

Alachua County Local Planning Agency/ Planning Commission Meeting Minutes: August 21, 2024

The Alachua County Planning Commission held a public meeting on August 21, 2024, at 6:00 p.m. The meeting was held **in person**.

COMMISSIONERS PRESENT:

Kristen Young, Vice-Chair

Melissa Norman

Barry Rutenberg

Jancie Vinson

Raymond Walsh

Samuel Mutch

Gailine McCaslin

Kay Abbitt absent

STAFF PRESENT:

Chris Dawson, Principal Planner, Development Services, Growth Management

Ben Chumley, Principal Planner, Comprehensive Planning, Growth Management

Corbin Hanson, Sr. Assistant County Attorney, County Attorney Office

Stacie Greco, Water Resources Program, Environmental Protection Department

Patricia McAllister, Clerk, Development Services, Growth Management

Meeting Called to Order:

Meeting called to order by Chair Rentz at 6:08 p.m.

1. APPROVAL OF AGENDA:

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

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

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

2. APPROVAL OF MINUTES: May 15, 2024

Motion was made by *Commissioner Rutenberg* to approve the minutes from the May 15, 2024 meeting.

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

Action: The **minutes** for the May 15, 2024 Local Planning Agency and Planning Commission meeting were **approved** with a vote of **7-0**.

3. WELCOME TO NEW COMMISSIONERS:

Chair Young welcomed the two new Planning Commissioners:

Gailine McCaslin and Samuel Mutch

4. **Z24-000004 (Comprehensive Plan Text Amendment)**

County-initiated text amendment to the Alachua County Comprehensive Plan Potable Water & Sanitary Sewer Element and Capital Improvements Element to add policies necessary to implement Florida House Bill 1379 (2023) regarding requirements for local governments to consider the feasibility of providing sanitary sewer services to certain developments on septic systems, and the future inclusion of capital improvement projects necessary to achieve pollutant load reductions established in Basin Management Action Plans as part of the Five Year Schedule of Capital Improvements.

Staff Presentation:

Ben Chumley presented this application. Mr. Chumley explained that this change is due to House Bill 1379 which has two new requirements that were added to Section 163.3177, Florida Statutes. Mr. Chumley continued by stating these two new requirements are: 1) to incorporate policies to consider the feasibility of providing sanitary sewer services within a 10 year planning horizon for any development of more than 50 residential lots, whether built or unbuilt, with more than 1 onsite sewage treatment and disposal system per acre, and 2) include publicly funded capital improvement projects necessary to achieve pollutant load reductions identified in a Basin Management Action Plan (BMAP) as part of the Capital Improvements Element of the Alachua County Comprehensive Plan. Mr. Chumley presented 2 new policies to be added to the Alachua County Comprehensive Plan that address the new requirements. Policy 2.1.8 for the Potable Water and Sanitary Sewer Element and Policy 1.9.5 for the Capital Improvement Element. Staff recommends transmittal of this application for state review with bases as noted in the staff report.

Discussion: Commissioners had questions and comments regarding thresholds for number of units in developments, monetary implications including consideration of scale that may reduce costs, whether the analysis may include some projects that are already in the works, any existing feasibility analysis for developments, and whether there may be some anticipated state funding for connection.

Motion was made by *Commissioner Walsh* to **recommend** that the **Board of County Commissioners approve transmittal** of Comprehensive Plan Amendment Z24-000004 to the state land planning agency and other required agencies for expedited state review pursuant to Section 163.3184, Florida Statutes.

Motion was **seconded** *Commissioner Vinson*

Public Comments: None

Action: Z24-000004 was recommended for transmittal for state review with the bases and conditions as noted in the staff report with a vote of 7-0 (unanimous vote).

5. **Z24-000005 (Comprehensive Plan Text Amendment)**
County-initiated text amendment to the Alachua County Comprehensive Plan Capital Improvements Element to revise Policy 1.2.5(a) by clarifying the Level of Service guidelines for fire service response time.

Staff Presentation:

Ben Chumley presented this application. Mr. Chumley stated this was a County-initiated amendment to the Comprehensive Plan to clarify Level of Service Guidelines for fire response times. Mr. Chumley stated the proposed policy revision to the Capital Improvements Element for Policy 1.2.5 is to clarify that the existing guidelines apply to travel time, and do not include alarm handling time and turnout time. He stated that this change is based on NFPA standards and recommended by County Fire Rescue staff. Staff recommend transmittal of this application for state review with bases as noted in the staff report.

Discussion: Planning commissioners had questions and comments regarding current and future response travel time for rural and urban areas. It was noted that Fire Rescue is kicking off its Master

Plan process which will look in more depth at the Level of Service Guidelines regarding response times and percentages. The Planning Commission determined that it would like for a representative from Fire Rescue to be present to answer additional questions

Motion was made by *Commissioner Walsh* to **approve transmittal** of Comprehensive Plan Amendment Z24-000005 in order to open this item for discussion.
Motion was not seconded.

Discussion: Planning Commissioners wanted to understand why Fire Rescue is asking for this clarification now and what is the motivation (to align with NFPA guidelines?). Commissioners asked whether this change be done after the master plan is completed. The majority of the Planning Commission agreed that it would like to hear from Fire Rescue to provide more information.

Commissioner Mutch motioned to **defer** this application **to the next Planning Commission meeting when professionals from Fire Rescue could attend the meeting.**

Motion was **seconded** *Commissioner Vinson*

Public Comments: None

Action: **Z24-000005** was **deferred** to the next Local Planning Agency and Planning Commission meeting with a vote of **6-1** (*Commissioner Young was opposed to deferring this application*)

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

6. PLANNING COMMISSIONERS' COMMENTS:
Commissioner Young thanked the two outgoing planning commissioners for their service--Commissioner Ingle and Commissioner Rentz. Commissioner Young also congratulated former Planning Commissioner Ingle on being elected to the Gainesville City Commissioner last night.

Meeting adjourned at 6:55 p.m.