

Alachua County Local Planning Agency/ Planning Commission

Meeting Minutes: May 28, 2020

The Alachua County Planning Commission held a *virtual* public meeting on May 28, 2020 at 6:00 p.m. The meeting was held as a **virtual ZOOM meeting**.

COMMISSIONERS PRESENT:

Tim Rockwell, Chair
Kali Blount
Keith Hazouri
Robert Hyatt (School Board)
James Ingle
Ishmael Rentz
Jason Teisinger (arrived late, attending another meeting)
Kristen Young

STAFF PRESENT:

Jeff Hays, Principal Planner, Development Services, Growth Management
Mehdi Benkhatar, Planner, Development Services, Growth Management
Corbin Hanson, Assistant County Attorney, County Attorney
Lalit Lalwani, , Public Works
Patricia McAllister, Staff Assistant, Growth Management

Meeting Called to Order:

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

Chair read the opening statement and the declaration of parties procedures.

1. APPROVAL OF AGENDA:

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

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

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

2. APPROVAL OF THE MINUTES: Minutes of January 15, 2020 and February 19, 2020.

Motion was made by *Commissioner Ingle* to approve the minutes of January 15, 2020 and February 19, 2020.

Motion was seconded by *Commissioner Hyatt*.

Action: The **minutes** of the January 15, 2020 and February 19, 2020 were **approved** with a **7-0 vote**..

3. EXPARTE COMMUNICATION (Corbin Hanson) None declared.

4. SWEARING IN (Patricia McAllister) Swearing in of staff.

5. DECLARATION OF PARTIES (Corbin Hanson did not read statement regarding parties as there were no parties to declare for this meeting.)

6. **LEGISLATIVE ITEM: CPA-02-20 (Linz, Inc. Large-Scale Text Amendment)**

A request by Clay Sweger of eda, Inc., applicant, for text amendments to the Alachua County Comprehensive Plan, Future Land Use Element Policy 2.2.1, related to the requirements of the Springhills Activity Center Plan.

Staff Presentation:

Mehdi Benkhatar presented this application. Staff recommends approval of this application in the southeast quadrant for transmittal to the state and other reviewing agencies for their comments and review.

Commissioner Questions:

Commissioner Blount questioned whether the intended drive-thru restaurant can be accommodated here.

Commissioner Young was concerned with parcel by parcel changes for this area and if it triggers the amount of development in this quadrant as a whole.

Commissioner Hazouri questioned what triggers the improvements and what type of improvements.

Applicant's Presentation:

Clay Sweger, agent for applicant, gave a brief presentation and was available for questions. *Mr. Sweger* stated that this would add text language that allows this outparcel to be developed based on standard Activity Center design criteria and provide an exemption from additional TND/TOD design criteria for the highway commercial property. *Mr. Sweger* further stated this would eliminate drive-through restaurants as a permitted use within the southeast quadrant with the exception of this application.

Public Comment: None.

Staff Response:

Jeff Hays stated a drive-thru restaurant is a better choice for this location because it is more setoff and a new block could not be established here. *Mr. Hays* further stated the triggers relate to the transportation improvement agreement to do improvements to roads and transportation.

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

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

Action: CPA-02-20 was approved with a roll call vote of **6-0**. (*Commissioner Rockwell recused from this application.*)(*Commissioner Blount–Aye, Commissioner Hazouri-Aye, Commissioner Hyatt-Aye, Commissioner Ingle-Aye, Commissioner Rentz-Aye and Commissioner Young-Aye*).

7. **QUASI-JUDICIAL ITEM: ZOM-03-20 (SW 8th Ave. Subdivision Rezoning)**

A request by Ryan Thompson of CHW, Inc., agents, for Angeli Maun Akey and Timothy P. Akey, owners, to rezone parcel 06670-000-000 from "R-1aa" (residential, 1 to 3 dwelling units/acre) to "R-1a" (residential, 1 to 4 dwelling units/acre). The parcel has a future land use designation of Low Density Residential (1 to 4 dwelling units/acre). The site is approximately 5.3 acres and is located at 8115 SW 8th Ave

Staff Presentation:

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

Commissioner Questions:

Commissioner Blount questioned if affordable housing units) would be available for this application. *Commissioner Young* questioned whether there are any density bonuses with this project, since they are not locked into the plans for this property, the street-facing green space is good, and the locations of the ingress/egress for this property.

Applicant's Presentation:

Craig Brashier, CHW, was present and made a brief presentation. *Mr. Brashier* stated that when this project gets to the development review stage, this development would have a 10% open space requirement that no longer includes the stormwater, which would be separate and there is a requirement for retention of 20% tree canopy. *Mr. Brashier* stated that stormwater analysis is done at the development review process and this development would not be allowed to increase the run off from this property. *Mr. Brashier* stated that the final products for this project have not been determined yet but they would be more of a market rate product. *Mr. Brashier* stated the ingress/egress locations for this property are one on SW 80th and a proposed connection on 8th Avenue. *Ryan Thompson*, CHW, was, also, present and available for questions.

Public Comment:

Jeff Hays presented two sets of public comments submitted through email that included pictures of flooding on adjacent properties. One from Ronald Perry concerning stormwater and one from Sandra Allen concerning flooding. *Sandra Allen* (called in) is concerned with flooding and poorly maintained existing culverts in this area and if this project would increase the amount of flooding to the adjacent properties.

Staff Response:

Lalit Lalwani, Public Works, stated the flooding in the pictures submitted with written public comments is on adjacent properties and does not include the property involved with this application. *Mr. Lalwani* stated there are low spots in the flood zone for the adjacent properties, Public works is working with FEMA on the flood plain maps in this area and there is a separate watershed on the northside for the adjacent properties. *Mr. Lalwani* stated that the stormwater analysis will be factored in with development on this property and run-off would not be allowed to increase with this development—it would be lower than the pre-development rate. *Mehdi Benkhatar* stated there are no density bonuses with this project and there was one other public comment that was in the packet distributed to the planning commission.

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 roll call vote of **6-2** for approval of this application with the bases as noted in the staff report. (*Commissioner Blount-Nay, Commissioner Hazouri-Aye, Commissioner Hyatt-Aye, Commissioner Ingle-Nay, Commissioner Rentz-Aye, Commissioner Rockwell-Aye, Commissioner Young-Aye and Commissioner Teisinger-Aye*)

7. **ATTENDANCE REPORT:** Distributed in packets. No attendance issues.

8. **PLANNING COMMISSIONERS' COMMENTS:**

Jeff Hays announced that the next Planning Commission meeting will be on June 17, 2020 which will be a virtual ZOOM Meeting and will include one comprehensive plan amendment and a Code workshop. We will provide more information within the next week.

Commissioner Blount urged the commissioners to attend and participate in the June 10, 2020 at 5:30 pm there is a virtual meeting for the Charter Review Committee with proposals onto the ballot.

Meeting adjourned at 7:20 p.m.