

# Alachua County Local Planning Agency/ Planning Commission Meeting Minutes: May 15, 2019

## **GAINESVILLE, FLORIDA**

The Alachua County Planning Commission held a public hearing on May 15, 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:

Eric Drummond, 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  
Ken Zeichner, Principal Planner, Comprehensive Planning, Growth Management  
Mike Castine, Planner, Comprehensive Planning, Growth Management  
Ken McMurry, Planner, Comprehensive Planning, Growth Management  
Ben Chumley, Senior Planner, Comprehensive Planning, Growth Management  
Ivy Bell, Senior Planner, Comprehensive Planning, Growth Management  
Kathleen Pagan, Senior Planner, Comprehensive Planning, Growth Management  
Sean McLendon, Strategic Initiatives Manager, Sustainability  
Jeff Hays, Transportation Manager, Growth Management  
Chris Dawson, Senior Transportation Planner, Growth Management  
Lalit Lalwani, Civil Engineer III, Public Works  
Patrick Irby, Interim Director, Solid Waste  
Steve Hofstetter, Natural Resources Manager, Environmental Protection  
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.**

### APPROVAL OF AGENDA:

**Motion** was made by *Commissioner Young* to approve the agenda.  
Motion was **seconded** by *Commissioner Ingle*.  
**Vote:** The Agenda was approved with a vote of 7-0.

## **I. APPROVAL OF THE MINUTES:**

### Minutes of March 2019

Motion was made by *Commissioner Teisinger* to approve the minutes of March 2019  
Motion was seconded by *Commissioner Hyatt*.

**Action:** The **minutes** of the March 2019 Planning Commission meeting were **approved** as submitted with a vote of (7-0)

### CPA-02-19 (Large-Scale Comprehensive Plan Amendment)

A request by David Coffey, Esq., agent, for PR Gainesville Ltd. Partnership, owner, for a text amendment to Alachua County Comprehensive Plan 2011-2030 Future Land Use Element Policy 2.2.1(e) (Springhills Activity Center) providing additional parcel numbers (06038-024-000, 06038-025-000 and 06038-026-000) within the mixed-use portion of the Activity Center and amending FLUE Policy 2.2.1(e)(2)c to exempt Parcels 06038-025-000 and 06038-026-000 from entering into a developer's agreement with the County prior to final development plan approval.

### Staff Presentation:

*Jerry Brewington* presented this application. Mr. Brewington explained there are two parts to this application with one being to amend the Springhills Activity Center policies to add three parcels 06038-024-000; 06038-025-000 and 06038-026-000 that were created and two to exempt two parcels 06038-025-026 and 06038-026-000 from initiating the developer's agreement outlined in Policy 2.2.1(e)(2)c. Staff recommends approval for transmittal to the state with the bases as noted in the staff report.

### Commissioner's Questions:

Commissioner Young questioned which specific improvements would be delayed by approving this application and if this project would be parceled out.

### Applicant's Presentation:

*David Coffey* explained that one entity purchased all but the two outparcels located on Tax Parcel Numbers 06038-025-000 and 06038-026-000. *Mr. Coffey* stated this application only affects the timing of the development and allows these two parcels to develop without the developer's agreement. *Mr. Coffey* also stated the proposed improvements in the developer's agreement are the same with just the timing of the developer's agreement being affected.

### Staff Response:

*Jeff Hays* stated that the Springhills project includes a bridge being built over I-75, Reconstruct 92<sup>nd</sup> to Santa Fe college including bike/pedestrian lanes, a parking ride in, and transit service. *Mr. Hays* stated that he is confident that the property would not be broken up and parceled out due to policies in the Comprehensive Plan that would prevent that from happening.

### Public Comment:

None.

### Motion:

**Motion** was made by *Commissioner Teisinger* to approve CPA-02-19 with the bases as noted in the staff report and to express concern to the Board of County Commissioners of parceling out the remainder of the property and not use this application as a way to get around the developer's agreement.

