

March 20, 2018 – 10:00A.M.
Special Budget Meeting
Grace Knight Conference Room
County Administration Building
12 Southeast First Street
Gainesville, Florida

The Alachua County Board of County Commissioners met for the Special Meeting.

PRESENT: Chair Lee Pinkoson, Vice-Chair Charles “Chuck” Chestnut, Commissioners Ken Cornell, Robert “Hutch” Hutchinson, and Mike Byerly

ALSO PRESENT: County Manager Michele Lieberman, County Attorney Sylvia Torres, OMB Tommy Crosby, Assistant County Manager Carl Smart, Deputy County Manager Harriot, and Clerk Tierra McClendon

The meeting was televised on Cox Cable Channel 12.

CALL TO ORDER

Chair Pinkoson called the meeting to order at 10:00A.M.

Approval of Agenda

1. Approve the agenda

Fiscal Consideration: N/A

Recommended Action: A Motion to Approve the Agenda: (a) approve any amendments to the Agenda; and (b) adopt the Agenda

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

Assistant County Manager Crosby presented the Calendar for budget presentations to the Board. He advised that the Jail Operation meeting will be moved to April 17, 2018 meeting and move the Item currently scheduled for April 17, 2018 to the May 24, 2018 meeting that currently has no topics for discussion scheduled.

Action Items

2. FY19 Budget Discussions Fire Assessment and Radios

Fiscal Consideration: To be determined by the Board of County Commissioners during the FY19 Budget Development.

Recommended Action: Discuss topics and develop consensus direction.

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Commissioner Cornell arrived at 10:01 A.M.

Alternative Millhopper Road Fire Station Locations

Assistant County Manager Smart and Fire Chief Bill Northcutt presented the above item.

Commissioner Cornell, Fire Chief Northcutt, Commissioner Byerly, Commissioner Cornell, Fire Chief Northcutt, Commissioner Chestnut, Fire Chief Northcutt, Commissioner Byerly, County Attorney Torres, Commissioner Byerly, Principal Planner Ken Zeichner, Fire Chief Northcutt, Commissioner Byerly, Fire Chief Northcutt, Commissioner Byerly, Fire Chief Northcutt, Chair Pinkoson, Fire Chief Northcutt, Commissioner Hutchinson, Chair Pinkoson, Fire Chief Northcutt, Commissioner Byerly, Fire Chief Northcutt, Commissioner Cornell, Fire Chief Northcutt, Chair Pinkoson, Commissioner Cornell, Smart, Deputy Chief Theus, Commissioner Cornell, Deputy Chief Theus, Commissioner Pinkoson, Commissioner Byerly, Commissioner Hutchinson, Commissioner Byerly, and Commissioner Hutchinson presented comments.

Commissioner Byerly moved the following:

1. Direct staff to consider all the alternative routes for connecting 71st Terrace to 93rd Avenue.
2. Evaluate emergency access entry ways into Turkey Creek by examining and deciding on an adequate way to get in

The motion carried 5-0.

Commissioner Hutchinson, Commissioner Byerly, Fire Chief Northcutt, Commissioner Byerly, Commissioner Hutchinson, Commissioner Hutchinson, Commissioner Cornell, Deputy Chief Theus, Commissioner Cornell, Fire Chief Northcutt, Commissioner Cornell, Deputy Chief Theus, Fire Chief Northcutt, and County Manager Lieberman presented comments.

