

Tuesday, September 6, 2022 – 1:30 P.M.
Grace Knight Conference Room
12 Southeast First Street
Gainesville, Florida

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

PRESENT: Chair Marihelen Wheeler; Vice Chair Anna Prizzia, Commissioner Charles S. Chestnut IV, Commissioner Ken Cornell and Commissioner Raemi Eagle-Glenn

ALSO PRESENT: County Manager Michele Lieberman, County Attorney Sylvia Torres, and Deputy Clerk Casey Miller

Chair Wheeler called the meeting to order at 1:30 p.m.

Commissioner Prizzia and Growth Management Director Jeff Hayes presented comments.

Commissioner Cornell moved approval of the agenda.

2nd Commissioner Chestnut

The motion carried 5-0.

Approval of Agenda

Items for Discussion

Inclusionary Housing Discussion 22-0357

Ivy Bell, Senior Planner in Planning and Development presented the above item.

Commissioner Prizzia, Commissioner Cornell, Ivy Bell, Commissioner Cornell, Commissioner Prizzia, Ivy Bell Senior Planner in Planning and Development, Commissioner Cornell, Chair Wheeler, Ivy Bell Senior Planner in Planning and Development, Commissioner Prizzia, Ivy Bell Senior Planner in Planning and Development, Commissioner Chestnut, and Commissioner Cornell all presented comments.

Commissioner Cornell moved the following:

1. To refer to staff to provide back to the Board in 30- 60 days what Leon County and the City of Tallahassee are planning to do in January 2023 based on the feasibility study they've done.
2. Ask staff to get with the Florida Housing Coalition and develop a scope of work to bring back to the Board to review for a feasibility study in Alachua County.

Tuesday, September 6, 2022 – 1:30 P.M.

County Manager Lieberman, Ben Chummley, Commissioner Cornell, Ben Chummley, Commissioner Eagle-Glenn, Commissioner Prizzia, Commissioner Cornell, Commissioner Prizzia, Commissioner Cornell, and Commissioner Prizzia presented comments.

2nd Commissioner Prizzia

Ivy Bell Senior Planner in Planning and Development, Commissioner Prizzia, Ivy Bell Senior Planner in Planning and Development, Chair Wheeler, Ivy Bell Senior Planner in Planning and Development, Chair Wheeler, Ivy Bell Senior Planner in Planning and Development, Commissioner Chestnut, Ivy Bell Senior Planner in Planning and Development and Commissioner Cornell.

Commissioner Cornell moved the following amended motion:

1. To refer to staff to bring back details of the 2023 City of Tallahassee and Leon County inclusionary housing policy. What are they doing and what their goals are?
2. Ask staff to work with the Florida Housing Coalition and develop a scope of work to bring back to the Board to review for a feasibility study in Alachua County with a specific focus on 50% AMI and 30% AMI which is extremely low and very low.

2nd Commissioner Prizzia

Public Comment:

Chair Wheeler recognized Khalil Blount, a citizen, Mary Alford, and Anthony Johnson who all presented comments.

The motion carried 5-0.

Planning Parcel and Traditional Neighborhood Development (TND) Standards for Non-residential/Affordable Housing 22-0751

Jeff Hayes, Growth Management Director presented the above item.

Commissioner Prizzia presented comments.

Commissioner Prizzia moved staff recommendations to review and develop a ULDC amendment for planning parcel concepts to make sure that splitting the parcels does not have an effect of circumventing any land development.

2nd commissioner Cornell

Tuesday, September 6, 2022 – 1:30 P.M.

Chair Wheeler recognized Anthony Johnson who presented comments.

Commissioner Cornell exited the room at 3:01 p.m.

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

Traditional Neighborhood Design (TND) Allowances/Requirements

Jeff Hayes, Growth Management Director, presented the above item.

TND require higher minimum densities and allow for higher maximum bonus densities. They also allow for and require nonresidential development for a mixed use component of the project.

Commissioner Cornell entered the room at 3:04 p.m.

Commissioner Prizzia, Jeff Hayes Growth Management Director, Commissioner Prizzia, Jeff Hayes Growth Management Director, Commissioner Prizzia, Chair Wheeler, Commissioner Cornell, Commissioner Prizzia, and Jeff Hayes Growth Management Director presented comments.

Commissioner Prizzia moved the following:

1. To bring back language to confirm in Code that live-work units with a 1st floor built to a non-residential standard may count towards the 75% of non-residential that can be something other than retail.
2. To recommend that stuff bring back recommended language for comp plan and code amendments to allow for voluntary inclusionary zoning of affordable housing to substitute for non-residential space in TOD and TNDs

2nd Commissioner Cornell

Chair Wheeler recognized Mary Alford and Anthony Johnson who presented comments.

Commissioner Prizzia, Commissioner Cornell, Commissioner Prizzia, Jeff Hayes Growth Management Director, Commissioner Prizzia, Commissioner Cornell, Chair Wheeler, and Jeff Hayes Growth Management Director all presented comments.

The motion carried 5-0.

Closing Comments

Public Comment

Mary Alford, Anthony Johnson, and Telford Cartwright all presented comments.

Tuesday, September 6, 2022 – 1:30 P.M.

Commission Comment

Commissioner Cornell would like to refer to staff to ask GRU how they are dealing with the overbilling of unincorporated customers on their 35 or 36 days on their bill.

Commissioner Prizzia asked to refer to the Affordable Housing Committee to explore the idea of working with the local housing finance authorities on the idea of providing more support for those that are renting from properties that benefit from the housing authority. For example, rent to own or a rent subsidy that goes into a savings account that allows for tenants to have.

Commissioner Eagle-Glenn asked for clarification on the jurisdiction of the area where a homeless encampment is located east on Archer Road. She would like to know if it is State Property, under Alachua County Sheriff's jurisdiction or City of Gainesville property due to safety and public health concerns.

County Manager Lieberman stated the Alachua County Sheriff has jurisdiction countywide. The homeless encampment is located in the City of Gainesville. She will notify Community Support Services Director Claudia Tuck and will get case managers out to the area to speak with them and attempt to provide them with services.

Chair Wheeler stated she has a request from Larry Green asking the Board write a letter of support for a grant to provide mental health services to the LGBTQIA+ community in and around Alachua County. The Chair stated she would like to submit a letter from the Board in support for the grant.

Commissioner Cornell moved to authorize a grant letter for Mr. Larry Green in support of the LGBTQIA+ community

2nd commissioner Chestnut

Chair Wheeler stated she attended the Labor Coalition meeting and there were concerns from citizens in the group about the Bradley family and the recent encounters with Mr. Bradley and the K9. Chair Wheeler states she is concerned about the way the dog was handled and would like to know how ASO conducts searches using K9 tactics.

Commissioner Prizzia asked for an update from ASO regarding their policies using K9s in searching and tracking people.

Adjourn

There being no further business to discuss the meeting was adjourned at 3:57 P.M.