

## Development Review Committee

July 17, 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.

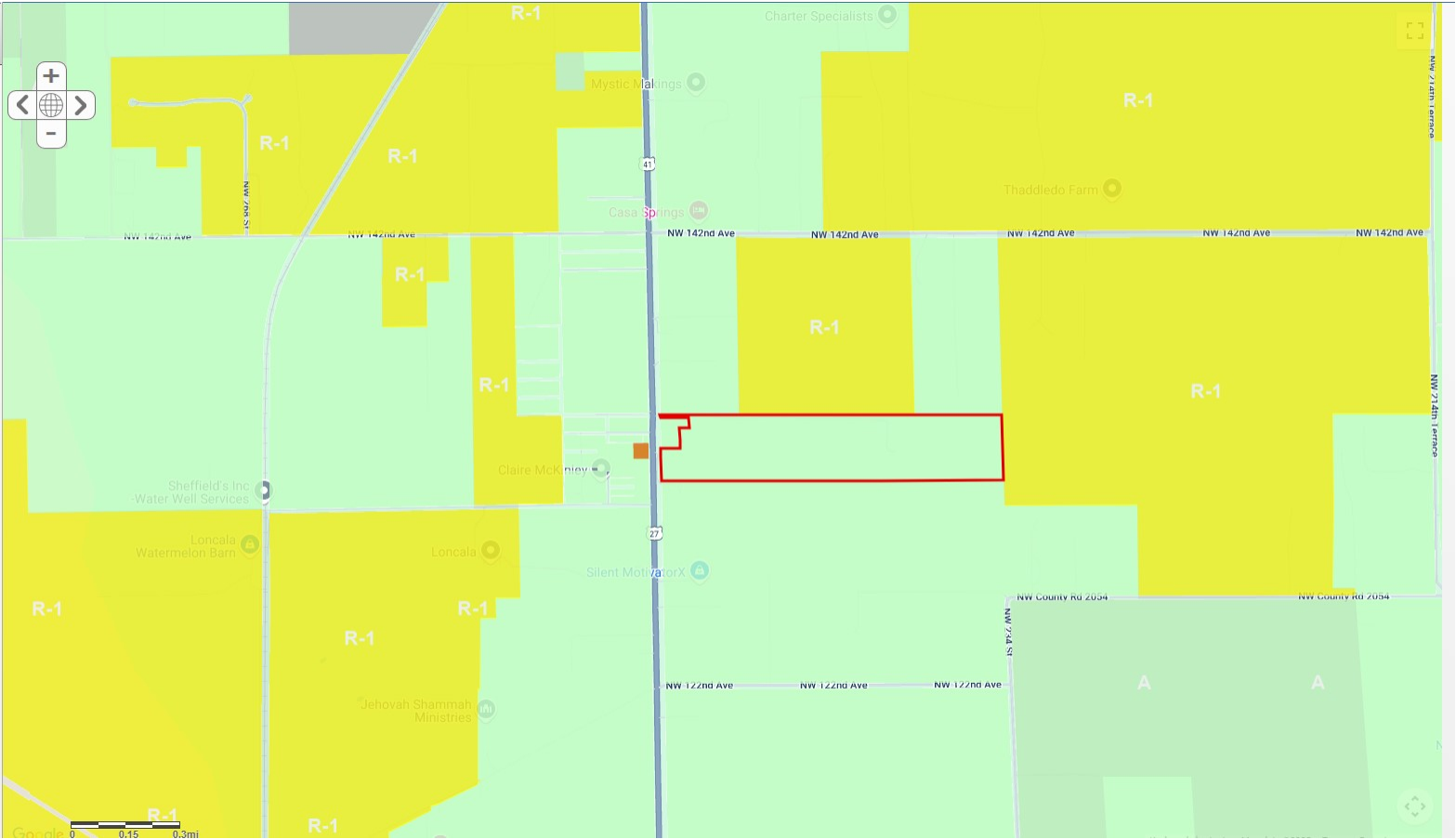
If an individual or entity intends to participate as a party and provide evidence, beyond testimony at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 5 calendar days prior to the hearing. Any evidence provided 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.

