



Minutes of the ALACHUA COUNTY Development Review Committee (DRC) for August 3, 2023

The Alachua County Development Review Committee (DRC) held a public hearing on August 3, 2023 at 1:30 pm. The meeting was held in the John R. "Jack" Durrance Auditorium, Room 209, Second Floor, Alachua County Administration Building, 12 SE 1st Street, Gainesville, Florida.

BOARD MEMBERS PRESENT:

Ivy Bell, Chair, Growth Management Department
Lindsey Pavao, Environmental Protection Department
Jeffrey Hodges, Public Works Department

STAFF PRESENT:

Courtney Wilson, Senior Assistant County Attorney, County Attorney's Office
Patricia McAllister, DRC Clerk, Planning Assistant, Growth Management Department
Chris Dawson, Transportation Planning Manager, Growth Management Department
Christine Berish, Development Review Manager, Growth Management Department
Jacob Stout, Planner, Growth Management Department
Ken McMurry, Planner, Growth Management Department
Jessica Hong, Forester/Landscaping Inspector, Growth Management Department
Summer Waters, Senior Environmental Specialist, Environmental Protection Department
Lalit Lalwani, Civil Engineer III, Public Works Department

Meeting called to order at 1:32 pm by the Chair

STATEMENT READ BY THE CHAIR:

The following statement was read into the record by Ivy Bell, "Welcome to the August 3, 2023 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 DRC 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,



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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 Courtney Wilson: "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: Courtney Wilson stated there are no party requests for the applications on this agenda.

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, "Thank you".

Ivy Bell asked staff to begin their presentation.

1. Project DR23-000016
Preliminary Development Plan for **108 Acres Rural Cluster Subdivision** to construct a subdivision with 24 lots on approximately 95.08 acres. Located on Tax Parcel Numbers 05726-001-000, 05727-003-002, 05727-003-003, 05727-003-000 at 9746 W State Road 235 with eda consultants, inc. as agents. Rural/Agriculture Future Land Use Designation; 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 recommend approval of the Preliminary Development Plan with the following with standard conditions.

There were no questions for staff.

Agent/Applicant, Sergio Reyes with eda consultants, inc., was present and available for questions.



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There were no questions for the applicant.

Jeffrey Hodges moved to approve the preliminary development plan for 108 Acres Rural Cluster Subdivision.

Motion was **seconded** by Lindsey Pavao.

There was no one from the public wishing to speak. No public comments.

Ivy Bell called for a vote and the committee took the following action: **Approved the Preliminary Development Plan for 108 Acres Rural Cluster Subdivision** with a 3-0 vote.

2. Project DR23-000031

Final Development Plan and Floodplain Development Permit for **Rayzor-Taylor Shared Dock and Boathouse** to construct a boathouse totaling approximately 671 sq ft on approximately 1.00 acre. Located on Tax Parcel Numbers 18396-033-000 and 18396-034-000 at 21626 and 21634 NE 115th Ave with Taylor & Associates as agents. Rural/Agricultural Future Land Use Designation; 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 Floodplain Development Permit for the Rayzor-Taylor Shared Dock and Boathouse.

There were no questions for staff.

Agent/Applicants: Applicants were not present.

There were no questions for the applicants.

There was no one from the public wishing to speak. No public comments.

Jeffrey Hodges moved to approve with **conditions as outlined by staff** for the Final Development Plan and Floodplain Development Permit for the Rayzor-Taylor Shared Dock and Boathouse.

Motion was **seconded** by Lindsey Pavao.

Ivy Bell called for a vote and the committee took the following action: **Approved with conditions as outlined by staff** for the Final Development Plan and Floodplain Development Permit for **Rayzor-Taylor Shared Dock and Boathouse** with a 3-0 vote.



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OTHER BUSINESS:

The draft minutes from the July 6, 2023, have not been distributed to the DRC members yet. These minutes will be distributed to the DRC members for review and on the next DRC agenda for approval.

3. Project DR23-000038

Final Development Plan and Floodplain Development Permit for **Bickmeyer Dock and Boathouse** to construct an approximately 884 sq ft dock and boathouse on approximately 2.89 acres. Located on Tax Parcel Number 18399-011-000 at 20936 NE 132nd Ave with Justin and Kristan Bickmeyer as property owners. Rural/Agriculture Future Land Use Designation; Agricultural (A) Zoning District

This application was **deferred to the September 7, 2023** Development Review Committee meeting.

Meeting adjourned at 1:50 PM by the Chair

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