



## **Minutes of the ALACHUA COUNTY Development Review Committee (DRC) For November 2, 2023**

The Alachua County Development Review Committee (DRC) held a public hearing on November 2, 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  
Sahmira Curi, DRC Clerk, Planning Assistant, Growth Management Department  
Christine Berish, Development Review Manager, Growth Management Department  
Jacob Stout, Planner, Growth Management Department  
Ken McMurry, Planner, Growth Management Department  
Summer Waters, Senior Planner, Environmental Protection Department  
David Tooke, Senior Engineering Technician, Environmental Protection Department  
Shane Williams, Stormwater Engineer, Environmental Protection 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 November 2nd, 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 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,



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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 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.

Party Request: Denia London and staff are recommending party status to be granted due to proximity of her property to the site.

Jeffrey Hodges moved to **approve** Ms. London's party status.

Motion was **seconded** by Lindsey Pavao.

Ivy Bell called for a vote and the committee took the following action: **Party Status Approved**.

Ivy Bell asked the Clerk to swear in all persons wishing to speak at today's hearing.

### **SWEARING IN**

Patricia McAlister 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 DR23-000034**



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Final Development Plan for Fletcher's Center East – Phase 1 and 2 to construct a mixture of non-residential uses that includes 6,000 sq ft of retail space and a 3,450 sq ft car wash with 400 sq ft storage building with associated parking, stormwater management facilities, and utility infrastructure on approximately 12.51 acres. Located on Tax Parcel Numbers 04344-003-000, 04344-009-000, and 04345-011-000 along the 100 through 300 blocks west of Southwest 138th Terrace and south of State Road 26/Newberry Road with CHW, Inc. as agents. Commercial & Office Future Land Use Designations; Administrative and Professional (AP), Highway Oriented Business (BH) & Business, Retail Sales, and Services (BR) Zoning Districts

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 for Fletcher Center East- Phase 1 & 2 with the following unique conditions along with standard conditions:

- a. Prior to issuance of Construction Permit, pay tree mitigation fee of \$132,600 to Alachua County Parks and Conservation Lands, via the Growth Management Department, or provide revised plan demonstrating compliance with tree mitigation requirements.

There were no questions for staff.

Agent/Applicant, Ryan Thompson with CHW Inc, was present and available for questions.

Lindsey Pavao inquired about whether there is a "re-use component" of water regarding the Car Wash.

Ryan Thompson assured her there is.

There was no one from the public wishing to speak.

Jeffrey Hodges moved to **approve with conditions**.

Motion was **seconded** by Lindsey Pavao.

Ivy Bell called for a vote and the committee took the following action: **Approved, with conditions**, the Final Development Plan for Fletcher Center East- Phase 1 & 2 with a 3-0 vote.

### **OTHER BUSINESS:**

1. Approval requested of the minutes for the September 7, 2023 and October 5, 2023 DRC Hearing.

Jeffrey Hodges moved to **approve**.

Motion was **seconded** by Lindsey Pavao.



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Ivy Bell called for a vote and the committee took the following action: **Approved** the minutes for the September 7, 2023, and October 5, 2023 DRC hearing with a 3-0 vote.

**Meeting adjourned at 1:52 PM by the Chair**

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