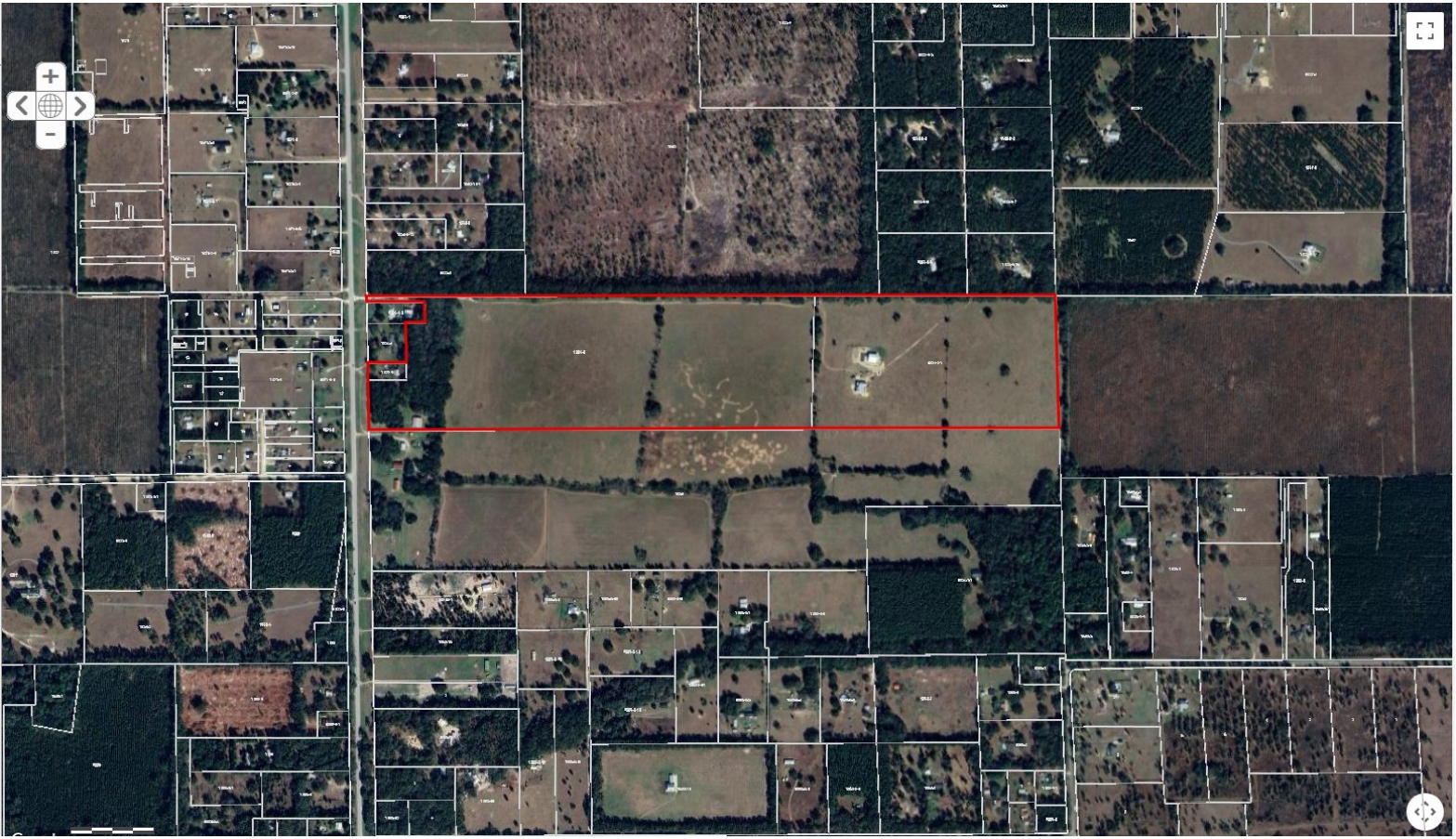
All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon 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	DR25-000009 Final Development Plan and Plat for Twenty-two Farms Rural Subdivision	1
3.2	Project DR25-000022 Final Development Plan and Flood Plain Development Permit for Dooley Dock	12
4.	Other Business	
4.1	Approval of Minutes	22
	Request Approval of Draft Minutes for June 18, 2025 DRC Meeting.”	
5.	Adjournment	







# ALACHUA COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

**Project Number: DR25-000009**

**Final Development Plan and Plat for Twenty-two Farms Rural Subdivision**

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**SUBJECT:** 7-lot rural subdivision

**APPLICANT/AGENT:** Menadier Engineering

**PROPERTY OWNER:** Twenty Two Farms, LLC

**PROPERTY INFORMATION:** Address: 13209 State Road 45  
Parcel Numbers: 04634-002-000, 01634-003-000,  
01634-003-001  
Future Land Use: Rural Agriculture  
Zoning: Agriculture  
Acreage: 110.68

**BoCC ACTION (PRELIMINARY):** 08/27/2024

**CHRONOLOGY:** Application submittal: 03/31/2025  
Insufficiency Reports: 04/23/2025  
Application Resubmittal: 06/02/2025  
Sufficiency Determination: 07/02/2025  
DRC Hearing: 07/17/2025

**STAFF RECOMMENDATION:** Approval with conditions of the Final Development Plan and recommend approval of the Plat to the Board of County Commissioners

## **BACKGROUND AND SUMMARY OF PROPOSED PLAN:**

This application proposes a Final Development Plan and Plat for a seven-lot rural subdivision on approximately 110.68 acres with associated infrastructure improvements.

The proposed internal road is longer than 1,000 feet and therefore required Preliminary Development Plan approval by the Board of County Commissioners (BoCC). The BoCC adopted a revised code in February 2024 to allow for internal roads longer than 1,000; previously this length of road was not permitted and subdivisions proposing this length of road could not move forward. The BoCC approved the Preliminary Development Plan in August 2024 with the following conditions:

- No further subdivision or clustering of lots is allowed.
- Provide a note on the Plat stating: Due to the rural location of this parcel and depending on the state of maintenance of access ways, emergency response time may be adversely affected, fire hydrants are not available for fire suppression.

