

Alachua County Local Planning Agency/ Planning Commission Meeting Minutes:
November 20, 2024

The Alachua County Planning Commission held a public meeting on November 20, 2024, at 6:00 p.m. The meeting was held **in person**.

COMMISSIONERS PRESENT:

Kristen Young, Vice-Chair
Melissa Norman
Jancie Vinson
Raymond Walsh
Samuel Mutch
Gailine McCaslin

Barry Rutenberg absent
Kay Abbitt absent

STAFF PRESENT:

Jeff Hays, Director, Growth Management
Chris Dawson, Principal Planner, Development Services, Growth Management
Ivy Bell, Senior Planner, Comprehensive Planning, Growth Management
Diana Johnson, Sr. Assistant County Attorney, County Attorney Office
Ralston Reodica, Housing Programs Manager, Community Support Services
Patricia McAllister, Clerk, Development Services, Growth Management

Meeting Called to Order:

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

1. APPROVAL OF AGENDA:
Motion was made by *Commissioner Young* to **approve** the agenda.
Motion was **seconded** by *Commissioner Vinson*.
Action: The **agenda** was **approved** with a vote of **5-0**.
2. APPROVAL OF MINUTES: September 18, 2024
Motion was made by *Commissioner Young* to approve the minutes from the September 18, 2024 meeting.
Motion was **seconded** by *Commissioner Vinson*.
Action: The **minutes** for the September 18, 2024 Local Planning Agency and Planning Commission meeting were **approved** with a vote of **5-0**.

Commissioner Mutch arrived at 6:04 pm

3. EXPARTE COMMUNICATION/PARTY STATEMENT/SWEARING IN
 - *Diana Johnson* asked if there were any Ex Parte communications for this meeting.
No ExParte communications were disclosed.
 - *Diana Johnson* read the party statement into the record and stated there was one party request for this meeting from Chris Spencer, an adjacent parcel owner. Another request for party status was requested at the meeting by Dave Larsen from Celebration United Methodist Church, a second adjacent parcel representative.

Motion was made by Commissioner Young to approve both Chris Spencer and Dave Larson as parties.

Motion was seconded by Commissioner McCaslin.

Action: **Party status** was **approved for** both **Chris Spencer and Dave Larsen**. (*Chris Spencer was not able to attend the meeting but provided written comments while Dave Larsen was present at this meeting.*)

- *Patricia McAllister* swore in staff, the applicant and members of the public for this meeting.

4. **QUASI-JUDICIAL ITEM: Z24-000007 (Flamingo Sports Center Special Exception for Outdoor Recreation)**

A request by Clay Sweger of eda consultants, inc., agent, for Wu Lingzheng, owner, for a special exception to allow an outdoor recreation facility exceeding limited use standards. The site is approximately 21.05 acres, has a future land use designation of Rural/Agriculture (1 dwelling unit per 5 acres) and is in Agricultural zoning district. The tax parcel number associated with this request is 07089-002-000 and the address is 9409 SW Archer Rd.

Staff Presentation:

Mehdi Benkhatar presented this application. *Mr. Benkhatar* stated that this proposed facility would have multiple racquet sport courts, covered pavilions, clubhouse and concessions areas. *Mr. Benkhatar* also stated that the conditions for this application include hours of operation, maximum square footage of enclosed building area, lighting and audio systems, development plan approval is required, parking requirement, perimeter buffering and sound mitigation. Staff recommends approval of this application with the bases and conditions as noted in the staff report.

Commissioner Questions for staff:

Commissioner Young questioned how traffic generated, stormwater issues and septic and sewer volumes would be addressed.

Commissioner Mutch asked about when a traffic study would be submitted and if this project would expand the Urban Cluster line.

Commissioner McCaslin questioned if there were any other types of noise barrier considered for this project.

Applicant: *Clay Sweger* made a brief presentation and was available to answer questions. *Mr. Sweger* stated the acoustical sound wraps are the industry standard and the preferred practice used nationwide when mitigating sound. *Mr. Sweger* stated that because Mr. Spencer submitted his comments in writing and before this meeting that some of his concerns were addressed by moving the original location of the pickleball courts. *Mr. Sweger* stated that his client would like to add a condition regarding fencing—*Condition # 13 Along the eastern property line abutting parcels 07090-000-00; 07090-001-000 and 07089-002-001, a 6-foot-tall wood privacy fence will be installed. The fence will be installed in a manner to avoid the removal of existing canopy trees and the location will be determined as part of the Development Review process.*

Staff Response: *Chris Dawson* stated that many of the concerns regarding traffic generated with a traffic study, stormwater, septic and sewer volumes and the shared driveway would be addressed when this property goes through Development review. *Chris Dawson* stated this application would not expand the Urban Cluster.

Party status comments: *Dave Larsen* was concerned with the main driveway and safety for the driveway that is shared by the church, the subdivision (The Collective) and this proposed project and also maintenance of this driveway.

Motion was made by *Commissioner Young* to **approval** Z24-000007 with the bases and conditions as noted in the staff report with the addition of Condition # 13: Along the eastern property line abutting parcels 07090-000-00; 07090-001-000 and 07089-002-001, a 6-foot-tall wood privacy fence will be installed. The fence will be installed in a manner to avoid removal of existing canopy trees and the location will be determined as part of the Development Review process.

