

Development Review Committee

April 16, 2026

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 DR26-000002 Revised Final Development Plan for Publix Super Market at Tower Square 1
- 4. Public Comment
- 5. Other Business
 - 5.1 Approval of Minutes 2
 - Request Approval of Draft Minutes for March 19, 2026 DRC Meeting
- 6. Adjournment



Alachua County Growth Management Department

Jeff L. Hays, Director

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



Minutes of the ALACHUA COUNTY Development Review Committee (DRC) for March 19, 2026

The Alachua County Development Review Committee (DRC) held a public hearing on March 19, 2026, 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:

Alison Franklin, Assistant County Attorney, County Attorney's Office
Christine Berish, Development Review Manager, Growth Management Department
Leslie McLendon, Senior Planner, Growth Management Department
Patricia McAllister, Sr. Staff Assistant, Growth Management Department
Summer Waters, Senior Planner, Environmental Protection Department
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 March 19, 2026, 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 April 13, 2021 by Resolution 2021-32. 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



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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 Alison Franklin: "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

Alison Franklin 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

Patricia McAllister 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, "You may be seated".

Ivy Bell asked staff to begin their presentation.

1. Project DR25-000048

Revised Final Development Plan for **Springhill Transit Oriented Development (TOD) - SE Quad Phases 1 & 2A** to revise building design and adjust footprint construction of a multi-phase development consisting of approximately 352 residential units and 61,496 sf non-residential uses on approximately 24.6 acres. Located on Tax Parcel Numbers 06233-001-001, 06233-001-000, 06233-010-011, 06233-010-010 located along the 3600 through 3800 blocks of NW 92nd Court and the 9100 through 9200 blocks of NW 36th Place, all being south of NW 39th Avenue and west of NW 91st with eda consultants, inc. as agents. Mixed Use and Conservation Future Land Use Designations; Highway Oriented Business (BH) and Residential Multi-Family (R-2A) Zoning Districts



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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 with conditions the Revised Final Development Plan for Springhills Transit Oriented Development (TOD) -SE Quad Phases 1 & 2A with the following conditions:

1. Prior to issuance of a Construction Permit:
 - a. The applicant shall pay \$126,945.00 to the Alachua County Tree Mitigation Fund to cover mitigation of trees removed but not replanted or provide a revised plan demonstrating compliance with tree mitigation requirements.
 - b. Provide Public Access Easements for internal roads.
 - c. Provide retaining wall details.
 - d. All detectable warning within the County ROW shall be either "wet-set" of a red brick color or ADA compliant red brick paver. If "wet-set", they must be on the FDOT Approved Products List.

There were no questions for staff.

Agent/Applicant, Claudia Vega present and available for questions. There were no questions for the applicant.

Public Comments: Kali Blount wanted to know if this application includes from 35 to 70 affordable housing units.

Claudia Vega stated she does not have that information available at this time.

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 for Springhills Transit Oriented Development (TOD) -SE Quad Phases 1 & 2A with a 3-0 vote.

2. **Project DR25-000056**

Preliminary & Final Development Plan for **Kicklighter Family Homestead Subdivision** to create additional two parcels for family members on approximately 38.70 acres. Located on Tax Parcel Number 18914-002-000 at 2910 NE County RD A, Melrose with 3002 Surveying, LLC consultants as agents. Rural/Agriculture Future Land Use; Agricultural (A) Zoning District

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 **approval with conditions** the Preliminary and Final Development Plan for Kicklighter Family Homestead Subdivision with the following conditions:



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CONDITIONS:

1. The easement providing access to Parcel "B" from Point A must be recorded prior to Building Permit issuance for either parcel.
2. The Notice of Regulated Conservation Resources referencing the wetland and other regulated resources must be recorded in the public record within 15 days of the Development Plan Approval [Article XVII, Chapter 406, ULDC].

Ivy Bell asked for the lot sizes for this application.

Leslie stated that they would meet the code.

Agent/Applicant, Brian Murphy, 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 Luke Sekula.

Ivy Bell called for a vote and the committee took the following action: **Approved, with conditions**, the Preliminary and Final Development Plan for Kicklighter Family Homestead Subdivision with a 3-0 vote.

OTHER BUSINESS:

1. Approval requested of the minutes for the February 19, 2026 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 February 19, 2026 DRC hearing with a 3-0 vote.

Meeting adjourned at 1:50 PM by the Chair