There are two existing homes within the proposed subdivision. The home on the eastern portion of the site (parcel 01634-003-001) will be incorporated into Lot 7 (40.58 acres); the existing home on parcel 01634-002-000 is currently on 0.77 acres – this lot will be expanded to five acres and is shown as Lot 1 on the development plan.

The purpose of the Final Development Plan is for the developer to present the fully engineered final development plan to the Development Review Committee (DRC) for review. The final development plan shall be consistent with the approved preliminary development plan, other applicable provisions of this Unified Land Development Code (ULDC), and the Comprehensive Plan. The final development plan shall contain all items necessary to demonstrate compliance.





Figure 1: Aerial View of Subject Parcel

## **CONSISTENCY ANALYSIS:**

Following is an analysis of the consistency of the proposed plan with the applicable policies of the Comprehensive Plan and Land Development Regulations.

## **COMPREHENSIVE PLAN ANALYSIS:**

### **Future Land Use Element**

Future Land Use Objective 6.2 provides for rural residential uses in the Rural/Agriculture area. The subdivision will have single-family detached units. Policy 6.2.10 states that the overall development density for the Rural/Agriculture land use category shall not exceed the maximum gross density of one dwelling unit per five acres. The project proposes 7 lots on 110 acres which is below the allowed maximum of 22 units.

## **UNIFIED LAND DEVELOPMENT CODE:**

### **Zoning District and Use Regulations**

The proposed development carries the Agricultural (A) zoning district, and the proposed use of single-family detached dwellings is consistent with the Use Table in Chapter 404 of the Unified

Land Development Code.

Table 403.04.1 provides standards for lots within the Agricultural zoning district. The maximum gross residential density is one dwelling unit per five acres; the minimum allowable lot size is three acres. The proposed subdivision complies with this standard.

### **Natural and Historic Resources Protection**

#### **Conservation Areas and Management Plan**

There are no conservation areas associated with this site.

#### **Open Space**

Comprehensive Plan 2019-2020 Conservation and Open Space Element Policy 5.2.5 states that after conservation requirements are met, Rural Agricultural subdivisions are not required to provide additional Open Space. There are no conservation areas associated with this site and no Open Space is required.

### **Tree Preservation**

Development plans and subdivision plats shall be designed such that a minimum of 20 percent of the tree canopy shown on the most recent aerials of the property at the time of the application is retained per Sec. 406.12 *Tree Protection Standards*.

The applicant is not proposing to remove any trees. All the lots have existing homes or sufficient buildable area outside of trees. A condition of approval is proposed to require that if any potential future tree removal is proposed, then the owner will need to apply for a tree removal permit and comply with the tree code requirements for single family lots.

There is a 76-inch live oak located on the proposed Lot 7; it is outside of any road improvement for this project. The lot lines for Lots 5,6 and 7 were configured to end the internal road before it is near the 76-inch oak tree. The existing driveway will then serve the home on Lot 7.

### **GENERAL DEVELOPMENT STANDARDS**

Sec. 407.76 provides regulations for subdivisions with no more than nine lots in the rural agricultural area. The requirements include:

- The subdivision shall be platted and approved by the BoCC
- A parent parcel cannot be divided into more than nine lots without having internal paved roads.



- An internal road shall be provided. The road must meet County standards in accordance with Sec. 407.141(b).
- The private easement road must provide a direct connection to a public road with sufficient right-of-way to meet County standards.
- Lots fronting the internal private easement road shall not have direct access to public roadways. However, individual or shared access is allowed in certain circumstances which include avoidance of impacts to tree canopy preservation areas. The total connection to public roadways shall be limited to two per subdivision.

Sec. 407.141 (b)(5) has a provision for private roads over 1,000 feet:

*For private roads in rural residential subdivisions with no more than nine (9) lots, if the maximum distance from the public road to the most distant parking space in the common area or easement as measured along the centerline of an access way or driveway is greater than one thousand (1,000) feet, the Board will take action on a Preliminary Development Plan in compliance with Article X Development Plan Review. In addition to the requirements in Article X and Section 407.76 the Board may apply the conditions below, as applicable:*

- a. Deed restriction(s) that no further subdivision or clustering of any lot(s) shall be permitted.
- b. Not further than five (5) road miles from a fire hydrant/station to the most distant lot or if beyond that distance provide a note on the plat stating: "DUE TO THE RURAL LOCATION OF THIS PARCEL AND DEPENDING ON THE STATE OF MAINTENANCE OF ACCESS WAYS, EMERGENCY RESPONSE TIMES MAY BE ADVERSELY AFFECTED, FIRE HYDRANTS ARE NOT AVAILABLE FOR FIRE SUPPRESSION".
- c. Hard-surfaced material for access way or driveway longer than one thousand (1,000) feet to mitigate deterioration.

The Board approved the internal road length, which is approximately 2,957 feet long. There is an existing dirt/lime rock driveway that serves the existing house on what will be Lot 7. The existing drive will be expanded southward and a swale constructed to meet the minimum cross-section required for rural subdivisions (Sec. 407.141(b)(7)).

The project area is within five miles of the High Springs Fire Rescue station; the applicant's request for a tanker shuttle has been accepted by Alachua County Fire Rescue. The note regarding emergency response times was a condition of the PDP and is on the proposed Plat. Staff is not recommending that the internal road be hard-surfaced.