Fire Assessment

Fire Chief Northcutt, Commissioner Cornell, OMB Assistant County Manager Crosby, Commissioner Byerly, OMB Assistant County Manager Crosby, Commissioner Cornell, Fire Chief Northcutt, Commissioner Cornell, OMB Assistant County Manager Crosby, Commissioner Pinkoson, Fire Chief Northcutt, Commissioner Pinkoson, Commissioner Cornell, Commissioner Pinkoson, Commissioner Cornell, County Manager Lieberman, Commissioner Cornell, Fire Chief Northcutt, Chair Pinkoson, Commissioner Hutchinson, Chair Pinkoson, Commissioner Hutchinson, Commissioner Cornell, Fire Chief Northcutt, Commissioner Hutchinson, Commissioner Byerly, Chair

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Pinkoson, Commissioner Hutchinson, Fire Chief Northcutt, Commissioner Byerly, Fire Chief Northcutt, Commissioner Hutchinson, Fire Chief Northcutt, Commissioner Hutchinson, Fire Chief Northcutt, Commissioner Hutchinson, Fire Chief Northcutt, Commissioner Chestnut, Commissioner Hutchinson, County Manager Torres, Fire Chief Northcutt, and Commissioner Chestnut presented comments.

Commissioner Hutchinson moved the following:

1. To ask the County Manager and County Attorney of the County to bring back information on how consolidation worked in Sarasota and other relevant areas.
2. Direct that an analysis of the independent taxes to be sent to the City of Gainesville to convey an appropriate model.

Commissioner Hutchinson, County Attorney Torres, Commissioner Byerly, Commissioner Cornell, Commissioner Byerly, Commissioner Pinkoson, and Commissioner Cornell presented comments.

The motion carried 5-0.

3. Alachua County Comprehensive Plan Update: Land Use and Development Standards

Fiscal Consideration: N/A

Recommended Action: Provide direction to staff on strategies for preparing draft policy language, regarding the Land Use & Development Standards topic area, as part of the next step in the Comprehensive Plan update process.

Principal Planner Ken Zeichner and Senior Planner Ben Chumley presented the above item.

Principal Planner Zeichner, Commissioner Cornell, Senior Planner Chumley, Commissioner Chestnut, Commissioner Byerly, Chair Pinkoson, Principal Planner Zeichner, Commissioner Cornell, Chair Pinkoson, Principal Planner Zeichner, Senior Planner Chumley, Commissioner Byerly, Commissioner Cornell, Deputy County Manager Harriot, Commissioner Cornell, Senior Planner Chumley, Principal Planner Zeichner, Commissioner Hutchinson, Senior Transportation Planner Dawson, County Attorney Torres, Senior Planner Chumley, Commissioner Hutchinson, Principal Planner Zeichner, Senior Planner Chumley, Commissioner Cornell, Chair Pinkoson, Principal Planner Zeichner, Senior Transportation Planner Dawson, Commissioner Hutchinson, Chair Pinkoson, Commissioner Cornell, Senior Transportation Planner Dawson, Commissioner Byerly, Deputy County Manager Harriot, Interim Director Daniels, Commissioner Cornell, Commissioner Byerly, Commissioner Hutchinson, Commissioner Cornell, Chair Pinkoson, Principal Planner Zeichner, Chair Pinkoson, Commissioner Byerly, Commissioner

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Hutchinson, Deputy County Manager Harriot, Senior Planner Chumley, Commissioner Byerly, Chair Pinkoson, Commissioner Hutchinson, Senior Planner Chumley, Commissioner Byerly, Principal Planner Zeichner, County Manager Lieberman, Commissioner Byerly, Deputy County Manager Harriot, Senior Planner Chumley, County Manager Lieberman, Commissioner Byerly, Principal Planner Zeichner, Transportation Planning Manager Hays, Commissioner Cornell, Principal Planner Zeichner, Senior Planner Chumley, Chair Pinkoson, Senior Transportation Planner Dawson, Principal Planner Zeichner, Commissioner Byerly, County Attorney Torres, Chair Pinkoson, Principal Planner Zeichner, Commissioner Hutchinson, County Attorney Torres, Commissioner Cornell, Commissioner Byerly, Chair Pinkoson, Principal Planner Zeichner, Transportation Planning Manager Hays, Commissioner Cornell, and Transportation Planning Manager Hays presented comments.

