



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

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

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  
Leslie McLendon, Senior Planner, Growth Management Department  
Jacob Stout, Planner, Growth Management Department  
Ken McMurry, Planner, Growth Management Department  
Emily Rodriguez, Senior Environmental Specialist, Environmental Protection Department  
Shane Williams, Stormwater Engineer, 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 December 7th, 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



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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 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**

Sahmira Curi 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 DR23-000053**

Final Development Plan and Flood Plain Development Permit for **Roick Boathouse** to construct an approximately 900 SF boathouse on approximately 0.72 acres. Located on Tax Parcel Number 18669-000-000 at 7729 NE 222nd Street with Shore Builders. Inc. 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



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approve the Final Development Plan and Flood plain Development Permit for Roick Dock and Boathouse with the following unique conditions along with standard conditions:

- a. Any required FDEP permit, or letter of consent shall be obtained, and a copy provided to ACEPD prior to commencement of dock construction [§406.05, ULDC; §404.108(b), ULDC].
- b. Aquatic vegetation removal is prohibited without prior authorization by the Alachua County Environmental Protection Department [Article VI, Chapter 406, ULDC].

There were no questions for staff.

Agent/Applicant was not present.

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 and Floodplain Development Permit for Roick Dock and Boathouse with a 3-0 vote.

### 2. **Project DR23-000056**

Preliminary and Final Development Plan for **GRU Southwest Nature Park** to construct testing ponds to obtain groundwater recharge data that will determine the park's final design on approximately 76.14 acres. Located on Tax Parcel Numbers 04433-000-000 and 04433-003-001 at 3488 SW 122nd Street with eda consultants, inc. 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 Preliminary and Final Development Plan for GRU Southwest Nature Park with the following unique conditions along with standard conditions:

- a. "If the Final Development Plan for the fully engineered wetlands park has not been submitted by the end of one year from this approval, then mitigation will be required by a fee in lieu payment or approval of a revised plan demonstrating compliance with tree mitigation requirements."

There were no questions for staff.

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



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Project Manager/ Engineer for GRU Southwest Nature Park, Kristen Sealy, gave a brief presentation on the background, concept, and objective of the project.

Lindsey Pavao asked for details regarding 10-year plan and what would follow.

Kristen Sealy clarified there are plans beyond 10 years, as a projection, but the expansion and longevity will depend on the soil/ geology of the site as time passes.

There were no further 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 Lindsey Pavao.

Ivy Bell called for a vote and the committee took the following action: **Approved, with conditions**, the Preliminary and Final Development Plan for GRU Southwest Nature Park with a 3-0 vote.

### 3. Project DR22-000013

Revised Final Development Plan for **Premier Preschool Addition** a 2-story preschool addition of 7,654 sq. ft. with associated infrastructure on approximately 1 acre. Located on Tax Parcel Number 06656-057-001 at 10 SW 75th Street with eda consultants, inc. as agents. Commercial Future Land Use; Business and Professional (BP) 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 Revised Final Development Plan for Premier Preschool Addition with the following unique conditions along with standard conditions:

- a. No construction permit may be issued until an MMTM Agreement has been approved by the Board of County Commissioners.
- b. Prior to issuance of Construction Permit, pay tree mitigation fee of \$6,630 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, Claudia Vega with eda consultants, inc, was present and available for questions.

There were no questions for the applicant.

There was no one from the public wishing to speak.



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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 Revised Final Development Plan for Premier Preschool Addition with a 3-0 vote.

#### 4. Project DR23-000042

Preliminary and Final Development Plan and Plat for **Sol Acres** a 7-lot rural agricultural subdivision on approximately 39.22 acres. Located on Tax Parcel Number 05832-000-000 at 7711 NW 156th Ave with JBPro, 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 approve the Preliminary and Final Development Plan and recommend approval of the Plat to the Board of County Commissioners for Sol Acres Rural Subdivision with the following unique conditions along with standard conditions:

- a. The initial building permit for lot 3 cannot be issued until a Notice of Regulated Conservation Resources is signed, notarized, and filed with the Alachua County Clerk of Court [Section 406.103(s), ULDC].
- b. The CMA sign shall be installed prior to Certificate of Completion of the Construction Permit. [Chapter 406.103 ULDC].

There were no questions for staff.

Agent/Applicant, Logan Peters with JBPro, inc, 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 Lindsey Pavao.

Ivy Bell called for a vote and the committee took the following action: **Approved, with conditions**, the Preliminary and Final Development Plan and **recommended approval** of the Plat for the Board of County Commissioners for Sol Acres Rural Subdivision with a 3-0 vote.

Ivy Bell stated the Board of County Commissioners will hear the Plat on January 9, 2024, at 11:30 am.



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### 5. Project DR23-000049

Final Development Plan for **Santa Fe Village Transit Oriented Development (TOD) Phase 1 - Florida Recovery Center at UF Health** to construct a residential treatment facility of 21 units with associated infrastructure on approximately 5.5 acres. Located on Tax Parcel Numbers 06041-002-002, 06041-002-004, 06041-002-005 at 4300 NW 89th Blvd with CHW, Inc. as agents. Mixed-Use Future Land Use Designation; Residential Professional (RP) 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 for Santa Fe Village Transit Oriented Development (TOD) Phase 1 - Florida Recovery Center at UF Health with the following unique conditions along with standard conditions:

- a. Prior to issuance of Construction Permit, pay tree mitigation fee of \$62,465.00 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, Randall Olney with CHW, inc, 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 Lindsey Pavao.

Ivy Bell called for a vote and the committee took the following action: **Approved, with conditions**, the Final Development Plan for Santa Fe Village Transit Oriented Development (TOD) Phase 1 - Florida Recovery Center at UF Health with a 3-0 vote.

### OTHER BUSINESS:

1. Approval requested of the minutes for the November 2, 2023, DRC Hearing.

Jeffrey Hodges moved to **approve**.

Motion was **seconded** by Lindsey Pavao.

Ivy Bell called for a vote and the committee took the following action: **Approved** the minutes for the November 2, 2023, DRC hearing with a 3-0 vote.

**Meeting adjourned at 2:18 PM by the Chair**