

Development Review Committee

August 21, 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	DR25-000010 Replat for South Pointe - Ph II Unit IIB Lot 30	1
3.2	DR25-000030 Revised Development Plan for Westside Baptist Church School Addition	2
3.3	DR25-000017 Revised Final Development Plan for Precon Shop Addition	3
3.4	DR25-000008 Preliminary and Final Development Plan for Duke Energy Archer Substation Improvement	4
4.	Other Business	
4.1	Approval of Minutes	5
	Request Approval of Draft Minutes for July 17th, 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**



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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 July 17, 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
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
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 July 17, 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 DR25-000009

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. Rural/Agriculture 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 Final Development Plan and Plat for **Twenty-two Farms Rural Subdivision** and with the following conditions:

1. 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].
2. Any tree removal on lots will be reviewed through PAS for consistency with single-family lot provisions of the ULDC.

There were no questions for staff.

Agent/Applicant, Bill Menadier with Menadier Engineering, LLC 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, with conditions**, the Final Development Plan and Plat for Twenty-two Farms Rural Subdivision with a 3-0 vote.

2. **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. Residential Estate Future Land Use (Bradford County); Residential, Estate Zoning District (Bradford County).

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 Final Development Plan and Flood Plain Development Permit for **Dooley 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 was not 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, with conditions**, the Final Development Plan and Flood Plain Development Permit for Dooley Dock with a 3-0 vote.

OTHER BUSINESS:

1. Approval requested of the minutes for the June 18th, 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 June 18th, 2025 DRC hearing with a 3-0 vote.

Meeting adjourned at 1:47 PM by the Chair