Commissioner Byerly moved the following motion:

1. For future discussions, request that staff develop relevant standards for measuring the progress of implementation of policies in the comprehensive plan since the 2006 implementation, including but not limited to gross and net density approved and built in the urban cluster, before and after the 2006 code promulgation, to see a trend, the road connectivity index, parking and how it has changed for mixed use and commercial developments, the status of the implementation of the recreation master plan, the bicycle pedestrian master plan connectivity, and ways to measure progress.
2. The agenda for the next County, Joint-City Council, or Metropolitan Transportation Planning Organization meeting, to discuss 2 topics: a) a joint planning agreement b) bus rapid transit.
3. To the extent of the Staff's ability, provide the Board with a comparison of the City versus the County Green-field development requirements, for density, mix of uses, storm water, and differential utility hookup fees.
4. Request that the Staff summarize for the Board development activity, approved and built, outside urban cluster in the rural area, and what has happened.
5. Request that the Staff develop a stake holder list and present it to the Board as part of back up at the next meeting, of what groups are involved in the process and begin immediately, if possible, communication with the stakeholder groups via email, social media, or whatever means are appropriate to be certain that the stakeholder groups understand when the meetings are happening, what the subject matter is, and when the information will be discussed at the Planning Commission meetings.

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6. Request that the Staff come back to the next Board meeting with a plan to more aggressively utilize the Advisory committees during the comprehensive plan and land development regulation process.

Chair Pinkoson, Senior Planner Chumley, Chair Pinkoson, Commissioner Byerly, Commissioner Cornell, Transportation Planning Manager Hays, Commissioner Byerly, Chair Pinkoson, Principal Planner Zeichner, Growth and Management Director Daniels, Commissioner Byerly, Commissioner Cornell, Growth and Management Director Daniels, Commissioner Byerly, Principal Planner Zeichner, Commissioner Byerly, Commissioner Chestnut, Principal Planner Zeichner, Chair Pinkoson, and Kali Blount presented comments.

The motion was moved 5-0.

County Manager Lieberman, Deputy County Manager Harriot, County Manager Lieberman, and Senior Planner Chumley presented comments.

Activity Centers

Senior Planner Ben Chumley presented that above item.

28. **Commissioner Hutchinson moved** to approve the recommendations on slide

**LAND USE &
DEVELOPMENT STANDARDS
- ACTIVITY CENTERS**

STRATEGIES FOR ADDRESSING ISSUES

1. Revise Activity Center policies to better facilitate mixed use interconnected development and redevelopment per FLUE Obj. 2.1.
 - a. Eliminate outdated provisions within detailed Activity Center Plan policies that are in conflict with generally-applicable Activity Center policies or Unified Land Development Code requirements.
 - b. Eliminate designated Activity Center intensity levels (eg, "Low" and "High" Activity Centers as provided in Policy 2.1.2).

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Commissioner Byerly presented comments.

Commissioner Byerly moved the following substitute motion:

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1. Approval of Recommendations on slide 28 with the elimination of B. and adding to return to the Board with a discussion of inclusion and incentivizing a residential component in activity centers.
2. At the next meeting regarding activity centers staff should present their previous work on accessory business uses.

Commissioner Chestnut, Chair Pinkoson, Principal Planner Zeichner, Commissioner Cornell and Commissioner Hutchinson presented comments.

The motion carried 5-0.

Chair Pinkoson, Deputy County Manager Harriot

Office and Light Industrial Policy

Growth Management Planner Mike Castine presented the above item.

Commissioner Byerly moved staff recommended action:



LAND USE &
DEVELOPMENT STANDARDS
- URBAN INDUSTRIAL & OFFICE

STRATEGY FOR ADDRESSING ISSUE

1. Revise policies as needed to facilitate light industrial and office uses within Activity Centers and/or mixed use developments through standard development plan approval processes.



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The motion carried 5-0.

Integration of Land Use

Senior Transportation Planner Chris Dawson presented the above item.

Commissioner Hutchinson, Commissioner Byerly, Deputy County Manager Harriot, Commissioner Hutchinson presented comments.

Commissioner Byerly moved the following:

1.



