



## **Minutes of the ALACHUA COUNTY Development Review Committee (DRC) for September 7, 2023**

The Alachua County Development Review Committee (DRC) held a public hearing on September 7, 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 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 September 7, 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



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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 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 DR23-000038** - 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 132<sup>nd</sup> Ave with Justin and Kristan Bickmeyer as property owners. Rural/Agriculture Future Land Use Designation; Agricultural (A) Zoning District



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Staff presentation by Christine Berish. 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 Final Development Plan and Floodplain Development Permit for Bickmeyer Dock and Boathouse with the standard conditions.

No questions for staff.

Agent/Applicant: Justin Bickmeyer, owner, was present and available for questions.

No questions for the applicant.

Jeffrey Hodges **moved** to approve the Final development plan and Floodplain Development Permit for Bickmeyer Dock and Boathouse with conditions.

Motion was **seconded** by Lindsey Pavao.

No public comments.

Ivy Bell called for a vote and the committee took the following action: **Approved** the **Final Development Plan and Floodplain Development Permit for Bickmeyer Dock and Boathouse with conditions** with a 3-0 vote.

2. **Project DR23-000041** - Revised Final Development Plan for **Park Place Car Wash** to construct a 15,000 sq. ft. parking area for vacuum cleaning area for existing car wash facility on approximately 2.05 acres. Located on Tax Parcel Number 06654-010-000 at 7404 NW 4th Blvd with DRMP, Inc. as agents. Oaks Mall Activity Center; Commercial Future Land Use Designation; Highway Oriented Business (BH) 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 approve the Final Development Plan and Floodplain Development Permit for the Rayzor-Taylor Shared Dock and Boathouse.

No questions for staff.

Agent/Applicants: Ash Taylor, son of owner, was present and available for questions.

No questions for the applicant.

No public comments.

Jeffrey Hodges **moved** to approve the Revised Final Development Plan with conditions for Park Place Car Wash



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Motion was **seconded** by Lindsey Pavao.

Ivy Bell called for a vote and the committee took the following action: **Approved** the **Revised Final Development Plan with conditions for Park Place Car Wash with a 3-0 vote**.

3. **Project DR22-000038** - Final Development Plan for **Lullwater at Fort Clarke Traditional Neighborhood Development** for approximately 298 multi-family residential units and 24,900 sq. ft. of non-residential development with associated infrastructure improvements on 25.64 acres. Located on Tax Parcel Number 06326-001-000 at 1404 Fort Clarke Blvd. with JBPro, Inc. as agents. Medium High Density (> 8 to 14 dwelling units per acre) Future Land Use; Residential Single Family (R-2A) 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 approve the Final Development Plan and Floodplain Development Permit for the Rayzor-Taylor Shared Dock and Boathouse.

Ivy Bell questioned where the location of the proposed retail would be located on the development plan.

Leslie McLendon showed the location of the proposed retail building toward the south and west on the development plan.

Agent/Applicants: Jay Brown from JBPro Inc., agent, was present, made a brief presentation and available for questions.

Lindsey Pavao questioned if the large stormwater basin is a lined basin or has a filtration system.

Jay Brown stated that the large stormwater basin has a filtration system that percolates and discharges to the stormwater management at Ft. Clarke Boulevard with less than pre-application rates and has emergency overflow in place.

PC: No public comments.

Jeffrey Hodges **moved** to approve the Final Development Plan for Lullwater at Fort Clarke Traditional Neighborhood Development with amended conditions.

Motion was **seconded** by Lindsey Pavao.

Ivy Bell called for a vote and the committee took the following action: **Approved** the Final Development Plan for Lullwater at Fort Clarke TND with amended conditions with a 3-0 vote.



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4. **Project DR23-000036** Revised Final Development Plan for **North Central Baptist Church Building Addition** to expand the existing church lobby with a 2,500 sq ft building addition on approximately 18.97 acres. Located on Tax Parcel Number 06317-000-000 at 8001 NW 23<sup>rd</sup> Ave with Gmuer Engineering as agents. Low Density (1 to 4 dwelling units per acre) Future Land Use Designation; Residential Single-Family Estate (RE-1) 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 approve the Revised Final Development Plan for North Central Baptist Church Building Addition.

No questions for staff.

Agent/Applicants: Chris Gmuer, agent, was present and available for questions.

No questions for the applicant.

Public Comment:

- 1) Wayne Cheshire, a member of the church, spoke in favor of this application.

Jeffrey Hodges **moved** to approve the Final Development Plan with conditions for North Central Baptist Church Building Addition.

Motion was **seconded** by Lindsey Pavao.

Ivy Bell called for a vote and the committee took the following action: **Approved** the Final Development Plan with conditions for North Central Baptist Church Building Addition with a 3-0 vote.

### **OTHER BUSINESS:**

Draft minutes from the July 6, 2023 and the August 3, 2023 DRC meetings were distributed to the DRC members.

Jeffrey Hodges **moved** to approve minutes from the July 6, 2023, and August 3, 2023 Development Review Committee meetings.

Motion was **seconded** by Lindsey Pavao.

Action: Approval of the Development Review minutes for July 6, 2023 and August 3, 2023.

**Meeting adjourned at 2:17 PM by the Chair**