was **seconded** by *Commissioner Young*.

Action: CPA-01-19 was **approved** with the staff recommendations with a vote of 6-0.

Commissioner Rentz arrived at 6:19 p.m.

VI. QUASI-JUDICIAL ITEM: ZOM-01-19 (Levesque Rezoning)

A request by Doug Levesque, owner, to rezone from the 'A' (Agriculture) district to 'BR' (Retail sales and services) district. The site is approximately 1.5 acres and has a related request to amend the land use designation of Rural Agriculture (1 dwelling unit per 5 acres) to a proposed land use designation of Rural Commercial Agriculture (see application CPA-01-19). The parcel is located at 12001 S US Highway 441 on tax parcel number 16392-001-000.

Staff Presentation:

Mehdi Benkhatar presented this application together with ZOM-01-19 as one presentation with two separate votes. Mr. Benkhatar explained that this project site was once a sit down restaurant back in the 1970's thru the early 2000's which was never zoned commercial. This site received a series of non-conforming use approvals for restaurants and retail. The property

has been vacant for at least 10 years. The new owner's intent is to have a sit down restaurant on this site again.

Brief discussion of the Agriculture Rural Commercial land use designation which is rare and intended exclusively for rural areas like this one, which have historically had commercial uses, septic tank and grease trap on site and how this site through the development review process and the permitting process everything would be brought up to date with current building codes and standards.

Applicant's Presentation:

Forrest Eddleton, Urban Planner, assisting the owner with this application made a brief presentation and was available for questions. Mr. Eddleton stated the neighbors were in support of this project and they did not receive any negative comments about this project.

Public Comment: None

Motion was made by *Commissioner Ingle* to approve this application with staff recommendations.

Motion was **seconded** by *Commissioner Teisinger*.

Action: ZOM-01-19 was **approved** with the staff recommendations with a vote of 7-0.

VII. QUASI-JUDICIAL ITEM: ZOM-04-19 (Fletcher's Center West Rezoning)

A request by Ryan Thompson of CHW, Inc., agent, for Fletcher's Center West, LLC, owner, to rezone from 'BW' (Wholesale/warehousing) district and 'BR' (Retail sales and services) district to 'BH' (Highway Oriented Business) district. The site is approximately 1 acre and has a future land use designation of Commercial, Jonesville Activity Center. It is located on tax parcel number 04344-007-000 at 14105 W Newberry Road

Staff Presentation:

Jerry Brewington presented this application. *Mr. Brewington* stated this application is in Jonesville and the intent is to have a drive thru restaurant on this parcel. *Mr. Brewington* stated the applicant originally requested to rezone to BR (Retail Sales and Services) but after staff reviewed the application the recommended zoning was changed to BH (Highway Oriented Business), with the applicant's approval, which allows more intense uses.

Commissioners Questions:

Commissioner Blount questioned whether the drainage basin for stormwater would be adequate for this project and the adjoining property and if the split zoning on the adjoining parcel would be a problem for the adjoining parcel.

Commissioner Young questioned the difference between the BR zoning and the BH zoning.

Applicant's Presentation:

Ryan Thompson, agent, made a brief presentation and was available for questions.

Staff Response:

Lalit Lalwani, Public Works, stated the stormwater basin that exists on this property will be reviewed further when the development review process begins for this property to determine whether it is adequate for this parcel and the adjoining property.

Jerry Brewington explained that the split zoning on the adjoining parcel would not be a problem as that parcel is already developed and has a bank on that site. *Mr. Brewington* stated the BH zoning is more consistent with the surrounding parcels and it would allow more intense uses as the BR zoning does not allow as many uses.

Public Comment: None

Motion was made by *Commissioner Teisinger* to approve this application with staff recommendations.

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

Action: ZOM-04-19 was **approved** with the staff recommendations with a vote of 7-0.

V. ATTENDANCE REPORT DISTRIBUTED IN PACKETS

VI. PLANNING COMMISSIONERS' COMMENTS:

Commissioner Blount asked which class at UF the students in the audience were from—Urban Planning was the answer.

Commissioner Teisinger asked if there were any updates being brought forward for the Comprehensive Plan updates.

Missy explained there is a 1:30 pm workshop meeting on March 28, 2019 for open space. Missy further stated that the first transmittal hearing for the Local Planning Agency/Planning Commission is tentatively scheduled for May 15, 2019 and that hopefully the Board of County Commission transmittal hearing will be in June.

Meeting adjourned at 6:45 p.m.