

Alachua County Local Planning Agency/ Planning Commission

Meeting Minutes: February 19, 2020

The Alachua County Planning Commission held a public hearing on February 19, 2020 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
Keith Hazouri
Robert Hyatt (School Board)
James Ingle
Ishmael Rentz
Jason Teisinger
Kristen Young

Absent: Kali Blount

STAFF PRESENT:

Jeff Hays, Principal Planner, Development Services, Growth Management
Jerry Brewington, Senior Planner, Development Services, Growth Management
Steve Hofstetter, Natural Resources Manager, Environmental Protection Department
Chris Dawson, Transportation Planning Manager, Growth Management
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:

Commissioner Young was ill and left the meeting after determining we did indeed have a quorum for this meeting.

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

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

Vote: The **agenda** was approved with a vote of 6-0.

2. APPROVAL OF THE MINUTES: Minutes of January 15, 2020

Minutes of January 15, 2020 were not distributed before this meeting and will be added to the March 18, 2020 agenda for approval.

Action: The **minutes** of the January 15, 2020 were **deferred** to the next Local Planning Agency and Planning Commission meeting on March 18, 2020.

3. EXPARTE COMMUNICATION (Corbin Hanson) None declared.

4. SWEARING IN (Patricia McAllister)

5. DECLARATION OF PARTIES (Corbin Hanson read statement regarding parties)

6. **LEGISLATIVE ITEM: CPA-01-20 LARGE SCALE COMPREHENSIVE PLAN AMENDMENT)**

A request by Clay Sweger of eda, agent, for Yadda Property Holdings LLC, owner, for large scale comprehensive plan map amendments on tax parcel 06233-014-006 and portions of tax parcels 06233-014-005 and 06233-000-000 within the Springhills Activity Center. Existing land use designations on these parcels are Institutional, Warehouse Distribution and Office with proposed new land use designations of Medium Density Residential (greater than 4 and up to 8 dwelling units per acre), Light Industrial and Conservation. The land area for these combined parcels is approximately 92.28 acres and they are located along NW 98th Street west of I-75 and south of NW 39th Avenue. The applicant is also requesting text amendments to policies for the Springhills Activity Center within the Future land Use Element of the Alachua County Comprehensive Plan.

Staff Presentation:

Jerry Brewington presented this application. Staff recommends approval of this application for transmittal to the state for their comments and review. Staff recommends changing the future land uses to medium density, light industrial and conservation with a 100 ft buffer to the south west portion of land extending the light industrial land use to the southern boundary to allow inner connectivity in the future.

Commissioner Questions:

Commissioner Teisinger questioned the intent of the institutional land use, the connector would connect to what? And extend the light industrial to southern property boundary. *Mr. Teisinger* also questioned whether the intent would be fulfilled by bike/ped system instead of vehicular traffic system.

Applicant's Presentation:

Clay Sweger, agent for applicant, gave a brief presentation and was available for questions. *Mr Sweger* stated that the applicant disagrees with staff on the southern portion of the property where staff recommends a 100 ft buffer in the extended light industrial land use and make the entire southern boundary into conservation with no future vehicular connection. *Mr. Sweger* stated the applicant recommends two changes to staff's proposal-1) Land use map retaining all Conservation land use areas and 2) accept all staff text language with one exception: Policy 2.2.1(b)(9) includes language: "No transportation system connections shall be constructed within conservation land use areas."

Public Comment: None.

Staff Response:

Jerry Brewington stated the original intent of institutional was likely preserved as hospital/medical support. *Mr. Brewington* explained there is a stub out to this property that exists on the southern boundary.

Chris Dawson stated it would not meet intent of the Comprehensive Plan-the road is stubbed to this property and internal connectivity could keep shorter distance travel off the collector roads.

Motion was made by *Commissioner Teisinger* to approve with the the applicants proposal for the southern property boundary to be conservation with no future vehicular connection to the adjacent southern property.

