

Monday, July 9, 2018 – 1:00 P.M.  
BoCC Joint Meeting  
Grace Knight Conference Room  
County Administration Building  
12 Southeast First Street  
Gainesville, Florida

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

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

City of Gainesville:

Mayor Lauren Poe, Mayor-Commissioner Pro Tem Adrian Hayes-Santos, City Commissioners Harvey Ward, David Arreola, Helen Warren, Gigi Simmons, and Gail Johnson

**ALSO PRESENT:** Interim County Manager Michele Lieberman, Deputy County Manager Harriott, Interim County Attorney Sylvia Torres, and Clerk Tierra McClendon

### **CALL TO ORDER**

The meeting was called to order by Vice-Chair Chestnut at 1:05 P.M.

### **WELCOME**

#### **INTRODUCTION:**

1. Lee Pinkoson, Chair, Alachua County Commission  
**Fiscal Consideration:** N/A  
**Recommended Action:** N/A

No comments were presented.

2. Lauren Poe, Mayor, City of Gainesville  
**Fiscal Consideration:** N/A  
**Recommended Action:** N/A

No comments were presented.

### **ADOPTION OF THE AGENDA**

3. 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 and Commissioner Byerly presented comments.

**Commissioner Hutchinson moved** the approval of the agenda with a modification to add the Alachua County Fairgrounds discussion to the agenda. **The County motion carried 3-0 with Chair Pinkoson and Commissioner Cornell out of the room.**

Mayor Poe presented comments.

**City Commissioner Warren moved** the approval of the agenda with a modification to add the Alachua County Fairgrounds discussion to the agenda. **The City motion carried 7-0.**

#### **ITEMS FOR DISCUSSION**

4. Joint Planning Agreement Update

**Fiscal Consideration:** N/A

**Recommended Action:**

1. Hear the presentation.
2. Direct staff to draft a Joint Planning Agreement (JPA) with the following parameters:
  - a) JPA creates a joint planning boundary which includes a limited portion of the current City and the unincorporated area eligible for near term annexation.
  - b) JPA states that the City and County will conduct and share costs on a joint Transportation Mobility Fee Methodology Study for the JPA area.
  - c) JPA states that the County will not challenge annexations and Comprehensive Plan Amendments by the City of Gainesville that meet State law within the JPA area.
  - d) JPA states the City and County will seek outside assistance to better align Comprehensive Plan policies and Land Development Regulations related to urban design and land use between the County and City.

Interim County Growth Management Director Missy Daniels and Director of the Department of Doing Wendy Thomas presented the above item.

Chair Pinkoson and Commissioner Cornell entered the room at 1:20 P.M.

Commissioner Hutchinson, City Commissioner Hayes-Santos, City Commissioner Ward, Director of the Department of Doing Thomas, Commissioner Byerly, and City Commissioner Warren presented comments.

Vice-Chair Chestnut left the room at 2:08 P.M.

Mayor Poe, Commissioner Byerly, Commissioner Cornell, City Commissioner Hayes-Santos, City Commissioner Warren, Commissioner Byerly, City Commissioner Ward, Chair Pinkoson, City Commissioner Arreola, City Commissioner Hayes-Santos, Director of the Department of Doing Thomas, Interim County Growth Management Director Daniels, Commissioner Hutchinson, City Commissioner Warren, City Commissioner Ward, Commissioner Byerly, City Commissioner Johnson, City Commissioner Hayes-Santos, Mayor Poe, Commissioner Byerly, Director of the Department of Doing Thomas, Commissioner Byerly, and City Commissioner Warren presented comments.

**Commissioner Cornell moved the following:**

1. The City and County will conduct and share costs on a joint Transportation Mobility Fee Methodology Study in the MTPO area ~~and all areas anticipated to be annexed over the next 5 years~~. Further, these fees will be used in joint transportation projects to mitigate the impact of new development and in addition the City will agree to equally work on annexations in both the East and West side of the City.
2. The County will not challenge annexations and Comprehensive Plan Amendments by the City of Gainesville that meet State law.
3. Both Staff's will discuss and work on policies related to utility extension policy including septic tank related issues.

Commissioner Hutchinson, Commissioner Byerly, City Commissioner Hayes-Santos, Transportation Planning Manager Jeff Hayes, Commissioner Cornell, Commissioner Byerly, City Commissioner Simmons, and City Commissioner Hayes-Santos presented comments.

Public Comment

James Thompson, Mayor Poe, and Chair Pinkoson presented comments.

**The County motion carried 4-0 with Vice-Chair Chestnut out of the room.**

Commissioner Byerly and City Commissioner Johnson presented comments.

**City Commissioner Hayes-Santos moved the following:**

1. The City and County will conduct and share costs on a joint Transportation Mobility Fee Methodology Study in the MTPo area. Further, these fees will be used in joint transportation projects to mitigate the impact of new development and in addition the City will agree to equally work on annexations in both the East and West side of the City.
2. The County will not challenge annexations and Comprehensive Plan Amendments by the City of Gainesville that meet State law.
3. Both Staff's will discuss and work on policies related to utility extension policy including septic tank related issues.

**The City motion carried 5-2 with City Commissioners Johnson and Arreola voting "Nay".**

**Commissioner Hutchinson moved** that the County and City Staff develop a map of current properties legally eligible for annexations in the City of Gainesville and one or more second order maps indicating lines from assumptions about common property ownerships, natural features, and road connections about how annexations actually occur.

