

Thursday, April 17, 2018 – 10:00 A.M.  
County Administration Building  
Jack Durrance Auditorium  
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, Assistant County Attorney Sylvia Torres, Deputy County Manager Harriot and Deputy Clerk Stephanie Sisney

**ABSENT:**

The meeting was televised on Cox Cable Channel 12.

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

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 Byerly asked to add a discussion about the CRA draft proposal letter provided by Staff so that it may be approved by the Board and sent to the City of Gainesville today, April 17, 2018.

Chair Pinkoson asked that the President of the Builders Association Eric Drummond be allowed to speak at ten minutes to 11:00 A.M. prior to Citizen Comments due to there being a function for the Builders Association at 11:30 A.M.

**Commissioner Cornell moved** approval of the agenda with the first item being a discussion about the City of Gainesville CRA proposal letter and allowing the President of the Builders Association Eric Drummond to speak ten minutes before 11:00 A.M. The motion carried 3-0 with Commissioner Hutchinson and Chestnut out of the room.

Commissioner Chestnut entered the room at 10:01 A.M.

## City of Gainesville CRA Discussion

Commissioner Byerly, Transportation Manager Jeff Hayes, Chair Pinkoson, Commissioner Byerly, Chair Pinkoson, Commissioner Cornell, Commissioner Byerly, Commissioner Cornell and Chair Pinkoson presented comments.

Commissioner Hutchinson entered the room at 10:09 A.M.

Commissioner Cornell, Commissioner Pinkoson, Transportation Manager Hayes, Commissioner Byerly, Commissioner Cornell, Chair Pinkoson, Transportation Manager Hayes and Commissioner Byerly presented comments.

**Commissioner Cornell moved** to approve the Chair letter with the following changes:

1. Point 2: change "pursue" to "attempt to initiate" and add ", unless sought by the City of Gainesville".
2. Point 3: The last sentence should read, "The City also agrees to collect and remit to the County the multi-modal mitigation fees and impact fees that would have been levied by the County for those developments, to fund the County's multi-modal transportation infrastructure program within the urban cluster."
3. Attach the list of prioritized projects for this multi-modal transportation infrastructure program to the letter.

Commissioner Hutchinson, Growth Management Senior Planner Ben Chumney, Commissioner Hutchinson, Commissioner Cornell, Commissioner Hutchinson, Chair Pinkoson, Commissioner Byerly, Chair Pinkoson, Commissioner Byerly, Commissioner Hutchinson, Chair Pinkoson, Commissioner Byerly, Commissioner Hutchinson, Commissioner Byerly, County Attorney Sylvia **Torres**, Commissioner Byerly and Chair Pinkoson presented comments.

**The motion carried 4-1** with Chair Pinkoson voting "Nay".

Without objection Commissioner Byerly requested that Staff transmit the Chair letter electronically to the City Commission email sites, to all seven Commissions independently and follow up with hard copies as soon as possible before 1:00 P.M. today.

Commissioner Byerly and Chair Pinkoson presented comments.

## Commissioner Proposed Items for Discussion

2. Alachua County Comprehensive Plan Update, General Strategies Discussion: Urban Cluster Policies and Related Land Use and Development Data

**Fiscal Consideration:** N/A

**Recommended Action:** Receive presentation by staff.

Deputy County Manager Jim Harriett and Growth Management Senior Planner Chumney presented the above item to the Board.

Commissioner Byerly, Growth Management Principal Planner Missy Daniels, Commissioner Byerly, Growth Management Senior Planner Chumney, Growth Management Principal Planner Daniels, Commissioner Byerly, Chair Pinkoson, Commissioner Byerly and Growth Management Senior Planner Chumney presented comments.

### Land Use Policy Framework

Growth Management Senior Planner Chumney presented the above item to the Board.

Commissioner Byerly, Commissioner Hutchinson and Commissioner Byerly, Growth Management Senior Planner Chumney, Commissioner Hutchinson, Commissioner Byerly, Growth Management Senior Planner Chumney, Commissioner Byerly and Chair Pinkoson presented comments.

President of the Builders Association Eric Drummond wished to defer his comments.

### Land Use & Development Data

Growth Management Senior Planner Chumney presented the above item to the Board.

Commissioner Byerly presented comments.

Without objection Commissioner Byerly requested Staff inform the Commission by email whether or not a completely expired development approval has to be reapproved by the Board.

Growth Management Principal Planner Daniels, Commissioner Cornell, Growth Management Senior Planner Chumney, County Attorney Torres, Commissioner Byerly, County Attorney Torres, Commissioner Hutchinson, County Attorney Torres, Commissioner Byerly, Commissioner Cornell, Growth Management Senior Planner

Chumney, Transportation Manager Hayes, Commissioner Hutchinson, Growth Management Senior Planner Chumney, Commissioner Byerly, Growth Management Senior Planner Chumney, Commissioner Byerly, Commissioner Hutchinson, Commissioner Byerly, Chair Pinkoson, Transportation Manager Hayes, Growth Management Senior Planner Chumney, Chair Pinkoson, Commissioner Cornell, Chair Pinkoson, Commissioner Byerly, Chair Pinkoson and Commissioner Byerly, Growth Management Senior Planner Chumney, Commissioner Cornell and Commissioner Byerly presented comments.

#### Urban Cluster Policies and Analysis

Growth Management Senior Planner Chumney presented the above item to the Board.

