

Local Planning Agency and Planning Commission

April 16, 2025

6:00 pm

County Administration Building - Jack Durrance Auditorium

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

1. Planning Commission 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 Planning Commission shall consider written requests for party status at the at the beginning of the quasi-judicial section 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. Call to Order

2.1 Approval of the Agenda

2.2 Attorney Office Polling for Ex Parte Communication

Attorney will poll the Planning Commission for any Ex Parte communication on any of the items on the agenda

2.3 Clerk Swearing In

Clerk will swear in all Staff and members of the public wishing to provide testimony on any item on the agenda

3. Legislative Items

3.1 Z25-000003 Hawthorne Road Large-Scale Comprehensive Plan Map Amendment

A request by Clay Sweger of eda consultants, inc., agent, for Gator Country LLC and Bentley Properties Inc., owners, for a large-scale comprehensive plan amendment. The amendment would change the future land use designations from Estate Residential (up to 1 dwelling unit per 2 acres), Low Density Residential (1 to 4 dwelling units/acre) and Commercial to Estate Residential (up to 1 dwelling unit per 2 acres), Low Density Residential (1 to 4 dwelling units/acre) and Conservation. The site is approximately 82 acres and is located to the northwest of the SE Hawthorne Rd./Lakeshore Dr. intersection on parcels 16184-000-000, 16185-000-000, 16201-004-000, 16194-001-000, 16194-002-000 and 16194-000-000. This request is associated with the rezoning application Z25-000004 that seeks to rezone these same parcels

4. Quasi-Judicial Items

4.1 Affected Parties Statement and Determination

County Attorney will provide a statement about affected parties. Staff will present information on individuals that have requested party status for quasi-judicial items on the agenda. The Planning Commission will either accept or not accept each request for party status.

4.2 Z25-000004 Hawthorne Road Rezoning

A request by Clay Sweger of eda consultants, inc. agent, for Gator Country LLC and Bentley Properties Inc., owners, for a rezoning. The request would rezone from R-1a, A, BR, BH and MB to C-1, RE-1 and R-1a. The site is approximately 82 acres and is located to the northwest of the SE Hawthorne Rd./Lakeshore Dr. intersection on parcels 16184-000-000, 16185-000--000, 16201-004-000, 16194-001-000, 16194-002-000 and 16194-000-000. This request is associated with the large-scale comprehensive plan amendment application Z25-000003 that seeks to amend the future land use designation on these same parcels.

5. Approval of Minutes

6. Attendance Report

7. Public Comment

Opportunity for the public to provide comments on items not on the agenda

8. Adjournment