

Tuesday, December 03, 2019 – 1:30 P.M.
Grace Knight Conference Room
County Administration Building
12 Southeast First Street
Gainesville, Florida

The Alachua County Board of County Commissioners met for the Special Meeting.

PRESENT: Chair Robert “Hutch” Hutchinson, Vice Chair Mike Byerly, Commissioner Charles “Chuck” Chestnut, IV, Commissioner Marihelen Wheeler and Commissioner Ken Cornell

ABSENT:

ALSO PRESENT: County Manager Michele Lieberman, County Attorney Sylvia Torres, and Deputy Clerk Steve Donahey

Approval of Agenda

Approval of Regular and Consent Agendas – A motion to approve the Agenda approves all matters on the Consent Agenda. All matters on the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion unless desired by a Commissioner

1. Approve the agenda **19-0627**

Fiscal Consideration: N/A

Recommended Action: A Motion to Approve the Agenda: (a) approve any amendments to the Agenda; and (b) adopt the Agenda

Commissioner Cornell moved adoption of the agenda with the amendmend of moving CareerSource item to be heard second on the agenda. The motion carried 4-0 with Commissioner Wheeler out of the room.

Items for Discussion

2. Affordable Housing Strategies: Follow-up on Board Direction from September 17, 2019 **19-0714**

Fiscal Consideration: N/A

Recommended Action: Receive the presentation and direct staff to develop one or more of the following concepts to bring back to the Board for further review

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and direction:

1. Allow for substitution for non-residential components in Traditional Neighborhood Developments (TNDs) with Affordable Housing;
2. Establish higher minimum density for new development with option for lower density development with provision of Affordable Housing or payment of Fee in Lieu;
3. Require Missing Middle mix of housing types with associated performance and design standards;
4. Evaluate Future Land Use Map and zoning designations in the Urban Cluster to identify areas where higher density Future Land Use categories and/or density ranges may be appropriate.

Principal Planner Ken Zeichner presented the above item.

Commissioner Wheeler entered at 1:36 p.m.

Commissioner Cornell, Commissioner Byerly, Senior Planner Ivey Bell, Chair Hutchinson, Commissioner Cornell, Chair Hutchinson, Commissioner Chestnut, Commissioner Byerly, Commissioner Wheeler, Commissioner Byerly,

Commissioner Byerly requested that staff provide the number of citizens with Housing Voucher that cannot use them because housing stock is not available.

Commissioner Byerly moved the following:

1. To direct staff to Evaluate Future Land Use Map and zoning designations in the Urban Cluster to identify areas where higher densities may be appropriate.
2. Provide the Board with more defined concepts and definitions of what the County would call affordable housing and how the County would require it and verify it in the private sector.
3. Examples of somewhat peer communities that have a track record of a decade or more of owning and operating affordable/low income housing in a way that recovers costs and provide lower rents than the market can provide.

Commissioner Byerly clarified that for part two of his motion what he is looking for is a way to require developers to build housing that would rent or sell for a certain

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price point say \$150,000 for example if they opt out of the Commercial Component. This would not be subjected to the 30% of income concept but would require a greater diversity of housing options with in a development to achieve and what needs to be defined is what they would be required to build size, finishing, etc.

Community Support Services Director Claudia Tuck, Kali Blount, Louis Diaz, Jason Robinson, Kim Panzer, Anthony Johnson, Commissioner Byerly, Chair Hutchinson, Ken Zeichner, Commissioner Byerly, Growth Management Director Missy Daniels

The motion carried 5-0.

Commissioner Cornell exited at 3:34 p.m.

4. CareerSource NCFL - Status Update **19-0760**

Fiscal Consideration: N/A

Recommended Action: Receive status update and provide direction to staff.

CareerSource Executive Director Frank Avery and Angela Pate , ?? presented the above item.

Commissioner Wheeler, County Manager Lieberman, Chair Hutchinson, CareerSource Executive Director Frank Avery, Angela Pate, County Manager Lieberman, Commissioner Byerly, Dr. Jeffrey Tate, County Attorney Torres, Commissioner Byerly,

Commissioner Byerly moved the following:

1. To authorize a letter to Board 10 requesting that they step in as the A&E if needed to do so immediately.
2. Simultaneously authorize the County Staff to negotiate an amended Interlocal Agreement with Bradford County solely for the purpose of taking back the authority to allow the County to select the A&E.
3. If the Career Source Chair has the authority to take these actions then he may do that as well.

Sam Collins, Ken McGurn, County Attorney Torres, Jim Konish, Angela Pate, Frank Avery, Commissioner Byerly, and County Attorney Torres presented comments.

The motion carried 4-0 with Commissioner Cornell out of the room.

County Attorney Torres presented the proposed Interlocal Agreement to the Board.

Chair Hutchinson requested that the intend

Commissioner Wheeler moved adoption of the Interlocal as amended.

Frank Avery, Angela Pate, and Finance Director Todd Hutchison presented comments.

The motion carried 4-0 with Commissioner Cornell out of the room.

3. Recreational Vehicles & Tiny Home Regulations **19-0726**

Fiscal Consideration: RVs and Tiny Homes on Wheels would not be considered as permanent structures for ad valorem taxing purposes.

Recommended Action: 1. Direct Staff to pursue adoption of ICC Appendix Q for Tiny Home construction. 2. If the Board chooses to allow RVs as a temporary housing solution, then direct Staff to bring back ULDC amendments that would allow Recreational Vehicles and Tiny Homes on Wheels to be sited for up to a 180 day period in the Rural/Ag area including provisions for power and waste management.

Commissioner Byerly moved to defer this item to the first available meeting in January when the full Board is present. The motion carried 4-0 with Commissioner Cornell out of the room.

Closing Comments

5. Public Comment **19-0628**

Chair Hutchinson recognized Jim Konish who presented comments.

Chair Hutchinson recognized Matthew Hurst who presented comments to the Board regarding the wildflower planting on 91st street and 8th Avenue. He is concerned that much more land excavation is being done than required to plant wildflowers.

By consensus, the Board directed the County Manager provide by email an update regarding the planting on 91st Street and 8th Avenue providing an update of what work is being performed in the area.

6. Commission Comments **19-0629**

Commissioner Byerly discussed examples of governments operating housing and the number of housing vouchers in the County not used cause lack of available housing stock. Commissioner Byerly requested that the total number of voucher and how many

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are unused because there are not available units. He requested that the information is provided as soon as possible.

Chair Hutchinson stated that he had a wonderful conversation with some of the County housing officials and it was very informative. He has noticed at Board meetings that it is always Planners presenting and not the housing staff. He would like to make sure that the housing staff can present relevant information at the meetings.

There being no further business before the Board the meeting was adjourned at 5:32 P.M.