Commissioner Byerly, Commissioner Cornell, Commissioner Byerly, Growth Management Principal Planner Daniels, Growth Management Principal Planner Ken Zeichner, Commissioner Byerly, Growth Management Principal Planner Zeichner, Commissioner Byerly, Growth Management Principal Planner Daniels, Commissioner Byerly, Growth Management Principal Planner Daniels, Commissioner Byerly, Growth Management Principal Planner Daniels, Commissioner Byerly, Growth Management Principal Planner Daniels, Commissioner Byerly, Growth Management Principal Planner Zeichner, Commissioner Hutchinson, Growth Management Principal Planner Zeichner, Growth Management Senior Planner Chumney, Commissioner Byerly, Chair Pinkoson, Growth Management Senior Planner Chumney, Commissioner Byerly, Chair Pinkoson, Commissioner Byerly, Chair Pinkoson, Commissioner Byerly, Growth Management Principal Planner Zeichner, Chair Pinkoson, Growth Management Senior Planner Chumney, Commissioner Cornell, Chair Pinkoson, Commissioner Byerly, Chair Pinkoson, Commissioner Byerly, Chair Pinkoson, Commissioner Hutchinson, Commissioner Byerly, Chair Pinkoson, Commissioner Hutchinson, Commissioner Byerly, Chair Pinkoson, Growth Management Senior Planner Chumney, Chair Pinkoson, Commissioner Byerly, Growth Management Senior Planner Chumney, Commissioner Cornell, Commissioner Byerly, Commissioner Hutchinson, Commissioner Byerly and Growth Management Senior Planner Chumney presented comments.

#### Urban Cluster Presentation

Managing Principal at CHW Professional Consultants Rory Causseaux presented the above item to the Board.

Commissioner Byerly presented comments.

Without objection Commissioner Byerly requested Staff bring back to the Board a written point by point response to the Urban Cluster Presentation.

Commissioner Byerly, Commissioner Hutchinson, Growth Management Senior Planner Chumney, Commissioner Hutchinson, Commissioner Cornell, Commissioner Hutchinson, GRU Hutton, Commissioner Hutchinson, Managing Principal at CHW Professional Consultants Causseaux and Commissioner Cornell presented comments.

#### Public Comment

Jason Robinson and Blake Fletcher presented comments to the Board.

Chair Pinkoson presented comments.

**Commissioner Byerly moved** the following:

1. Refer presentation received this morning to County Staff and request a response. Staff should review the suggestions for increasing the efficiency of the use of land within the Urban Cluster and provide comments. Staff should coordinate with GRU for their response.
2. Request staff to characterize/describe the 25% of development that is occurring in the Urban Cluster outside of the Urban Cluster. Staff should verify if it is accurate that the ratio of homes being built outside the Urban Cluster will go from 25% to 10% as staff is predicting.
3. Staff to provide any evidence they have to support the claims that the taxes and building requirements being too high are causing residents to leave the county. Staff should request any evidence the Realtors, Chamber of Commerce, and the Builders have regarding this claim. If the project is too much work then staff should report that back to the Board.
4. Staff should provide the current land capacity (lots available) for Alachua, Newberry, High Springs, and the 301 Corridor between Waldo and Hawthorne.
5. Staff should provide if there are any suggested changes to the special area plans.
6. Staff to provide what it would look like if the County used the high end of the Bureau of Economic and Business Research (BEBR) population projections.

Growth Management Senior Planner Chumney, Commissioner Byerly, Chair Pinkoson, Growth Management Senior Planner Chumney, Commissioner Byerly, Growth Management Principal Planner Zeichner, Commissioner Hutchinson, Commissioner Byerly, Growth Management Principal Planner Zeichner, Commissioner Cornell, Commissioner Byerly, Growth Management Senior Planner Chumney, Commissioner Byerly, Growth Management Principal Planner Zeichner, Commissioner Byerly, Chair Pinkoson, Commissioner Byerly, Commissioner Hutchinson, Commissioner Byerly, Growth

Management Principal Planner Zeichner, Chair Pinkoson, Commissioner Cornell, Chair Pinkoson, Commissioner Hutchinson, Commissioner Cornell, Chair Pinkoson, Commissioner Cornell, Commissioner Byerly, Chair Pinkoson, Commissioner Hutchinson, Commissioner Cornell, Growth Management Senior Planner Chumney, Commissioner Hutchinson, Commissioner Byerly, Commissioner Chestnut, Commissioner Cornell, Commissioner Byerly, Growth Management Senior Planner Chumney, Commissioner Byerly, Growth Management Principal Planner Zeichner, Growth Management Senior Planner Chumney, Growth Management Principal Planner Daniels, Commissioner Byerly, Growth Management Principal Planner Zeichner, Growth Management Principal Planner Daniels, Commissioner Byerly and Commissioner Cornell presented comments.

**The motion carried 5-0.**

### Traditional Neighborhood Development Design Criteria and Parking

Transportation Manager Hayes presented the above item to the Board.

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

**Commissioner Byerly moved** to request staff to build a presentation around the four introduction principals in the transportation element with visuals that highlight the differences per what the Manager suggested next time Traditional Neighborhood Development Design Criteria and Parking is discussed so that the Board may either change or reaffirm their commitment to building this kind of community.

Chair Pinkoson presented comments.

**The motion carried 5-0.**

### **Closing Comments**

3. Public comments

**Fiscal Consideration:** N/A

**Recommended Action:** Hear Public Comments

No comments were presented to the Board.

4. Commission comments

**Fiscal Consideration:** N/A

**Recommended Action:** Hear Commission comments

**Commissioner Hutchinson moved** that the Board authorize a Chair letter in support of a Meridian grant proposal. The motion carried 5-0.

There being no further business before the Board, the meeting was adjourned at 2:13 P.M.