### **Setback and Height Restrictions**

Structures will comply with the Agriculture district setback and height restrictions in Chapter 403. Setbacks are as follows:

- Front 40-feet
- Rear 40-feet
- Interior side: 20-feet
- Street side: 40 feet
- Rear lot line for accessory buildings – 25-feet.

### **Landscaping and Buffering**

No additional landscaping is required for rural subdivisions less than nine lots.

Prior to the installation of a new permanent irrigation system or addition to an existing system, an irrigation plan must be submitted to and approved by the Alachua County Environmental Protection Department through the [Alachua County Citizenserve Portal](#). The irrigation system shall comply with the Landscape Irrigation Design and Maintenance Standards found in Article VI of Part II, Title 7, Chapter 77 of the Alachua County Code. Temporary systems are exempt from the design standard requirements but must register through the Portal.

### **Transportation**

Mitigation for development resulting from this development plan will be through payment of impact fees prior to issuance of a Certificate of Occupancy.

### **Stormwater Management**

The proposed internal street will have a swale to accommodate stormwater.

### **Water and Wastewater Services**

The lots will be served by individual well and septic.

### **Public School Facilities**

The Alachua County School Board staff has reviewed the proposed development for student impacts for compliance with the school concurrency management program in accordance with the Inter Local Agreement and determined that adequate school facilities are available in the affected School Concurrency Service Areas (SCSA). This capacity determination dated June 26, 2025 is based on findings that this project will require 1 elementary school student stations in the Northwest Urban SCSA, 1 middle school student stations in the High Springs SCSA, and one high school student stations in the Santa Fe SCSA.

The School Board in accordance with their Policy 5120-Assignment Within District will determine

specific school assignment for students living in the development area. Student Assignment Rules states “The Superintendent may assign or reassign students on a case-by-case basis to schools or programs located in or out of their assigned zone, for the health, safety, or welfare of the students, other students or staff.” No assurances are given that the assignments will be made to the most closely located, or currently zoned, facilities. The provision of services to students in the development area may require redrawing of attendance zone lines, reassignment and busing to facilities elsewhere in the District, the use of temporary facilities, and/or the relocation of specific educational programs.

### **Concurrency**

A Final Certificate of Levels of Service Compliance (CLSC) for all public facilities will be issued upon Final Development Plan Approval and will be valid for one year. Provided that construction has commenced within the allowable period, the project shall have reserved capacity for a period of no more than two years from commencement of construction.

### **Plat Requirements**

The plat document meets the minimum requirements set forth in Chapter 177 of Florida State Statutes and Chapter 402 Article 12 of the Unified Land Development Code of Alachua County. According to Sec. 402.61 *Expiration*, approval of a plat shall expire without further action of the BOCC unless the plat has been recorded within two (2) years of the date of BOCC approval of the plat. In order to avoid expiration, all plat documents outlined in Subsection 402.60(a) above must be complete and accepted by the County to obtain the signatures of County officials at least thirty (30) days prior to the two-year expiration date.

### **STATE AND FEDERAL PERMIT**

The issuance of a state or federal permit shall not obligate the County to grant approval of any local permit and shall not be deemed to satisfy the requirements of the ULDC. As well, the issuance of this permit does not indicate that Alachua County believes that the applicant has all federal and state permits necessary prior to commencing construction.

Because §125.022(4), F.S. makes it hard for local governments to coordinate their permitting activities with state and federal permitting agencies, the applicant is advised that conflict with a subsequently issued state or federal permit may cause a need to apply for an amendment to this development plan approval.

Upon approval of a development plan, the applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable County department.

## **DEVELOPMENT PLAN EXPIRATION:**

According to Section 402.47(b) *Time limitation for expiration of development plans*, an approved Final Development Plan shall expire unless a complete application for a construction, building or other required permit has been accepted by the appropriate reviewing department within 12 months of the date of final approval and that such development is continuing in good faith. Applications for extension of time limit may be processed pursuant to Article 6 or Article 10 of Chapter 402 of the ULDC.

## **STAFF RECOMMENDATION:**

Staff has found the proposed Final Development Plan to be consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval with conditions** of the Final Development Plan for Twenty-two Farms Rural Subdivision

Staff recommends the DRC recommend **approval** of the Plat to the BoCC for Twenty-two Farms Rural Subdivision.

## **CONDITIONS:**

1. Pre-application screening (PAS) is required.
  - a. If there are Gopher Tortoise burrow(s) located on the property, the property owner/applicant shall follow all Florida Fish and Wildlife Conservation Commission guidelines and obtain any required state permits regarding Gopher Tortoise protection, prior to clearing vegetation, grading or filling the site [Sec. 406.05, ULDC; Sec. 406.28, ULDC].
  - b. Any tree removal on lots will be reviewed through PAS for consistency with single-family lot provisions of the ULDC.