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

Action: CPA-01-20 was approved with a unanimous vote of 5-0. (*Commissioner Rockwell recused from this application.*)

7. **QUASI-JUDICIAL ITEM: ZOM-01-20 (Rezoning)**

A request by Clay Sweger of eda, agent, for Yadda Property Holdings LLC, owner, to rezone tax parcel 06233-014-006 and portions of tax parcels 06233-014-005 and 06233-000-000 within the Springhills Activity Center from AP (Administrative Professional), BW (Wholesale and Warehousing) and RP (Residential Professional) districts to ML (Light Industrial), R-2 (Multi-family Residential/4 to 8 dwelling units per acre) and C-1 (Conservation) districts on approximately 92.28 acres located along NW 98th Street west of I-75 and south of NW 39th Avenue. This application is associated with CPA-01-20, which, if approved, would amend the land use designations on these parcels to Medium Density Residential (greater than 4 up to 8 dwelling units per acre), Light Industrial and Conservation.

Staff Presentation:

Jerry Brewington presented this application. Staff recommends approval with the bases as noted in the staff report.

Commissioner Questions:

Commissioner Teisinger questioned whether the developer could be forced to have a trail network with no fences.

Applicant's Presentation:

Clay Sweger was present and available for questions. *Mr. Sweger* stated that a best management plan would be established for a conservation portion of the property.

Public Comment: None.

Staff Response:

Steve Hofstetter stated that staff will work with applicant to determine a trail network to protect resources. *Mr. Hofstetter* further stated the natural resources would be evaluated at the development review process;

Motion was made by *Commissioner Teisinger* to approve the applicant's request.

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

Action: ZOM-02-20 was approved with a unanimous vote of 5-0. (Commissioner Rockwell recused from this application.)

8. **QUASI-JUDICIAL ITEM: ZOM-02-20 (Fletcher Center East Rezone)**

A request by Ryan Thompson of CHW, Inc., agent, for Ameris Bank and George E. Fletcher Rev. Trust, owners, to rezone from 'BR' (Retail Sales and Services) district to 'BH' (Highway Oriented Business Services) district. The site has a future land use designation of Commercial, is approximately 2.2 acres and is located on tax parcel number 04344-009-000 and a portion of parcel 04344-003-000 in the 14000 Block of W. Newberry Road.

Staff Presentation:

Jerry Brewington presented this application. *Mr. Brewington* stated that changing the zoning on this property from BR to BH would allow additional permitted uses including drive-thru restaurants.

Commissioner Questions:

Commissioner Teisinger questioned where the access is to the residential properties

Applicant's Presentation:

Gerry Dedenbach, agent for applicant, made a brief presentation and was available for questions. He stated this application is for 2.2 acres on a portion of a parcel that has a split land use and zoning that are under common ownership. *Craig Brashier, Ryan Thompson and Sean Wood* from Causseaux, Hewett and Walpole (CHW, Inc.) were present and available for questions. *Mr. Dedenbach* stated that *Mr. Brian Gaffney* reviewed the neighborhood workshop meeting and made corrections to the record regarding ingress/egress to SW 138th Terrace. *Mr. Dedenbach* further stated that the ideal is to create an inner connected roadway system to connect this community. *Mr. Dedenbach* stated *Mr. Fletcher* owns all the private roads in this area including SW 138th Road.

Public Comment:

1. *Danya London* (declared a party) stated she is opposed to a drive-thru restaurant on the application property as this would be detrimental to her property from the smell, the traffic of people and cars and the road that is currently a dirt road. When questioned, *Danya London* stated that her property is up for sale at this time, she does not wish to have a fast food restaurant located close to her property.
2. *Brian Gaffney* representing the property owners to the east (the four parcels that remain within the Activity Center that are not developed). He wants a new workshop to address concerns. *Mr. Gaffney* stated he owns half of the road.

Staff Response:

Jerry Brewington stated the access SW 138th Terrace and access from south at some point. Primary access is from Newberry Road to SW 138th Terrace. *Mr. Brewington* stated that with the current zoning a restaurant is allowed but not with a drive-through.

Jeff Hays stated that nothing changed from the original application other than a reduction of the property size and therefore a second workshop meeting would not be necessary. *Mr. Hays* stated that the current application does not include SW 138th.

Chris Dawson stated that there is no guarantee that SW 138th would be used as an access point for this development and that would be determined when this application goes through the development review process.

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

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

Action: ZOM-02-20 was approved with a unanimous vote of 6-0.

9. ATTENDANCE REPORT: Distributed in packets. No attendance issues.

10. PLANNING COMMISSIONERS' COMMENTS: None

Meeting adjourned at 7:45 p.m.