**LAND USE &
DEVELOPMENT STANDARDS**
- URBAN DEVELOPMENT STANDARDS

STRATEGY FOR ADDRESSING ISSUES

1. Review and revise policies relating to promotion of urban form in the Urban Cluster to establish policy framework for reconciling potential conflicts in site planning between needs relating to utilities, open space, and landscaping in the land development regulations.



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2. The revision of policies in number 1 should be with a very pedestrian oriented design bias recognizing that there may be additional costs to the developer and the utilities. Once the language is developed it should be sent to the City of Gainesville to get their agreement and request they direct Gainesville Regional Utility (GRU) to comply with the design standard.

Commissioner Hutchinson, Commissioner Byerly, Commissioner Cornell, Commissioner Hutchinson, County Manager Lieberman, Commissioner Cornell, County Manager Lieberman, and Commissioner Byerly presented comments.

The motion carried 5-0.

Closing Comments

4. Public comments
Fiscal Consideration: N/A
Recommended Action: Hear Public Comments

Kali Blount and Chair Pinkoson presented comments.

5. Commission comments
Fiscal Consideration: N/A
Recommended Action: Hear Commission comments

Commissioner Byerly wished to discuss what happened at the 39th Avenue and NW 83rd Street Park Avenue development and why it looks indistinguishable from other

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developments; he believes considering the Park Avenue development a street is a problem because the street forms the middle of the parking lot due to the code, which is wrong.

Interim Growth Management Director Missy Daniels stated that the Park Avenue development does meet the current code. She would need time to research the matter to provide a more developed explanation for how the development was built.

Deputy County Manager Harriot confirmed Commissioner Byerly' s interpretation of the mis-development at Park Avenue, and adds that the code incorrectly defines all drive aisles and parking lots as streets, which created the block patterns, and that this problem needs to be addressed in the code so that it is no longer possible.

Commissioner Byerly moved to direct staff to address the Park Avenue development issue at the next Board meeting.

The motion carried 5-0.

Byerly inquired if the corridor design manual required for development, to which Deputy County Manager Harriot advised the Board that the details in the ULDC code for designing a street, which came out of Public Works, are not consistent with the details in the corridor design manual, which came out of planning and needs minor revisions.

Commissioner Byerly moved that the Staff present the background on the corridor design manual and its integration with the comp plan at the next Board meeting on April 17th. **The motion carried 5-0.**

Commissioner Byerly pointed out that the county wide green ways and trails master plan is a requirement of our recreation master plan, 9.1.6, and has not yet been implemented.

Commissioner Cornell wished to discuss ways to communicate to the City Commissioners important information that is discussed in the Board meetings, to which Commissioner Hutchinson suggested to adopt a Commissioner program, where each County Commissioner is responsible for a City Commissioner and keeping them informed about information discussed in the Board meetings.

Commissioner Pinkoson added that the Communications Director Mark Sexton could potentially seek information on discussions during the Board meetings concerning transition border wars, etc., that the City Commission needs to be made aware of.

County Manager Lieberman stated that the County Staff has a chance to speak with City Staff and during this time County staff is meeting with City staff and can pass information concerning the Board meetings along.

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Byerly suggested the idea of more frequent joint meetings with the City and County Commission. Commissioner Cornell added that the joint meetings would be based off of Commissioner Policy, driven by policy discussions, agenda items, request updates, and the overall comp plan.

Commissioner Cornell moved that the Board devise a chair letter explaining the decision to follow through with the ERA process in the Comprehensive Plan and provide the City Commission with the schedule and ask that the City Commission consider having monthly Commission policy meetings for an hour and a half to two hours to discuss planning issues of mutual concern. The motion carried 5-0.

Chair Pinkoson wished to discuss the annexation and the threat perceived by the City, where Commissioners opposed the 34th orthopedic development proposal implementing a student village, and the City Commissioners thought that this development posed a threat to the downtown area.

There being no more business before the Board the meeting was adjourned at 2:32 P.M.