

Alachua County Local Planning Agency/ Planning Commission Meeting Minutes: March 22, 2023

The Alachua County Planning Commission held a public meeting on March 22, 2023, at 6:00 p.m. The meeting was held **in person**.

COMMISSIONERS PRESENT:

Ishmael Rentz, Chair

Kristen Young, Vice-Chair

Diane Bendekovic

Kay Abbitt--School Board Member-absent

James Ingle

Melissa Norman

Jancie Vinson

Raymond Walsh

STAFF PRESENT:

Jeff Hays, Acting Director, Growth Management Department

Jerry Brewington, Senior Planner, Development Services, Growth Management

Chris Dawson, Transportation Manager, Growth Management

Corbin Hanson, Assistant County Attorney, County Attorney

Lalit Lalwani, Civil Engineer III, Public Works

Patricia McAllister, Clerk, Development Services, Growth Management

Joshua Massre, Communications Office

Meeting Called to Order:

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

1. APPROVAL OF AGENDA:

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

Motion was **seconded** by *Commissioner Norman*.

Action: The **agenda** was **approved** with a vote of **7-0**.

2. APPROVAL OF MINUTES: February 15, 2023

Motion was made by *Commissioner Walsh* to approve the minutes from the February 15, 2023 Local Planning Agency and Planning Commission.

Motion was **seconded** by *Commissioner Vinson*.

Action: The **minutes** for February 15, 2023 Local Planning Agency and Planning Commission meeting were **approved** with a vote of **7-0**.

3. EXPARTE COMMUNICATION: Corbin Hanson read the statement.

No Ex Parte Communications were disclosed.

4. PARTY STATUS STATEMENT was read into the record by Assistant County Attorney Corbin Hanson.

Corbin Hanson stated there are no party requests for the quasi-judicial application on tonight's agenda.

5. SWEARING IN: *Patricia McAllister* swore in staff and applicant that would be speaking at tonight's meeting.

6. **QUASI-JUDICIAL ITEM: Z22-000013 (Besette Commercial Animal Raising Special Exception)**

A request by Byron Flagg, agent, for Eugene Besette, owner, for a special exception to permit commercial animal raising on approximately 7 acres in the 'A' (Agriculture) zoning district with a Rural/Agriculture land use designation (one dwelling unit per 5 acres) on parcels 04712-004-000 and 04712-004-001 located at 13916 SW Archer Road.

Byron Flagg, agent, was present and has requested deferral of Z22-000013 to time certain to the next Local Planning Agency and Planning Commission meeting on Wednesday, March 22, 2023.

Motion was made by *Commissioner Young* to **defer** this application to time certain to the March 22, 2023 Local Planning Agency and Planning Commission meeting.

Motion was **seconded** *Commissioner Vinson*.

Public Comments: None.

Action: **Z22-000013** was deferred to the April 19, 2023 Local Planning Agency and Planning Commission meeting with a unanimous vote of **7-0**.

7. **LEGISLATIVE ITEM: Z22-000006 (Newberry Village Large Scale Comprehensive Plan Amendment)**

A request by Bachelor Buttons LLC Holdings and Industrial Consultants and Management Company, owners, and CHW, Inc., agent, for a large-scale Comprehensive Plan text amendment to amend Oaks Mall Activity Center Policy 2.2.3 of the Future Land Use Element and Capital Improvements Element Table 1(d) on approximately 87.15 acres on parcel numbers 06329-000-000, 06331-000-000 and 06326-001-002 located at 8024 Newberry Road

Staff Presentation: *Jerry Brewington* presented this application. *Mr. Brewington* stated that changing text amendment language would allow this property to be developed as a Traditional Neighborhood Development by taking out the redundancy language in 2.2.3 from the Transit Oriented Development language that is outdated. Staff recommends approval of transmittal by the Board of County Commissioners to the state Department of Economic Opportunity for their review and comment with the bases as noted in the staff report.