Commissioner Byerly, City Commissioner Hayes-Santos, Commissioner Cornell, City Commissioner Ward, and City Commissioner Warren presented comments.

Commissioner Byerly withdrew second with the intent to continue fine tuning the idea of developing a map.

**The County motion failed for lack of a second.**

Mayor Poe, City Commissioner Arreola, Chair Pinkoson, City Commissioner Hayes-Santos, City Commissioner Johnson, City Commissioner Ward, Commissioner Byerly, Commissioner Cornell, City Commissioner Warren, and Chair Pinkoson presented comments.

**Commissioner Byerly moved** to develop a set of policies in collaboration with the City Commission that would apply to properties which annex into the City of

Gainesville. **The County motion carried 4-0 with Vice-Chair Chestnut out of the room.**

**City Commissioner Ward moved** to develop a set of policies in collaboration with the County Commission that would apply to properties which annex into the City of Gainesville. **The City motion failed for lack of a second.**

**City Commissioner Hayes-Santos moved** to move forward with the recommendations provided on the Matrix.

Urban Cluster – City of Gainesville Development Comparison Item #180318

	Alachua County - Non TND/TOD	Alachua County - TND/TOD	City of Gainesville	Recommendation
Connectivity	Two Functional Access Points over 25 Lots or 250 Trips Intersections every 1,000' min Stub streets required to be provided to surrounding parcels with limited exceptions	Same as general standards	Two Functional Access Points over 20 Lots Intersections every 1,000' min Stub streets required to be provided to surrounding parcels with limited exceptions	Review and revise standards in City and County Codes to lead to standardized grid and block sizes between developments.
Infrastructure	Bus Rapid Transit Plan General Street Design Standards include: narrow cross sections, street trees, sidewalks or multiuse paths on all streets and bike lanes on collector and arterial streets	Similar street design standards with narrow lanes and included bicycle and pedestrian facilities.	New streets designed to meet "complete streets" and "context-sensitive design." Includes street trees, sidewalks on all streets and bike lanes based on: (1) proximity to major public parks or cultural facilities, public schools, high-density residential and commercial areas, or any area exhibiting (or potentially exhibiting) a relatively high volume of bicycle traffic; (2) arterial and collector streets; (3) promotion of bicycle route continuity; (4) lack of alternative parallel routes; (5) streets serving important transit stops such as Park and Ride; and (6) areas exhibiting a high incidence of car crashes with bicycles.	Jointly review best strategy for serving currently unincorporated County with transit in light of City and MPO plans for RTS. Minor differences in street design standards (sidewalk widths, etc.) that can be resolved through mutual Code amendments.
Density/Intensity	1-4 units per acre in Low Density Residential	Requires minimum of 4 units per acre with additional bonus densities available.	Single Family: No minimum Multifamily: 8 du/acre minimum Mixed-use: 8-12 du/acre minimum	City and County could resolve to institute minimum densities in areas within the JPA boundary that develop with a Residential Land Use.
Mix of Uses	Allowed within Activity Centers	Required horizontal and vertical mix of residential and nonresidential uses.	With the exception of single family, most City zoning districts allow but do not require non-residential uses	Reach out to consultant to determine best way to reach the goal of walkable mixed use development. Issues could be explored such as a mix of uses requirement in larger projects and alternative performance standards (affordable housing requirement, increased minimum densities, etc.)
Fees	Transportation (MMTM), Park Impact Fee and Fire Impact Fee. Example 2,000 sf home = \$6,732	Reduced fees in TNDs (approx. 25% reduction) and TODs (approx. 40% reduction)	Transportation Mobility Program Area (TMPA) Fee Zone D (\$236.50/du). About \$2,300 per typical single family home.	Recommend joint fee study to determine transportation mitigation within JPA.
Design Standards & Open Space	20% Pervious Open Space Requirement 20% Existing Tree Canopy Retention Requirement Urban Design Guidelines for Non-residential in Activity Centers	Block based urban design standards to promote walkability. Architectural standards, wide sidewalks, block coverage requirements.	Urban transect zone standards: (built-to lines, no minimum parking, public realm design requirements, wide sidewalks, building frontage, block perimeter, entrance, glazing, etc.) Non-transect: Parking reductions, glazing, building entrance, modest setbacks, building coverage standards, street trees	Review urban design standards with outside party to ensure walkable urban designs within Urban Cluster.
Affordable Housing Support	Expedited Processing of Building Permits Longer Reservation of Concurrency New Cottage Neighborhood Ordinance	Mix of unit types and higher densities meant to reduce cost of new housing.	Expedited Processing of Building Permits Building height and density bonus for affordable housing	Follow recommendations of County Affordable Housing Working Group and City Housing Forum.

**The City motion carried 7-0.**

Chair Pinkoson and City Commissioner Arreola presented comments.

## 5. Alachua County Fairgrounds Discussion

City Commissioner Ward and City Commissioner Hayes-Santos presented comments.

## PUBLIC COMMENTS

### 6. Public comments

**Fiscal Consideration:** N/A

**Recommended Action:** Hear public comments.

No comments were presented before the Board.

## COMMISSION GENERAL COMMENTS AND INFORMAL DISCUSSION

7. City Commission comments

**Fiscal Consideration:** N/A

**Recommended Action:** Hear City Commission comments.

No comments were presented.

8. County Commission comments

**Fiscal Consideration:** N/A

**Recommended Action:** Hear County Commission comments.

No comments were presented.

## ADJOURN

There being no further business before the Board, the meeting was adjourned at 5:00 P.M.