



Alachua County Special Meeting

Minutes

January 7, 2025, 1:30 PM

Present: Vice Chair Mary Alford, Commissioner Charles S. Chestnut, IV, Commissioner Ken Cornell, Chair Anna Prizzia, Commissioner Marihelen Wheeler

A. Approval of Agenda

Commissioner Cornell moved adoption of the agenda as printed. The motion carried 4-0 with Commissioner Wheeler out of the room.

2nd Commissioner Alford

B. Items for Discussion

1. Workshop on Commercial Vehicle Parking in County Rights-of-Way - 25-00054

Principal Planner Chris Dawson presented the above item.

Mr. Dawson informed the Board that County staff have received several complaints regarding commercial vehicles being parked on County right of way at various locations. Some of the areas are adjacent to residential areas. The County code does not allow parking on a public right of way which is inconsistent with what the County allows in the code. He advised that the Code needs to be updated to fit current practices, and no parking signage should be placed if the Commission wishes to have the Sheriff's Office address the parking matters.

Commissioner Prizzia, Commissioner Cornell, Chair Chestnut, Assistant County Manager Missy Daniels, and Commissioner Alford presented comments.

Commissioner Wheeler entered at 2:03 p.m.

Commissioner Prizzia moved to install no parking signs for commercial vehicles on SW 35th and the Springs Hills Publix Area where there are problems with commercial vehicles parking. Further direct staff to look into revisions to our County Code that would align with Florida Statutes and appropriately allow for commercial vehicles to park on public streets. Staff is to bring a list of other areas with commercial parking issues for consideration of no parking signs.

2nd Commissioner Cornell

Commissioner Wheeler and Public Works Director Ramon Gavarrete presented comments.

Chair Chestnut recognized Anthony Johnson and Public Works Director Gavarrete who presented comments to the Board.

The motion carried 5-0.

2. Policy Review of Traditional Neighborhood Development (TND) and Transit Oriented Development (TOD) - 25-00041

Development Review Planner Christine Berish and Growth Management Director Jeff Hays presented the above item.

Commissioner Alford, Commissioner Cornell, Commissioner Prizzia, Commissioner Wheeler, Senior Transportation Planning Manager Jessica Klion, and Assistant County Attorney Corbin Hanson presented comments.

Commissioner Cornell moved staff proceed with the recommended updates to the TND Code 1 through 10.

1. Simply phasing in 402.130
2. Expand Minor Changes in 402.30(f)
3. Focus on form over amount of non res (% retail v. office)
4. Change 25' landscape setback in parking to screening
5. Clarify allowance for stormwater basins in blocks
6. Reduce glazing for 1st floor residential
7. Create an option for Mainstreet Designation
8. Clarify minimum criteria for phased construction of blocks
9. Adopt Tiered allowance for drive through uses

10. Replace Civic Space with "Greenspace & hardscape amenities"

2nd Commissioner Alford

Chair Chestnut recognized Anthony Johnson, Craig Frazier, Commissioner Prizzia, Commissioner Alford, Clay Sweger, Gerald Dedenbach, and Bryan Bisher who presented comments.

The motion carried 5-0.

Commissioner Alford and Growth Management Director Jeff Hays presented comments.

3. Tree Protection in Developments - 25-00043

Growth Management Director Jeff Hays and Arborist Jessica Hong presented the above item.

Commissioner Cornell, Commissioner Alford, and Commissioner Prizzia presented comments.

Commissioner Cornell moved staff recommended action with an addition:

- Amend Comp Plan for Open Space location criteria
- Codify tree rating system
- Update hierarchy of tree protection
- update Tree protection standards and impact allowances
- Exempt Rural-ag up to 9 lots & Family Homestead Subdivisions requirements
- Code Enforcement and Penalty section
- Applicability exemption date for existing PDPs
- **With the addition that 45 - 60 inch Live Oak trees must be brought back to the Board to determine a public purpose for the tree to be removed.**

2nd Commissioner Alford

Chair Chestnut recognized Clay Sweger, Elizabeth Manly, Sergio Reyes, John-Michael Simpson, Commissioner Prizzia, Anthony Johnson, Patricia Lee, Gary Ruttenberg, and County Manager Lieberman who presented comments.

The motion carried 5-0.

By consensus, the Board stated that they want the Tree Inventory to be conducted. They are fine with staff applying for grants to offset or cover cost but by the end of the budget cycle if there are no grants then it should be listed as an enhancement in the budget.

County Manager Lieberman stated that staff has heard the direction and will apply for grants. If needed the item will be listed in the budget as an enhancement for the Board to fund.

C. Closing Comments

1. Public Comment

Chair Chestnut recognized Anthony Johnson and Patricia Lee who presented comments.

2. Commission Comment

Criminal Justice Mental Health and Substance Abuse Reinvestment Grant

Chair Chestnut stated that he received a communication regarding the grant. The County dissolved the group since the State was eliminating the Grant. The State has reconsidered and will be issuing the Grant Funding. He stated that a commissioner needs to be assigned to the committee, and he would like to assign Commissioner Alford since she has shown a great desire to serve on this committee. He apologized to Commissioner Alford for the short notice.

Commissioner Alford stated that she does really want to serve on this committee and would be happy to do so.

Commissioner Cornell moved the appointment of Commissioner Alford to the Criminal Justice Mental Health and Substance Abuse Committee. The motion carried 5-0.

2nd Commissioner Alford

Update on No Truck Sign

Assistant County Manager Missy Daniels gave an update on the No Trucks Sign that have been placed. There were signs that were moved for visibility. She stated that the Public Works Director is going to have someone to review the concerns expressed by Mr. Johnson and an email update will be provided.

Equity Program

Commissioner Prizzia inquired regarding the status of the Equity Program.

County Manager Lieberman stated that the pool of applicants for the position was not satisfactory. The County is considering a national recruiter for the position to hopefully attract a better applicant pool.

Archer Road Church Signage

Commissioner Alford stated Celebration United Methodist Church has a need to place a sign along Archer Road to tell people where to turn in. There are worries that without a sign there maybe safety concerns. There appears to be a conflict with County Code in placing a sign.

Principal Planner Chris Dawson states that County Ordinance does not allow someone to place a sign on someone else's property. United Methodist Church was told to contact FDOT as Archer Road is a State Facility and they would have to authorize it.

Cross Creek Fire Station

Commissioner Alford stated that the Cross Creek Fire Station enters the road on a turn. There have been a couple of close calls, and they would like to see some signage on the road.

Principal Planner Chris Dawson stated that the law does allow signage for emergency facilities so staff will look into what can be done.

Edmund Jones Building

Commissioner Wheeler stated that the Edmund Jones Building is an excellent opportunity for a community center in an area that is in great need and the city has the funding through the CRA to purchase the facility. She is not sure why the city is not taking any steps to take advantage of the facility. There is a gym, excellent parking, and opportunities for housing as well.

Chair Chestnut stated that he agrees the city is missing an opportunity and that the funding the County has made available to assist the area has not shown any results to this point.

D. Adjourn

There being no further business before the Board, the meeting was adjourned at 5:15 p.m.