

Alachua County Local Planning Agency/ Planning Commission Meeting Minutes: January 17, 2024

The Alachua County Planning Commission held a public meeting on January 17, 2024, at 6:00 p.m. The meeting was held **in person**.

**COMMISSIONERS PRESENT:**

Ishmael Rentz, Chair  
Kristen Young, Vice-Chair  
Kay Abbitt  
James Ingle  
Melissa Norman  
Barry Rutenberg  
Jancie Vinson  
Raymond Walsh

**STAFF PRESENT:**

Jeff Hays, Director, Growth Management Department  
Chris Dawson, Principal Planner, Development Services, Growth Management  
Mehdi Benkhatar, Planner, Development Services, Growth Management  
Corbin Hanson, Sr. Assistant County Attorney, County Attorney Office  
Patricia McAllister, Clerk, Development Services, Growth Management

**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 Ingle* to **approve** the agenda.  
Motion was **seconded** by *Commissioner Vinson*.  
**Action:** The **agenda** was **approved** with a vote of **7-0**.

2. APPROVAL OF MINUTES: December 13, 2023

**Motion** was made by *Commissioner Ingle* to approve the minutes from the December 13, 2023 meeting.  
Motion was **seconded** by *Commissioner Walsh*.  
**Action:** The **minutes** for December 13, 2023, Local Planning Agency and Planning Commission meeting were **approved** with a vote of **7-0**.

3. EX PARTE COMMUNICATION/PARTY STATEMENT/SWEARING IN

*Corbin Hanson* questioned if there was any Ex Parte Communications. None disclosed.  
*Corbin Hanson* read the party statement into the record and stated are no party requests for tonight's meeting.  
*Patricia McAllister*, clerk, sworn in staff, applicants, and public speakers for tonight's meeting.

*Commissioner Young arrived at 6:03 pm*

4. **QUASI-JUDICIAL ITEM: Z22-000008 (Special Use Permit for a Childcare Center as an Accessory Use for Place of Worship)**

A request by Willie L. Jones, Sr. and Sharon Jones, agents, for First Assembly Faith Fellowship, Inc., owner, for a special exception to allow a childcare center as an accessory use for a place of worship on approx. 4.7 acres in the 'R-1c' (single-family residential, 1-4 dwelling units/acre) zoning district with a Low Density Residential (1 to 4 dwelling units/acre) land use designation on parcel 16134-053-000 located at 2303 SE 27th St

Staff Presentation:

*Mehdi Benkhatar* presented this application. Staff recommend approval of this special exception with bases and conditions as noted in the staff report.

Questions for staff:

*Commissioner Walsh* questioned why the hours of operation are limited.

*Commissioner Vinson* also questioned the limit on hours of operation and asked the applicant if these hours are set or if they need to be amended to accommodate the childcare.

*Commissioner Rentz* asked if this daycare already exists or if this is a new childcare within the church.

*Commissioner Rutenberg* asked if these hours of operation can be amended and if this would create problems for the neighbors with sound

*Commissioner Young* questioned if the hours of operation could be amended for the start time as well as extending the end time.

Applicant: Sharon Jones, agent and wife of the pastor of First Assembly Faith Fellowship, Inc., stated the current hours of operation are in compliance with this request for the special exception. Ms. Jones stated this is a new childcare center and is not currently in operation.

Staff Response:

*Mehdi Benkhatar* stated the hours of operation that staff recommends are the default hours of operation that are listed in the Unified Land Development Code for childcare centers (from 7am to 6 pm).

*Mehdi Benkhatar* stated this would be an accessory use to the church with two new buildings and this childcare is not allowed without a special exception.

*Chris Dawson* stated the hours of operation can be amended and this is the time to make suggestions for the hours to be changed.

**Motion** was made by *Commissioner Vinson* to **approve** this application **with the bases and conditions as noted in the staff report and modifying the hours of operation from 6 am to 8 pm.**

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

Public Comments: None

**Action:** Z22-000008 was **approved** **be with the bases and conditions as noted** in the staff report and modifying the hours of operation from 6 am to 8 pm with a vote of **8-0** (unanimous vote)

4. ELECTION OF OFFICERS

Commissioner Young nominated Commissioner Rentz to continue as Chair.  
Commissioner Ingle nominated Commissioner Young to continue as Vice-Chair.

With no other nominations for either Chair or Vice-Chair,

**Motion** was made by *Commissioner Rutenberg* to **approve** the nominations for Chair and Vice-Chair.

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

**Action:** By unanimous vote, Chair Rentz and Vice-Chair Young are elected and will remain Chair and Vice-Chair.

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

7. PLANNING COMMISSIONERS' COMMENTS:

*Commissioner Ingle* mentioned that he appreciated Commissioner Walsh for bringing up how important childcare is today with lots of single parents trying to raise their children alone.

**Meeting adjourned at 6:22 p.m.**