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

### Action:

CPA-02-19 was approved with a vote of 7-0.

## LEGISLATIVE ITEM: CPA-03-19

Evaluation and Appraisal Based Amendments to Update the Alachua County Comprehensive Plan for the period 2019-2040 (Large-Scale Comprehensive Plan Amendment)

A request initiated by Alachua County to amend various elements of the Alachua County Comprehensive Plan: 2011-2030 based on the Evaluation and Appraisal of the Plan pursuant to Section 163.3191 of Florida Statutes. Proposed amendments to the Plan include revisions to certain goals, objectives, policies, maps, tables, and definitions in the following elements: Future Land Use, Transportation Mobility, Housing, Potable Water and Sanitary Sewer, Solid Waste, Conservation and Open Space, Stormwater Management, Recreation, Intergovernmental Coordination, Economic, Capital Improvements, Public School Facilities, Community Health, and Energy.

### Staff Presentation:

*Ken Zeichner* summarized the topics for discussion regarding CPA-03-19 and stated there should be a motion for each element.

### FUTURE LAND USE ELEMENT

#### Staff presentation:

*Ben Chumley* summarized this portion of the Comprehensive Plan Update. Brief discussion of performance standards, language addressing activity centers and density per acre.

Public Comment: None.

#### Motion

**Motion** was made by *Commissioner Teisinger* to recommend to the Board of County Commissioners to approve the strategies with the recommendations to add to Policy 7.1.32 adding 'trees' within landscaping and include comments from David Coffey regarding tax parcel numbers and various other items in the Springhills Activity Center for transmittal to the state.

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

#### Action:

Motion was approved with a unanimous vote of 7-0.

### TRANSPORTATION MOBILITY ELEMENT & CAPITAL IMPROVEMENT ELEMENT

#### Staff presentation:

*Jeff Hays* presented this portion of the Comprehensive Plan Update. Brief discussion on traffic, engineering speeds, safety and electric charging stations for autos.

Public Comment: *Don David* spoke regarding designs for electric charging stations.

#### Motion:

**Motion** was made by *Commissioner Teisinger* to recommend to the Board of County Commissioners to approve with the addition of adding language for engineering for 'speed by design' rather than just by signage for transmittal to the state.

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

#### Action:

Motion was approved with a unanimous vote of 7-0.

## HOUSING ELEMENT

### *Staff presentation:*

*Ivy Bell* presented this portion of the Comprehensive Plan Update:

Brief discussion of a strategy to promote dispersion, identifying housing advocacy groups, inventory of substandard homes, state and federal housing programs and linkage fee study.

Public Comment: None.

### *Motion:*

**Motion** was made by *Commissioner Blount* to recommend to the Board of County Commissioners to approve for transmittal to the state with the addition of expecting the use of Affirmatively Furthering Fair Housing (AFFH) database in our planning work especially in meeting of substandard housing. Motion was **seconded** by *Commissioner Teisinger*.

### *Action:*

Motion was approved with a unanimous vote of 7-0.

## CONSERVATION/OPEN SPACE ELEMENT

## POTABLE WATER & SANITARY SEWER ELEMENT

## STORMWATER MANAGEMENT ELEMENT

### *Staff presentation:*

*Steve Hofstetter* presented this portion of the Comprehensive Plan update. Brief discussion of defining family homestead, outstanding springs, storm water not included in open space, recreational areas, requirements for paths, stormwater incorporated into design and rural cluster subdivision and farming.

### *Motion:*

**Motion** was made by *Commissioner Teisinger* to recommend to the Board of County Commissioners to approve for transmittal to the state

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

### *Action:*

Motion was approved with a unanimous vote of 7-0

## SOLID WASTE ELEMENT

### *Staff presentation:*

*Mike Castine* presented this portion of the Comprehensive Plan Update. Brief discussion of site specific trash, innovative ways to alleviate litter along roadsides, recycling programs.

Public Comment: None.

