

# Alachua County Local Planning Agency/ Planning Commission Meeting Minutes: October 18, 2023

The Alachua County Planning Commission held a public meeting on October 18, 2023, at 6:00 p.m. The meeting was held **in person**.

## COMMISSIONERS PRESENT:

Ishmael Rentz, Chair  
Kristen Young, Vice-Chair  
Kay Abbitt—School Board Member  
Diane Bendekovic  
Raymond Walsh  
James Ingle—Absent  
Melissa Norman--Absent  
Jancie Vinson--Absent

## STAFF PRESENT:

Jeff Hays, Director, Growth Management Department  
Jerry Brewington, Senior Planner, Development Services, Growth Management  
Corbin Hanson, Sr. Assistant County Attorney, County Attorney  
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 Bendekovic* to **approve** the agenda.  
Motion was **seconded** by *Commissioner Young*.  
**Action:** The **agenda** was **approved** with a vote of 4-0.
2. APPROVAL OF MINUTES: August 16, 2023  
**Motion** was made by *Commissioner Young* to approve the minutes from the August 16, 2023 Local Planning Agency and Planning Commission.  
Motion was **seconded** by *Commissioner Abbitt*.  
**Action:** The **minutes** for August 16, 2023, Local Planning Agency and Planning Commission meeting were **approved** with a vote of 4-0.
3. **LEGISLATIVE ITEM: Z23-000004 - Z23-000004 (Accessory Dwelling Units in Rural Clusters) Large Scale Comprehensive Plan Text Amendment**  
The purpose of this meeting is to consider changes to the Alachua County Comprehensive Plan (by specifically adding Policy 6.4.2.1 in our Future Land Use Element) that would permit accessory dwelling units (ADU's) in areas designated as rural clusters in Alachua County. An ADU is an additional living unit located on a residential parcel. The language, if approved by the Board of County Commissioners (BoCC), would enable residents who reside in rural clusters on lots greater than one acre to permit a second dwelling unit on their parcel provided they reside on that parcel and meet certain standards as identified in the Unified Land Development Code. The Planning Commission will advise the BoCC whether to transmit this item to the Department of Commerce for their review and comment

*Commissioner Walsh arrived at 6:03 pm*

**Staff Presentation:**

*Jerry Brewington presented this application. Mr. Brewington stated that permitting accessory dwelling units in rural clusters on all residential lots greater than one acre will serve two purposes: it will not introduce greater densities into existing rural clusters that will be out of character with their rural designation, and it will not conflict with provisions found in the Unified Land Development Code regarding the placement of septic systems on parcels smaller than one acre. Staff recommend approval of transmittal to the state agencies for comments and review as noted in the staff report.*

**Questions for staff:**

*Commissioner Bendekovic questioned why one acre lots were selected as a minimum size and recommends it to be two acres or maybe even five acres as a minimum lot size.*

*Commissioner Young questioned the size of the accessory dwelling unit and septic systems.*

*Commissioner Walsh questioned if this was done to limit additional building or encourage more building on one acre lots and how it impacts the area.*

*Commissioner Abbitt questioned how many accessory units would be allowed per property.*

**Staff Response:**

*Jerry Brewington stated that with this application it would allow properties that have one acre or more in size to allow an accessory dwelling unit with all other provisions that must be followed such as height, access, setbacks along with water and sewer provisions.*

*Jerry Brewington stated size requirements are for the accessory dwelling unit to be half the size of the primary residence or up to 1700 square feet whichever is greater in size and the average size of an accessory dwelling unit is 1100 square feet.*

*Jeff Hays stated that most septic systems are updated with newer systems.*

*Jerry Brewington stated the clustering is to acknowledge and allow certain non-residential growth that is limited and capped due to impacts to public facilities and infrastructure.*

*Jerry Brewington stated that each parcel is allowed one primary dwelling unit and one accessory dwelling unit—by parcel and not by acre.*

**Motion** was made by *Commissioner Young* to recommend **approval** of transmittal of this application with the bases as noted in the staff report.

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

**Public Comments:**

- 1) *Virginia Glenn* mentioned that cross creek was not mentioned, and this accessory dwelling unit could be a rental unit or used as an Air BNB and allow double occupancy and double population.
- 2) *Kali Blount* was in favor of this due to severe housing crunch and every reasonable effort should be made for opportunity for affordable housing.
- 3) *Ann Kristofferson* in favor of this application and wishes her father could live on her property.
- 4) *Mesa Brooks* in favor of and has a cottage on her property and has excellent opportunity for family members.
- 5) *Susan Vonmering* lives in Earleton concerned with infrastructure for new accessory dwelling units on properties that could potentially damage water sources such as Santa Fe Lake. She received the postcard in the mail.

- 6) Becky Redmond in favor of this application. She received the postcard in the mail
- 7) Daphne Warren lives in Campville and wonders why she can't have an accessory dwelling unit on her property. (*Jeff Hays will meet with her after this meeting to look into her property specifics*). She received the postcard in the mail.

**Action: Z23-000004 was recommended to the BOCC for approval of transmittal to the state agency for comment and review as noted** in the staff report with a unanimous vote of **4-1**. (*Commissioner Bendekovic was opposed to this application.*)

- 4     ATTENDANCE REPORT: Distributed in packets. No attendance issues.
  
5.     PLANNING COMMISSIONERS' COMMENTS:  
          *Commissioner Young* complimented staff on the use of the postcards as a new mailing format that is catching on and catching the eye of the public. (*as could be seen by the number of postcards seen in the audience*)

**Meeting adjourned at 6:42 p.m.**