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

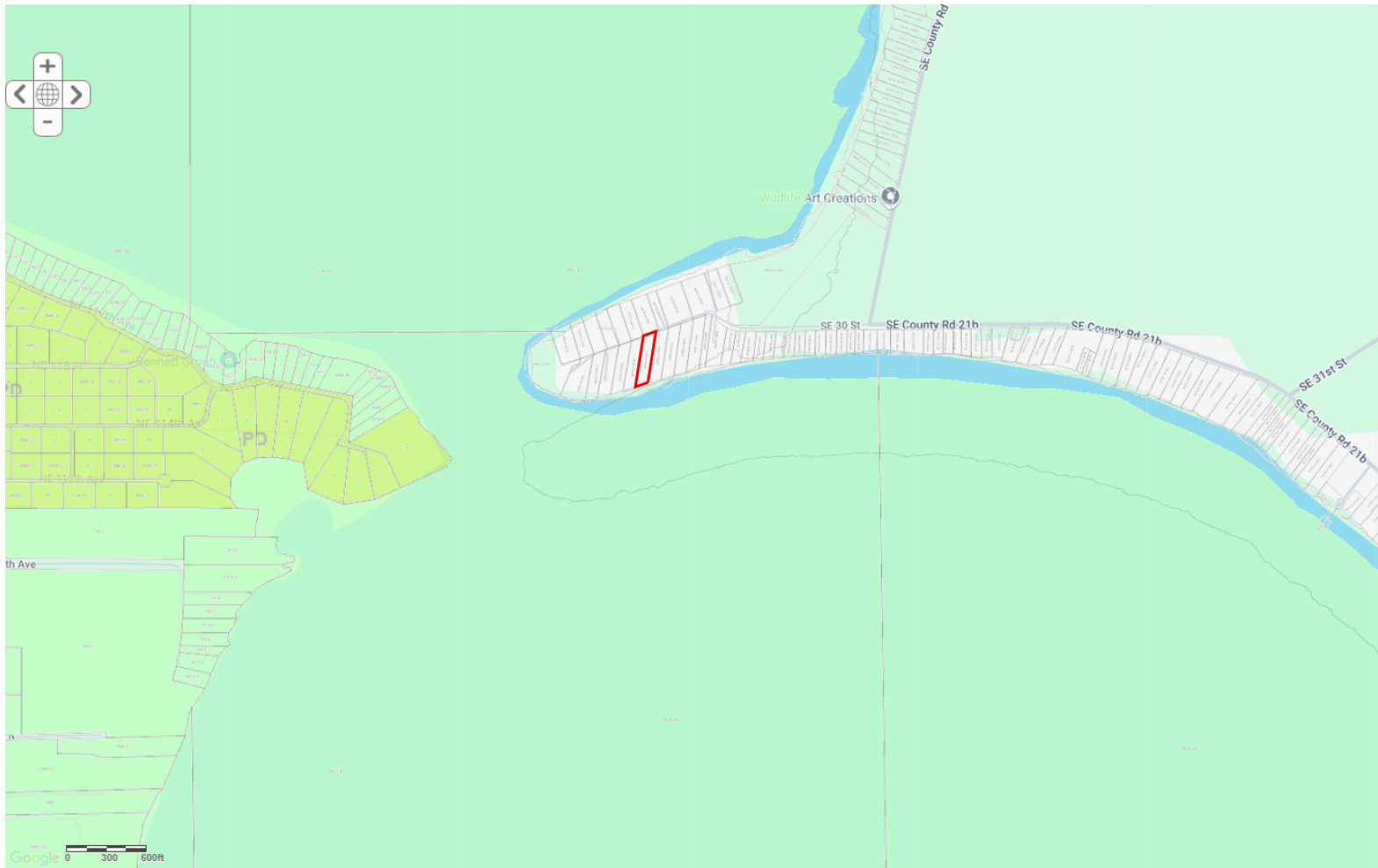
### *Communications*

Jeff Hays, AICP, Director

### **BACK-UP MATERIALS: APPLICANT DOCUMENTS AND PLANS**

**Project DR25-000009** Final Development Plan and Plat for Twenty-two Farms Rural Subdivision to construct 7 lots on approximately 110.68 acres. Located on Tax Parcel Numbers 01634-003-000, 01634-003-001, and 01634-002-000 at 13371 NW State Rd 45 and 13209 NW State Rd 45 with Menadier Engineering, LLC as agents.

[BACK UP MATERIALS](#)









# ALACHUA COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

**Project Number: DR25-000022**

**Final Development Plan and Flood Plain Development Permit for Dooley Dock**

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**SUBJECT:** 778 square-foot dock and boathouse

**APPLICANT/AGENT:** Worley Construction and Associates, Inc.

**PROPERTY OWNER:** Robert & Magaly Dooley

**PROPERTY INFORMATION:** Address: 2436 SE 30<sup>th</sup> Street (Bradford County)  
Parcel Numbers: 06084-0-00000  
Future Land Use: Residential Estate (Bradford County)  
Zoning: Residential Estate (Bradford County)  
Acreage:

**CHRONOLOGY:** Application submittal: 06/02/2025  
Sufficiency Determination: 07/02/2025  
Development Review Committee Hearing: 07/17/2025

**STAFF RECOMMENDATION:** Approval with conditions

## **BACKGROUND AND SUMMARY OF PROPOSED PLAN:**

The applicant proposes to construct a 778 square foot dock and boat house on Lake Santa Fe. There is no existing dock on the property. The dock will consist of a 14 foot x 32 foot covered boat house and an 11 foot by 30 foot platform. The walkway is 4 feet x 100 feet.

