



## **Minutes of the ALACHUA COUNTY Development Review Committee (DRC) for October 5, 2023**

The Alachua County Development Review Committee (DRC) held a public hearing on October 5, 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:**

Corbin Hanson, Senior Assistant County Attorney, County Attorney's Office  
Patricia McAllister, DRC Clerk, Planning Assistant, Growth Management Department  
Christine Berish, Development Review Manager, Growth Management Department  
Leslie McLendon, Senior Planner, Growth Management Department  
Jacob Stout, Planner, Growth Management Department  
Mike Castine, Senior Planner, Growth Management Department  
Jessica Hong, Forester/Landscaping Inspector, Growth Management Department  
Summer Waters, Environmental Specialist, 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 October 5, 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.



## Minutes of the ALACHUA COUNTY Development Review Committee (DRC) for October 5, 2023

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 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.



## Minutes of the ALACHUA COUNTY Development Review Committee (DRC) for October 5, 2023

1. **Project DR23-000035 - Final Development Plan for Jonesville Self Storage**

to construct a three-story self- storage facility totaling approximately 130,000 sq ft and associated infrastructure on approximately 3.23 acres. Located on the southern portion of Tax Parcel Number 04344-001-000 along the 200 block East of the SW 143rd Street and South of States Road 26/Newberry Road with CHW, Inc. as agents. Commercial Future Land Use Designation; Wholesale and Warehousing (BW) Zoning District.

Staff presentation by Mike Castine. 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 for Jonesville Self Storage with the standard conditions.

No questions for staff.

Agent/Applicant: Walter Owens, CHW, Inc., agent, was present and available for questions. Mr. Owens stated this site, when complete, will have a drive-thru loop for educational tours with visual access to the solar panels.

No questions for the applicant.

Jeffrey Hodges moved to approve the Final Development Plan for Jonesville Self Storage with conditions.

Motion was **seconded** by Lindsey Pavao.

Public Comments:

- 1) Donald Shephard had questions about the number of parking spaces, lighting, signage, and the cost to rent these storage facilities.

Mike Castine stated the parking spaces allotted are for the employees of the storage facility and that regular parking by customers is allowed close to the storage facilities mostly for unloading and loading of items stored at the facility, there was a photometric lighting plan in the application that addresses the lighting standards. Mr. Castine also stated that signage for this facility would need to meet the sign standards and guidelines.

Ivy Bell stated the cost of renting the storage facilities was not addressed as part of this application.

Ivy Bell called for a vote and the committee took the following action: **Approved** the **Final Development Plan for Jonesville Self Storage with conditions** with a 3-0 vote.



## Minutes of the ALACHUA COUNTY Development Review Committee (DRC) for October 5, 2023

2. **Project DR23-000032 - Preliminary and Final Development Plan for Origis Energy Solar Facility** to construct a solar energy facility with a 1,000 sq. ft. non- residential building on approximately 599.00 acres. Located on Tax Parcel Numbers 05291-000-000, 05224-000-000, 05198-000-000, 05197-000-000, and 04741-003-000 on SW County Road 346 with CHW, Inc. as agents. Rural/Agriculture Future Land Use Designation; Agricultural (A) Zoning District

Staff presentation by Leslie McLendon. Ms. McLendon stated that a solar facility is allowed by right and a Special Exception was not needed. 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 and Final Development Plan with amended conditions for Origis Energy Solar Facility.

No questions for staff.

Agent/Applicants: Mitch Mason, CHW, Inc. agent, was present and available for questions.

Lindsay Pavao questioned the radius of the mailout notification for this project.

Mitch Mason stated the radius of the notification for this project is one quarter of a mile for adjacent property owners to the proposed facility and the transmission line connection area. Mr. Mason stated there were 9 attendees of the workshop meeting for this application and he will provide a copy of the transcript of the minutes from the workshop meeting to the clerk.

Public Comments:

- 1) Kali Blount questioned the comments from the citizens in this area and whether the comments are in favor of this project.
- 2) Wes Wheeler is in favor of this solar project.
- 3) Jeffrey Shapiro was in favor of this project.
- 4) Donald Shephard questioned wildlife protection for this property, buffering and the height of the proposed fence for this application.

Ivy Bell stated the one public comment that was submitted before this meeting was in favor of this application for a solar facility.

Summer Waters addressed Donald Shepard's questions regarding wildlife with Gopher Tortoises being the primary wildlife concern for this area and the applicant will work with FWC for permits for Gopher Tortoises on this property and re-location of tortoises, if necessary. Ms. Waters explained there is a perimeter buffer.

Leslie McLendon stated the height requirement for fencing is 6-foot height.



**Minutes of the  
ALACHUA COUNTY  
Development Review Committee (DRC)  
for October 5, 2023**

Jeffrey Hodges **moved** to approve the Revised Final Development Plan with amended conditions for Origis Energy Solar Facility.

Motion was **seconded** by Lindsey Pavao.

Ivy Bell called for a vote and the committee took the following action: **Approved the Preliminary and Final Development Plan for Origis Energy Solar Facility with amended conditions with a 3-0 vote.**

**Meeting adjourned at 2:17 PM.**

DRAFT