

## Development Review Committee

February 20, 2025

1:30 pm

County Administration Building - Jack Durrance Auditorium

12 SE 1 Street, 2nd Floor, Gainesville, FL 32601

Pages

### 1. Development Review Committee Meeting

The public is encouraged to submit any written or photographic documents prior to the meeting to <https://growth-management.alachuacounty.us/PublicComment>.

No later than 7 calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party.

Please send your requests to be considered a party to <https://growthmanagement.alachuacounty.us/PublicComment>. The Development Review Committee shall consider written requests for party status at the outset of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 5 calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties. In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If any accommodation is needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

### 2. Hearing Called to Order

- 2.1 Introductions by the Chair
- 2.2 Attorney Office Polling for Ex Parte Communication
- 2.3 Affected Parties Statement
- 2.4 Clerk Swearing In
- 3. Items to be presented by Staff
  - 3.1 Project DR24-000045 Revised Final Development Plan for Tara Vista Residential Subdivision 1
- 4. Other Business
  - 4.1 Approval of Minutes 2
    - Request Approval of Draft Minutes for January 16, 2025 DRC Meeting.
- 5. Adjournment



# ***Alachua County Growth Management Department***

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Jeffrey L. Hays, Director

**BACK-UP MATERIALS SUCH AS PLANS AND REPORTS  
WILL BE UPLOADED A WEEK PRIOR TO THE HEARING**



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# Alachua County Department of Growth Management

## Communications

Jeff Hays, AICP, Director

The Alachua County Development Review Committee (DRC) held a public hearing on January 16, 2025, at 1:30 pm. The meeting was held in the Jack Durrance Auditorium, Second Floor, Alachua County Administration Building, 12 SE 1st Street, Gainesville, Florida.

**BOARD MEMBERS PRESENT:**

Ivy Bell, Chair, Growth Management Department  
Brett Strickland, Environmental Protection Department  
Jeffrey Hodges, Public Works Department

**STAFF PRESENT:**

Corbin Hanson, Senior Assistant County Attorney, County Attorney’s Office  
Christine Berish, Development Review Manager, Growth Management Department  
Kendra Germaey, Planning Assistant, Growth Management Department  
Jacob Stout, Planner, Growth Management Department  
Leslie McLendon, Senior Planner, Growth Management Department

**Meeting called to order at 1:30 pm by the Chair**

**STATEMENT READ BY THE CHAIR:**

The following statement was read into the record by Ivy Bell, “Welcome to the January 16, 2025, meeting of the Alachua County Development Review Committee, which is now called to order. The purpose of this Committee is to approve, approve with conditions, or deny proposed development in Alachua County in accordance with the Comprehensive Plan and the Unified Land Development Code requirements. The DRC is governed in accordance with its Rules of Procedure adopted on February 8, 2022, by Resolution 2022-20. The Committee was established by Ordinance 05-10, known as the “Alachua County Unified Land Development Code”.

The DRC has no authority to change zoning of property or to change any existing ordinances or regulations. Approval of zoning or amendments to ordinances can only be done by the Alachua County Board of County Commissioners. The DRC members are not directly involved with the detailed review of the DRC development applications. The DRC shall take final action on all items specified in the Unified Land Development Code and specifically Section 401.17, and if further action is required by the Board of County Commissioners, then the date and time of such meeting will be provided to you.

Appeals of all development orders and other applications included in the Unified Land Development Code shall be by petition for writ of certiorari filed in the Circuit Court for Alachua County within 30 days of the date of the final development decision, except as otherwise provided in Florida Statute.

When we call the item represented on the agenda, staff will provide the staff report, then the applicant will come forward and make their presentation, followed by public comments. All persons wishing to participate and speak on an issue at the DRC meeting have the right, through the Chair, to ask questions, seek clarification of comments made and to respond to the comments or presentations of staff or other speakers; or refute or respond to any ex-parte communication. All persons who present written materials to the DRC for consideration must ensure that a copy of those materials is provided to the Clerk for inclusion in the Committee’s record of proceedings and official minutes.

For individuals or entities that have properly requested to participate in a quasi-judicial public hearing as a

party, we will review the requests before each quasi-judicial item is called. The County Attorney's Office will make a recommendation to the DRC regarding who should be granted party status and the DRC will consider the information provided and make a final determination as to party status for each individual or entity. Generally, a party is an individual or entity that is more directly or more substantially affected by the decision today than the member of the public at large.

Will the County Attorney please poll the Committee to declare any ex-parte communications?"

### **EX PARTE DISCLOSURE**

The following question was read into the record by Corbin Hanson: "Has any member of the board received any written or oral communication regarding any of the items on the Development Review Committee agenda today?". There were none declared.

### **PARTY STATEMENT**

Corbin Hanson read the party statement into the record.

All three party requests were approved by Ivy Bell, Brett Strickland, and Jeffrey Hodges.

Ivy Bell asked the Clerk to swear in all persons wishing to speak at today's hearing.

### **SWEARING IN**

Kendra Germaey asked all persons planning to speak to stand and raise their right hand. The Clerk asked those standing, "Do you swear or affirm that the evidence or testimony you will be providing today is the truth to the best of your knowledge and belief?"

All standing responded, "I do" and the Clerk stated, "Please be seated".

Ivy Bell asked staff to begin their presentation.

#### **1. Project DR24-000004**

Minor Development Plan for **Grassy Springs Farm Stay** to construct a 1,400 SF farm stay as a part of agritourism on approximately 11.52 acres. Located on Tax Parcel Number 01721-011-011 at 10410 NW 245th Ter and 10504 NW 245th Ter with Kristen Schendowich as the owner. Rural/Agricultural Future Land Use; Agriculture (A) Zoning District.

Staff presentation by Jacob Stout. It was stated that staff finds the proposal consistent with the Comprehensive Plan and Unified Land Development Code and staff recommends that the DRC approve the Minor Development Plan for **Grassy Springs Farm Stay** with the following condition:

1. The applicant must obtain after-the-fact permits for the permanent camping cabin from the Alachua County Building Department prior to operating the farm stay.
2. The applicant must obtain the appropriate electrical permits, either for proposed uses or after-the-fact modifications, for electrical services related to operating the farm stay.
3. The applicant must pay mobility fees, in the amount of \$864 per lodging unit, to the mobility fee administrator prior to operating the farm stay. The camping cabin mobility fee must be paid when obtaining after-the-fact building permits. The permanent RV space must be paid when obtaining electrical permits. The self-contained RV spaces must be paid within 10 business days of Development Plan approval. The impact fee amount listed above is valid until March 1, 2025.

There were no questions for staff.

Agent/Applicant, Kristen Schendowich was present and available for questions. There were no questions for the applicant.

There was no one from the public or the party status requestors wishing to speak.

Jeffrey Hodges moved to **approve with condition**.

Motion was **seconded** by Brett Strickland.

Ivy Bell called for a vote and the committee took the following action: **Approved, with condition**, the Minor Development Plan for Grassy Springs Farm Stay with a 3-0 vote.

**OTHER BUSINESS:**

1. Approval requested of the minutes for the November 21st, 2024 DRC Hearing.

Jeffrey Hodges moved to **approve**.

Motion was **seconded** by Brett Strickland.

Ivy Bell called for a vote and the committee took the following action: **Approved** the minutes for the November 21st, 2024 DRC hearing with a 3-0 vote.

**Meeting adjourned at 1:47 PM by the Chair**