

Development Review Committee

March 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 DR24-000061 Revised Final Development Plan for Fletcher Center East 1
- 4. Other Business
 - 4.1 Approval of Minutes 2
 - Request Approval of Draft Minutes for February 20th, 2025 DRC Meeting.
- 5. Adjournment



Alachua County Growth Management Department

Jeffrey L. Hays, Director

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



Alachua County Department of Growth Management

Communications

Jeff Hays, AICP, Director

The Alachua County Development Review Committee (DRC) held a public hearing on February 20, 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
Luke Sekula, 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
Leslie McLendon, Senior Planner, Growth Management Department
Jessica Hong, Senior Planner, Environmental Protection Department
Summer Waters, Senior Planner, Environmental Protection Department
Andrew Coniglio, Senior Forester, Growth Management
Jessica Klutz, Senior Transportation Planner, Transportation Planning
Lalit Lalwani, Civil Engineer III, Public Works 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 February 20, 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, Luke Sekula, and Jeffrey Hodges.

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

SWEARING IN

Kendra Gernaey 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 DR24-000045

Revised Final Development Plan and Plat for **Tara Vista Residential Subdivision - Phases 1 & 2** to revise a previously approved development plan to regrade the site, add retaining walls, and update the Finished Floor Elevations (FFE) of the 223 residential lots on approximately 25.92 acres. Located on Tax Parcel Numbers 06877-030-000, 06877-004-000, 06877-001-000 located west of SW 69th Terrace and south of SW 46th Ave with eda consultants, inc. as agents. Medium Density (>4-8 dwelling units per acre) & Medium High Density (>8-14 dwelling units per acre) Future Land Use Designation; Residential Multi-Family (R-2; R-2A) Zoning Districts.

Staff presentation by Leslie McLendon. 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 Revised Final Development Plan and Plat for **Tara Vista Residential Subdivision - Phases 1 & 2** with the following conditions:

1. Prior to the issuance of the Construction Permit:
 - a. Pay tree mitigation fee of \$1,170 to Alachua County Parks and Conservation Lands, via the Growth Management Department, or provide revised plan demonstrating compliance with tree mitigation requirements.
 - b. Structural engineering certification is provided to Public Works for the retaining walls related to the site infrastructure

There was one question for staff by Ivy Bell.

Ivy Bell: Do streets allow for on-street parking?

Leslie McLendon: Yes, in some places. Also, there is additional off-street parking in this area. [Leslie pointed out areas on the presentation on screen as she explained.]

Ivy Bell: So, regarding the width of the streets that the units are facing, is that only wide enough for two cars to get by?

Leslie McLendon: Engineers/applicant may know.

Ivy Bell: Okay, I'll ask them.

Agent/Applicant, Claudia Vega with eda, Inc. was present and available for questions.

Claudia Vega: Roads are 20 feet wide with 20 foot setbacks for driveways. There is set aside parking on the main road, SW 48th Lane, and along the basin.

Ivy Bell: I find the parking to potentially be tight, especially in regard to blocking driveways. There's not a lot of space between driveways on the plan as well. If someone parked on the street, they'd be blocking driveways. I see there are also 14 or 15 parking spots at the entrance to community. For so many units, is this adequate off-street parking?

Leslie McLendon: There are no requirements for off-street parking. Also, the idea is to park in the driveways.

Ivy Bell: My concern is that this isn't aesthetically ideal or practical. In the event of emergency vehicles needing to get down the street, but there are cars blocking the driveways and street, then what?

Leslie McLendon: That would need to be rectified at the time of the occurrence.

There was one person from the public, Charles Thomas, wishing to speak.

Charles Thomas: I live on 69th terr. I see no Multi-Modal Transportation Mitigation. How will people access Archer Rd and 20th Ave?

Ivy Bell: Here are the access points on the presentation.

Leslie McLendon demonstrated the access points on the presentation. Phase 1 will provide access to 69th, and then phase 2 will provide the eastern connection.

Charles Thomas: Is that the Multi-Modal Transportation Mitigation?

Leslie McLendon: Explained to Ivy what that is.

Ivy Bell: Can you tell him what that looks like for this project?

Leslie McLendon: Leslie explained what the Multi-Modal Transportation Mitigation is for this project.

Charles Thomas: How will all additional traffic to UF be handled, as it's already so backed up? With no way to go east at first, how is this going to work?

Ivy Bell called Claudia Vega to the podium to state the traffic impact.

Claudia Vega: The traffic survey was done at final, before now. Vehicles will go to SW 43rd until phase 2 when the other access will go in to help.

Leslie McLendon: To clarify for the previous conversation, only two parking spaces per unit are required, and that is being met in the plan.

No more public comment.

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

Motion was **seconded** by Luke Sekula.

Ivy Bell called for a vote and the committee took the following action: **Approved, with conditions**, the Revised Final Development Plan and Plat for Tara Vista Residential Subdivision - Phases 1 & 2 with a 3-0 vote.

OTHER BUSINESS:

1. Approval requested of the minutes for the January 16th, 2025 DRC Hearing.

Jeffrey Hodges moved to **approve**.

Motion was **seconded** by Luke Sekula.

Ivy Bell called for a vote and the committee took the following action: **Approved** the minutes for the January 16th, 2025 DRC hearing with a 3-0 vote.

Meeting adjourned at 1:53 PM by the Chair