According to Section 404.108(d) Development Review Committee (DRC) approval is required for docks that do not meet the standards in Section 404.108(c) provided the following conditions are satisfied (see table below). The DRC may also approve reconfigurations of existing docks that do not meet one or more of the standards in Section 404.108(c) and or/ this Section provided those standards are not made further non-compliant.

<b>Standard</b>	<b>Pre-Application Screening approval limit</b>	<b>Development Review Committee approval limit</b>
Maximum platform size	600 square feet	900 square feet
Maximum width	25 feet for properties > 80 feet wide 20 feet for properties ≤ 80 feet wide	The lesser of 40 feet or 40% of the property width at the shoreline
Maximum covered width	25 feet for properties > 80 feet wide 20 feet for properties ≤ 80 feet wide	30 feet
Maximum height	14 feet	14 feet
Setbacks	10 feet for properties <65 feet wide 25 feet for properties ≥ 65 feet wide	Less only if it is necessary to avoid or minimize adverse impacts to natural resources or riparian rights
Santa Fe River docks	Limited to a single uncovered platform ≤ 160 square feet	Limited to a single covered platform ≤160 square feet and total footprint ≤300 square feet

Table 404.108.1

Section 404.108(f), requires DRC approval for docks greater than 600 square feet of surface area with a limit of 900 square feet. The dock as proposed will be a total of 778 sf. In addition, the width and covered width of the Dooley dock exceeds the maximum widths of 20-25 feet outlined in Sec. 404.108(c)(1)(b) for Size Limits therefore DRC approval is required.

## **CONSISTENCY ANALYSIS:**

Following is an analysis of the consistency of the proposed plan with the applicable policies of the Comprehensive Plan and Land Development Regulations.

## UNIFIED LAND DEVELOPMENT CODE:

Sec 404.108(b) Docks are allowed as limited uses in the unincorporated area, provided the conditions of this section are satisfied. According to 404.108(d), *"The DRC may also approve reconfigurations of existing docks that do not meet one or more of the standards in 404.108(c) and/or this section provided those standards are not made further non-compliant."*

404.108(d)(1) *Maximum size. The total footprint as calculated in 404.108(c)(1)a shall not exceed 900 square feet.*

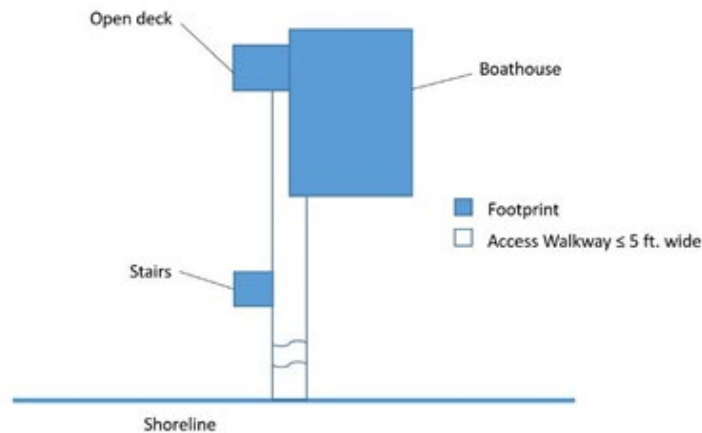


Figure 404.108.1

The proposed boathouse is 14 feet x 32 feet (12-feet x 30-feet with 1-foot roof overhangs) with a 11-foot x 30-foot open platform and 4-foot x 100-foot walkway. The completed dock terminal platform will be 778 square feet. The walkway is not counted in the total footprint.

404.108(d)(2) *Maximum width. The maximum width of a dock shall not exceed 40 feet or 40% of the property width at the lateral shoreline, whichever is less. For purposes of this section, the property width at the lateral shoreline is measured as a straight perpendicular line from one property line to the other at the lake edge. The DRC may authorize a dock serving multiple residences or public access docks to exceed the maximum size and width standards upon determination that such joint use would result in greater environmental protection.*

The property is approximately 100 feet wide at the lateral shoreline, 40% of which is approximately 40 feet. Therefore, the platform must not exceed 40 feet in width. The total platform width is 25 feet.

404.108(d)(3) *Maximum covered width. The maximum covered width of a dock shall not exceed 30 feet.*