*Motion:*

**Motion** was made by *Commissioner Teisinger* to recommend to the Board of County Commissioners to approve for transmittal to the state with the following comment: would like to see the addition of some innovative and new ways of addressing site-and-use litter on non-parkin areas of the county (public right of ways) including lake fronts and Paynes Prairie.

Motion was **seconded** by *Commissioner Rentz*.

*Action:*

Motion was approved with a unanimous vote of 7-0.

## RECREATION ELEMENT

*Staff presentation:*

*Ivy Bell* presented this portion of the Comprehensive Plan Update. Brief discussion of update of countywide recreation master plan, Greenways resilient landscaping.

Public Comment: None.

*Motion:*

**Motion** was made by *Commissioner Young* to recommend to the Board of County Commissioners to approve for transmittal to the state with addition to Policy 1.1.11 adding 'community groups' and Policy 1.3.2 set a deadline for Greenways Master Plan completion and that will also apply to the previous element (Conservation and Open Space Element) for transmittal to the state.

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

*Action:*

Motion was approved with a unanimous vote of 7-0.

## INTERGOVERNMENTAL COORDINATION & FIRE LEVEL OF SERVICE GUIDELINES

*Staff presentation:*

*Ben Chumley* presented this portion of the Comprehensive Plan Update. Brief discussion of update of Fire & Emergency services Master Plan, using language 'will use' in place of shall actively pursue, includes environmental services and some environmental codes enforcement.

Public Comment: None

*Motion:*

**Motion** was made by *Commissioner Blount* to recommend to the Board of County Commissioners to approve for transmittal to the state, with the additions of Policy 1.1.2 including 'shall actively pursue' and Policy 5.1.7 include 'environmental services'

Public Comment: None

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

*Action:*

Motion was approved with a unanimous vote of 7-0.

## ECONOMIC ELEMENT

### PUBLIC SCHOOL FACILITY ELEMENT

*Staff Presentation:*

*Mike Castine* presented this portion of the Comprehensive Plan Update. Brief discussion of Understanding Racial Inequity in Alachua County study, eliminating disparities, economic wellbeing and education, partnership programs with registered apprenticeships.  
Public Comment: None.

*Motion:*

**Motion** was made by *Commissioner Teisinger* to recommend to the Board of County Commissioners to approve transmittal to the state with the addition to Policy 1.5.8 add state or federally registered apprenticeship programs.

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

*Action:*

Motion was approved with a unanimous vote of 7-0.

COMMUNITY HEALTH ELEMENT

*Staff Presentation:*

*Kathleen Pagan* presented this portion of the Comprehensive Plan Update. Brief discussion of health equity definition, corner store, electronic smoking devices.

Public Comment: None.

*Motion:*

**Motion** was made by *Commissioner Young* to recommend to the Board of County Commissioners to approve for transmittal to the state with the following three notes; 1) add a definition for 'food desert' to the definition list; 2) Objective 1.6 incorporate both 'nicotine' and 'electronic smoking devices' in the Policies when appropriate and 3) add 'Children's Trust' to the list of community partners when they are mentioned and when appropriate.

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

*Action:*

Motion was approved with a unanimous vote of 7-0.

ENERGY ELEMENT

*Staff Presentation:*

*Kathleen Pagan* presented this portion of the Comprehensive Plan Update. Brief discussion of whether the prison system was included in calculations and emphasize over 30% of local food used.

Public Comment: None.

*Motion:*

**Motion** was made by *Commissioner Young* to recommend to the Board of County Commissioners to approve for transmittal to the state with these changes to the Energy Element including 1) moving Section 6 Local Foods to the Economic Element and 2) consideration that jail and any other facility the County purchases food for in the measurement of the baseline local food usage..

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

*Action:*

Motion was approved with a unanimous vote of 7-0.

## I. Attendance Report distributed in packets

## II. Planning commissioners' comments:

All Planning Commissioners acknowledged and congratulated Missy Daniels on her promotion to Growth Management Director.

**Meeting adjourned at 9:39 p.m.**