Commissioner's Questions:

Commissioner Walsh was concerned with increasing the amount of traffic that is already on Newberry Road.

Commissioner Ingle clarified that neither approval nor denial of this application would change the trip cap for this property that is already allowed.

Commissioner Bendekovic questioned why there is no traffic study with this application.

Commissioner Young clarified that this application is for transmittal to the state for review and this application is not being approved at this time.

Commissioner Vinson also stated the need for the traffic study with this application.

Commissioner Walsh questioned who makes sure the transportation improvements that are required actually get done

Staff Response:

Chris Dawson stated that there is a trip cap of 13,700 gross trips and 9,600 net trips that is already exist for this property in the Comprehensive Plan and this application would not change those trip caps. Mr. Dawson mentioned that while those trip caps will remain in place, this application would change the development pattern and the developer would pay a higher rate into the multimodal transportation mitigation by developing as a Traditional Neighborhood Development rather than a Transit Oriented Development. *Mr. Dawson* further stated that the traffic study is submitted at the

development review stage when a site plan is submitted for review. *Mr. Dawson* stated that Alachua County ensures the transportation improvements are completed.

Applicant:

Gerry Dedenbach, CHW, agent was present, made a presentation and was available for questions. *Mr. Dedenbach* clarified that there will be a traffic study conducted when the property moves forward through the development review process. *Mr. Dedenbach* stated that many of the standards associated with FLUE Policy 2.2.3 have either been rendered redundant or have been superseded by newer provisions as part of the TND/TOD standards. *Mr. Dedenbach* stated the applicant wishes to amend these particular sections of the Comprehensive Plan to remove or amend certain standards while retaining agreed to development thresholds and limits put in place when the original policies were adopted. *Mr. Dedenbach* stated the Newberry Village development would move forward through the development review process and would mitigate transportation improvements through the County's MMTM program (Multimodal Transportation Mitigation). *Mr. Dedenbach* further stated that there would be required interconnectivity street network that would connect to NW 76th Blvd, NW 15th Place, Ft. Clarke Blvd and Newberry Road.

Jim Harriott, CHW, was present, made a brief presentation and was available for questions. *Mr. Harriott* stated there have been traffic studies done in this area and there will be a traffic study included when this application is submitted for development review.

Brief discussion of traffic, improvements to the roadways, internal capture of trips, multiple housing options that could include affordable housing units, developing on this property as TOD is not practical while developing on this property as TND could be feasible.

Motion was made by *Commissioner Norman* to **approve** this application for transmittal to the state with the bases as noted in the staff report.

Motion was **seconded** *Commissioner Walsh*.

Public Comments:

- 1) Myrna Nimes lives in Buckingham East and is concerned with added traffic, green space, concrete, noise pollution and air pollution along with the wildlife in this area that will be affected by building more on Newberry Road.
- 2) Allen Nimes was also concerned with the traffic on Newberry Road.
- 3) Matthew Hurst mentioned the proposed bridge at 83rd and stick with prior deal.
- 4) Betsy Maloney Hurst mentioned that Ft Clarke is a scenic road and traffic is a nightmare.
- 5) Diane Cox lives close to this property & is concerned with added traffic and congested roadways. She states that most developers move away and leave when their projects are completed here and developers are not concerned about this area or the impacts on this area including the traffic.

Action: Z22-000006 was **approved** this application for transmittal to the state with the bases as noted in the staff report with a vote of **4-3**.

(Commissioners Ingle, Young, Norman and Rentz approved this application and Commissioners Walsh, Vinson and Bendekovic were opposed to this application.)

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

11. PLANNING COMMISSIONERS' COMMENTS:

Jeff Hays mentioned that the next LPA/PC meeting would be a Joint Meeting with the Sugarfoot Oaks-Cedar Ridge Preservation and Enhancement District (SOCRPED).

Meeting adjourned at 7:38 p.m.