

# Alachua County Local Planning Agency/ Planning Commission Meeting Minutes: June 17, 2020

The Alachua County Planning Commission held a *virtual* public meeting on June 17, 2020 at 6:00 p.m. The meeting was held as a **virtual ZOOM meeting**.

## COMMISSIONERS PRESENT:

Tim Rockwell, Chair

Kali Blount

Robert Hyatt (School Board)

James Ingle

Ishmael Rentz

Jason Teisinger

Kristen Young

*Keith Hazouri absent*

## STAFF PRESENT:

Missy Daniels, Director, Growth Management Department

Jeff Hays, Principal Planner, Development Services, Growth Management

Jerry Brewington, Senior Planner, Development Services, Growth Management

Corbin Hanson, Assistant County Attorney, County Attorney

Steve Hofstetter, Acting Director, Environmental Protection Department

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.

### 1. APPROVAL OF AGENDA:

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

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

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

### 2. APPROVAL OF THE MINUTES: Minutes of May 28 2020

Motion was made by *Commissioner Teisinger* to approve the minutes of May 28, 2020

Motion was seconded by *Commissioner Ingle*.

**Action:** The **minutes** of the May 28, 2020 were **approved** with a **6-0 vote**..

### 3. EXPARTE COMMUNICATION (Corbin Hanson) None declared.

### 4. LEGISLATIVE ITEM: CPA-03-20 (Large Scale Comprehensive Plan Amendment)

A request for a large-scale Comprehensive Plan land use amendment by the Alachua County Board of County Commissioners, agent, for various property owners (see parcel numbers) to change the land use designation on these parcels from Preservation to Rural Agriculture (density of one dwelling unit per five acres). These properties are located at the northwest corner of the intersection of County Roads 325 and 346 and constitute approximately 200.48 acres on parcels 18258-000-000, 18258-001-000, 18261-001-000, 18261-002-000, 18261-002-003, 18261-002-004, 18262-000-000, 18261-002-001 and 18280-001-000.

Staff Presentation:

*Jerry Brewington* presented this application. Staff recommends transmittal of this application to the state with the bases as noted in the staff report.

Commissioner Questions:

*Commissioner Rockwell* questioned how these parcels were zoned incorrectly and how that zoning was changed years ago.

*Commissioner Teisinger* questioned whether there are any easements on these nine parcels that may have been the reason for the mapping error.

Applicant's Presentation: *Alachua County* is the applicant for this application.

Public Comment: None.

Staff Response:

*Jerry Brewington* stated there are no easements on these nine parcels.

*Jerry Brewington* stated these parcels were rezoned by administrative rezoning and these parcels were a mapping error that occurred in the early 2000's.

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

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

**Action: CPA-03-20** was **approved** with a vote of **6-0**.

*Kali Blount* joined the virtual meeting at 6:20 pm.

5. **UNIFIED LAND DEVELOPMENT CODE WORKSHOP**

Staff Presentation:

*Jeff Hays* introduced the consultants hired by Alachua County to assist with the Code update.

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:

*Brian Teeple* and *Allison Megrath* representatives from Kimley-Horn (consultants for Alachua County) made a brief presentation and were available for questions. *Allison Megrath* briefly went over changes to the code with a review of an amendment matrix. *Ms. Megrath* stated that the next steps are to draft the proposed amendments and presentation to the Board of County Commissioners.

Public Comment:

1) *Chris Dawkins* was concerned with collapsing some zonings (or consolidation of lower end densities) which may create urban sprawl when we need to increase infill adding more density on smaller properties especially areas adjacent to RE-1 zoned properties.

2) *Candyce* ((1 407-431-0002) stated it would be helpful to have future land development maps available so that she can plot her property and see what is being planned around her property.

Staff Response:

*Jeff Hays* explained to *Candyce* how she could get copies of future land development maps from the website using MapGenius.

After a brief discussion that included staff and the consultants regarding the amendment matrix and best practices, it was decided to move forward with the Unified Land Development Code updates.

5. ATTENDANCE REPORT: Distributed in packets. No attendance issues.
6. PLANNING COMMISSIONERS' COMMENTS: None

**Meeting adjourned at 7:35 p.m.**

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