Motion was **seconded** by *Commissioner McCaslin*.

Public Comments:

- 1) *Susan Baird* spoke about currently existing Pickleball courts and the need for more and is in favor of this application.

Commissioner Mutch motioned to amend the previous motion by amending condition #2 to amend Hours of

Operation to Monday thru Saturday 7am to 9 pm and on Sundays from 11 am to 9 pm and by adding condition # 14 any additional sports activities would require an amendment for this Special Exception, Condition # 15 the developer shall pave the portion of the driveway owned by the developer and Condition # 16 Require one sign for the church, the subdivision and this project that share the same driveway.

Motion was not seconded. Motion failed.

Action: Z24-000007 was approval with staff's recommendations and added Condition #13 with a vote of 5-1 (*Commissioner Mutch was opposed.*)

5. **LEGISLATIVE ITEM: Z24-000010:** County-initiated text amendment to the Alachua County Comprehensive Plan Capital Improvements Element to update the 5-year Capital Improvement Project Schedules for Recreation and Public-School Facilities, and to update the Multimodal Transportation Capital Improvement Project Schedules.

Staff Presentation:

Ivy Bell presented this application. *Ms. Bell* explained that schedules need to be updated for Capital Improvements Projects Schedules for multi-modal transportation, recreation and public schools.

Chris Dawson presented the transportation portion of this presentation, and he stated the project lists is updated and included in the adopted Mobility Fee. *Ivy Bell* presented the recreation portion of the presentation and stated that the majority of the funding for this is from the Wild Places Public Spaces surtax and includes and updated list of projects. *Ivy Bell* presented the public schools portion of this presentation and stated the projects for this are determined by the Alachua County School Board and includes and updated list of projects.

Commissioner Young asked about the process to get projects onto the improvements lists and questioned if public input has been included.

Commissioner Vinson commented that staff did an excellent job with this presentation.

Staff Response:

Chris Dawson stated there have been multiple opportunities for the public to be aware of and provide input for the projects lists.

Motion was made by *Commissioner Vinson* to recommend to the Board of County Commissioners **approval** for the **transmittal** of Comprehensive Plan Amendment Z24-000010 to state agencies and other agencies for expedited state review as recommended by staff.

Motion was **seconded** by *Commissioner Mutch*.

Public Comments: None

Action: Z24-000010 recommended to the Board of County Commissioners for **approval** with a **6-0 vote**.

6. **LEGISLATIVE ITEM: Z24-000011**: County-initiated text amendment to the Alachua County Comprehensive Plan Future Land Use and Housing Elements to establish inclusionary housing requirements for certain land use actions and voluntary inclusionary housing incentives for Transit Oriented Developments and Traditional Neighborhood Developments, and to revise policies relating to potential incentives available for affordable housing.

Staff Presentation:

Ivy Bell presented this application. Ms. Bell stated that this comprehensive plan amendment is the first step in follow-up for inclusionary housing with a land use policy intended to require or incentivize private developers to include affordable units as part of new development.

Discussion of desperate need for affordable housing units, the area median income, the need for rental units in affordable housing including examples showing the percentage of units for area median income, allow for substitution of minimum required non-residential floor area in exchange for affordable residential units and the length of time those units would remain affordable, some proposed incentives for developers that may include a bonus density for providing affordable housing units. These recommendations for affordable housing units have been reviewed by stakeholders including the Equity Advisory Board and the Affordable Housing Advisory Committee.

Motion was made by *Commissioner Mutch* to recommend to the Board of County Commissioners **approval** for Z24-000011 the **transmittal** of Comprehensive Plan Amendment to state agencies for expedited review.

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

Public Comments:

- 1) *Kali Blount* gave some background and sited studies for affordable housing that show the need for affordable housing units that should include both rental and owned units.
- 2) *Bobby Mermer*, Member of Affordable Housing Advisory Committee and City Plan Board, wished to share that the AHAC minutes approved at today's meeting had an error regarding the Area Median Income listed and wished to correct this error.

Motion was amended by the original motion maker (Commissioner Mutch) to change the inclusionary housing requirement for proposed land use and entitlement increases for expansions to the urban cluster exclusively, 25% of additional units of residential development must be set aside for those households making at or below 50% AMI.

Motion was **seconded** by Commissioner Vinson.

Action: Z24-000011 recommended to the Board of County Commissioners for approval with the amended change to the inclusionary housing requirement for proposed land use and entitlement increases for expansions to the urban cluster exclusively, 25% of additional units of residential development must be set aside for those households making at or below 50% AMI. with a **6-0 vote**.

Commissioner Norman left the meeting at 8:

7. **ANNUAL WORKPLAN**

After review,

Commissioner Young made a motion to authorize the Chair to sign the workplan.

Commissioner McCaslin seconded the motion for the Chair to sign the workplan.

Action: Approved for the Chair to sign the annual workplan. Chair Walsh signed the workplan for 2024.

Chris Dawson mentioned that next year is the Evaluation and Appraisal process for the Comprehensive Plan begins early in 2025.

8. **ATTENDANCE REPORT:** Distributed in packets. No attendance issues.

9. **PLANNING COMMISSIONERS' COMMENTS:**

Commissioner Mutch stated he would be absent for the December 18, 2024 meeting.

Meeting adjourned at 8:44 p.m.