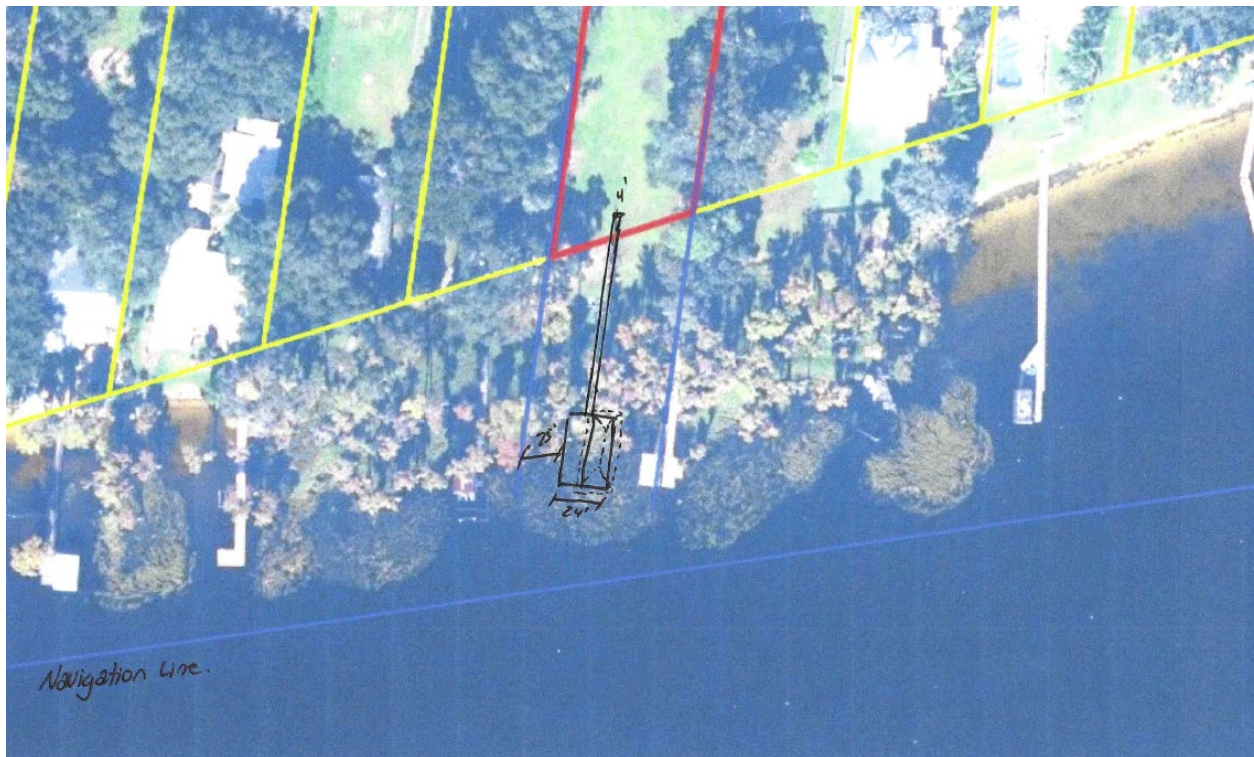
The covered width of the platform is 14 feet.

*404.108(c)(1.)(c)Maximum height. The maximum height shall not exceed 14 feet as measured from the floor elevation to the highest point of the dock.*

The total height above the platform is 12 feet 10 inches which is less than the maximum of 14 feet.

*404.108(c)(3) Hazards to navigation. A dock may not create a hazardous condition to the navigation of waterways and to other pursuits of water sports. Hazard to navigation means a watercraft or structure erected, under construction or moored that obstructs the navigation of watercraft proceeding along a navigable water or obstructs reasonable riparian access to adjacent properties.*

The proposed location of the dock would not create a hazard to navigation as demonstrated in the image below as it does not extend further into the lake than the existing dock.



*404.108(c)(4) Impact on natural systems. A dock may not be detrimental to the continued function of natural systems, including aquatic vegetation. All structures shall be constructed to cause the least possible impact to wetland and aquatic vegetation.*

The proposed location and dimensions of the new dock do not cause significant adverse impacts to natural systems including aquatic vegetation. There is a pocket between grasses where the dock will be constructed. EPD took the photo below during a May 30, 2025 site visit.



*404.108(c)(5) Setbacks. If the property width of the lateral shoreline is 65 feet or greater, the dock must be set back at least 25 feet from the side property lines (see figure below). If the property width at the lateral shoreline is less than 65 feet, the dock must be set back at least ten feet from the property line.*

The dock is set back 25 feet from the western property boundary and 51 feet from the eastern property boundary.

*404.108(c)(2) Other permits required. Issuance of a building permit from the Alachua County Building Official for a dock, does not take place of applicable local, federal, state and water management district permits that may be required before beginning construction. If modifications to the design of a County permitted dock are necessary to meet federal, state, or water management district permits, the applicant shall resubmit revised plans to the appropriate County reviewing body.*

Staff has included conditions of the approval which states:

- a. Any required FDEP permit or letter of consent shall be obtained and a copy provided to ACEPD prior to commencement of dock construction [§406.05, ULDC; §404.108(b), ULDC].
- b. Aquatic vegetation removal is prohibited without prior authorization by the Alachua County Environmental Protection Department [Article VI, Chapter 406, ULDC].



## STATE AND FEDERAL PERMIT

The issuance of a state or federal permit shall not obligate the County to grant approval of any local permit and shall not be deemed to satisfy the requirements of the ULDC. As well, the issuance of this permit does not indicate that Alachua County believes that the applicant has all federal and state permits necessary prior to commencing construction.

Because §125.022(4), F.S. makes it hard for local governments to coordinate their permitting activities with state and federal permitting agencies, the applicant is advised that conflict with a subsequently issued state or federal permit may cause a need to apply for an amendment to this development plan approval.

Upon approval of a development plan, the applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable County department.

## DEVELOPMENT PLAN EXPIRATION:

According to Section 402.47(b) *Time limitation for expiration of development plans*, an approved Final Development Plan shall expire unless a complete application for a construction, building or other required permit has been accepted by the appropriate reviewing department within 12 months of the date of final approval and that such development is continuing in good faith. Applications for extension of time limit may be processed pursuant to Article 6 or Article 10 of Chapter 402 of the ULDC.

## STAFF RECOMMENDATION:

Staff has found the proposed Final Development Plan and Flood Plain Development Permit consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval with conditions** of the Final Development Plan and Flood Plain Development Permit for **Dooley Dock**.

**CONDITIONS:**

1. Any required FDEP permit or letter of consent shall be obtained and a copy provided to ACEPD prior to commencement of dock construction [§406.05, ULDC; §404.108(b), ULDC].
2. Aquatic vegetation removal is prohibited without prior authorization by the Alachua County Environmental Protection Department [Article VI, Chapter 406, ULDC].



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

### *Communications*

Jeff Hays, AICP, Director

### **BACK-UP MATERIALS: APPLICANT DOCUMENTS AND PLANS**

**Project DR25-000022** Final Development Plan and Flood Plain Development Permit for Dooley Dock to construct a new dock and boathouse of approximately 778 sq ft. Located on Tax Parcel Number 06084-0-00000 at 2436 SE 30th St Melrose with Worley Construction & Association Inc. as agents.

[BACK UP MATERIALS](#)



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

### *Communications*

Jeff Hays, AICP, Director

The Alachua County Development Review Committee (DRC) held a public hearing on June 18, 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  
Leslie McLendon, Senior Planner, Growth Management Department  
Jacob Stout, Planner, Growth Management Department  
Kendra Gernaey, Planning Assistant, Growth Management Department  
Jessica Hong, 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 June 18, 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 July 9th, 2024, by Resolution 2024-53. 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.

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 DR25-000018**

Flood Plain Development Permit for **Ariet Dock** to construct a 753 sf dock and boat slip on approximately 9.41 acres. Located on Tax Parcel Number 18535-000-000 at 9817 NE County Rd 1469 with Worley Construction & Association Inc. as agents. Rural Cluster Future Land Use; Agricultural (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 Flood Plain Development Permit for **Ariet Dock** and with the following conditions:

1. Any required FDEP permit or letter of consent shall be obtained and a copy provided to ACEPD prior to commencement of dock construction [§406.05, ULDC; §404.108(b), ULDC].
2. Aquatic vegetation removal is prohibited without prior authorization by the Alachua County Environmental Protection Department [Article VI, Chapter 406, ULDC].

There were no questions for staff.

Agent/Applicant, Letcher Worley with Worley Construction & Association Inc. was present and available for questions. There were no questions for the applicant.

There was no one from the public wishing to speak.

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 Flood Plain Development Permit for Ariet Dock with a 3-0 vote.

## 2. **Project DR25-000014**

Request for Variance and Replat for **Willow Oak Plantation Lot 215** to reduce the north setback from 5 feet to 3.5 feet for an existing building encroachment on approximately 0.15 acres. Located on Tax Parcel Number 07098-001-215 at 7655 SW 88th Dr with eda, inc. as agents. Low Density (1-4du/acre) Future Land Use; Residential Single Family (R-1B) 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 Request for Variance and Replat for **Willow Oak Plantation Lot 215**.

There were no questions for staff.

Jeffrey Hodges: When was the home built?

Jacob Stout: Not sure exactly, but after 2006.

Stephanie Sutton: The home was built in 2009. Bought in construction and couldn't be addressed then. This is essentially a cleanup job from then.

Agent/Applicant, Stephanie Sutton with eda, inc. was present and available for questions. There were no questions for the applicant.

There was no one from the public wishing to speak.

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 Request for Variance and Replat for Willow Oak Plantation Lot 215 with a 3-0 vote.

3. **Project DR25-000005**

Preliminary Development Plan for **Steeplechase Town Center** to construct a +/- 24,000 sq. ft. retail shopping center on acres located within the Jonesville Activity Center Planning Zone on 3.19 acres. Located on Tax Parcel Number 04344-001-000 at 14217 W Newberry Road with Tom Yonge, PE as agents. Commercial Future Land Use; Highway Oriented Business (BH) and Business, Retail Sales, and Services (BR) Zoning Districts.

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 Preliminary Development Plan for **Steeplechase Town Center**.

There were no questions for staff.

Agent/Applicant, Tom Yonge with Tom Yonge, PE was present and available for questions. There were no questions for the applicant.

There was no one from the public wishing to speak.

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

Motion was **seconded** by Brett Strickland.

Ivy Bell called for a vote and the committee took the following action: **Approved, with conditions**, the Preliminary Development Plan for Steeplechase Town Center with a 3-0 vote.

**OTHER BUSINESS:**

1. Approval requested of the minutes for the May 15th, 2025 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 May 15th, 2025 DRC hearing with a 3-0 vote.

**Meeting adjourned at 1:59 PM by the Chair**