



Minutes of the ALACHUA COUNTY Development Review Committee (DRC) For January 18, 2024

The Alachua County Development Review Committee (DRC) held a public hearing on January 18th, 2024, 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
Brett Strickland, Environmental Protection 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
Shane Williams, Stormwater Engineer, Environmental Protection Department
Jessica Hong, Forester/ Landscaping Inspector, Growth Management Department
Emily Rodriguez, Senior Planner, Environmental Protection Department
Lalit Lalwani, Civil Engineer III, Public Works
Leslie McLendon, Senior Planner, Growth Management Department
Alison Moss, Sr. Transportation Planner, Growth Management Department
Chris Dawson, Principal Planner, Growth Management 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 January 18, 2024, 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.



Minutes of the ALACHUA COUNTY Development Review Committee (DRC) For January 18, 2024

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 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".

Leslie requested **Gainesville Cottages Traditional Neighborhood Development (TND)** to be moved and placed second on the agenda.

Lindsey Pavao made a motion to amend the agenda.



Minutes of the ALACHUA COUNTY Development Review Committee (DRC) For January 18, 2024

Motion was **seconded** by Brett Strickland.

Ivy Bell asked staff to begin their presentation.

1. **Project DR23-000060**

Final Development Plan and Flood Plain Development Permit for **Corey Dock and Boathouse** to construct an 801 sq ft covered dock and boathouse on approximately 2.33 acres. Located on Bradford County Tax Parcel 05676-0-00200 at 4222 SE County Road 21-B with Worley Construction and Associates, Inc. as agents. Residential Estate Future Land Use Designation; Residential Estate 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 Flood Plain Development Permit for Corey 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.

Lindsey Pavao moved to **approve with conditions**.

Motion was **seconded** by Brett Strickland.

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

2. **Project DR23-000037**

Final Development Plan for **Gainesville Cottages Traditional Neighborhood Development (TND)** to construct 212 residential units and 23,221 sq. ft of non-residential development on approximately 23.49 acres. Located on Tax Parcel Numbers 04306-002-000 and 04306-001-001 at 113 NW 145th Terrace with Kimley-Horn as agents. Commercial & Office Future Land Use Designations; Business, Retail Sales, and Services (BR), Highway Oriented Business (BH) and Administrative and Professional (AP) Zoning Districts.



Minutes of the ALACHUA COUNTY Development Review Committee (DRC) For January 18, 2024

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 Gainesville Cottages Traditional Neighborhood Development (TND) with the following unique conditions along with standard conditions:

- a. Prior to issuance of Construction Permit, pay tree mitigation fee of \$91,260 to Alachua County Parks and Conservation Lands, via the Growth Management Department, or provide revised plan demonstrating compliance with tree mitigation requirements.
- b. The applicant shall either enter into an MMTM agreement with the Board of Alachua County Development Review Committee Staff Report Page 16 of 16 Release Date: Jan. 11, 2024 County Commission prior to issuance of a construction permit or be subject to the Mobility Fee if the MMTM agreement is not approved prior to March 1, 2024.
- c. A small population of Gopher Tortoises has been documented within the project area. Development activities cannot commence until the applicant has satisfied all applicable state regulations regarding gopher tortoises, a threatened species [68A-27.003, F.A.C.; Sec. 125.022(5) F.S.]. Provide EPD with copies of all applicable state permits and relocation reports (Sec. 406.05, ULDC; Sec. 406.28, ULDC).
- d. Prior to demolition of the onsite historic well, applicant must submit documentation of coordination and comments from the Department of State, Division of Historical Resources, regarding the findings of the Cultural Resource Assessment. The construction permit cannot be issued until the well has been plugged and abandoned and ACEPD has received documentation of that action in the form of a completed well registration form or well completion report [Article XI, Chapter 406, ULDC].
- e. The applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable County department.
- f. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.
- g. Prior to the installation of a new permanent irrigation system or addition to an existing system, an irrigation plan must be submitted to and approved by the Alachua County Environmental Protection Department through the Alachua County Citizenserve Portal. The irrigation system shall comply with the Landscape Irrigation Design and Maintenance Standards found in Article VI of Part II, Title 7, Chapter 77 of the Alachua County Code. Temporary systems are exempt from the design standard requirements but must register through the Portal.
- h. Receive Public School Student Generation Calculation Form Certification from Alachua County School Board prior to issuance of building permit.



Minutes of the ALACHUA COUNTY Development Review Committee (DRC) For January 18, 2024

There were no questions for staff.

Agent/Applicant, David Sowell with Kimley-Horn and Associates, Inc, was present and available for questions.

There was no one from the public wishing to speak.

Lindsey Pavao moved to **approve with conditions**.

Motion was **seconded** by Brett Strickland.

Ivy Bell called for a vote and the committee took the following action: **Approved, with conditions**, the Final Development Plan for Gainesville Cottages Traditional Neighborhood with a 3-0 vote.

3. **Project DR23-000048**

Combined Preliminary and Final Development Plan for **Origis Energy Substation** to modify existing substation on approximately 20 acres. Located on Tax Parcel Numbers 04626-001-034 and 04626-003-006 at 12301 and 12345 SW Archer Road with CHW, Inc. as agents. Rural/Agriculture and Institutional Future Land Use Designation; Agricultural (A) 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 Combined Preliminary and Final Development Plan for Origis Energy Substation with the following unique conditions along with standard conditions:

- a. The applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable Page 7 of 7 Released Jan. 11, 2024, Alachua County Development Review Committee Staff Report County department.
- b. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.
- c. Prior to the installation of a new permanent irrigation system or addition to an existing system, an irrigation plan must be submitted to and approved by the Alachua County Environmental Protection Department through the Alachua County Citizenserve Portal. The irrigation system shall comply with the Landscape Irrigation Design and Maintenance Standards found in Article VI of Part II, Title 7, Chapter 77 of the Alachua County Code. Temporary systems are exempt from the design standard requirements but must register through the Portal.

There were no questions for staff.

Agent/Applicant, Mitchell Mason with CHW, Inc, was present and available for questions.



Minutes of the ALACHUA COUNTY Development Review Committee (DRC) For January 18, 2024

There were no questions for the applicant.

There was no one from the public wishing to speak.

Lindsey Pavao moved to **approve with conditions**.

Motion was **seconded** by Brett Strickland.

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

4. **Project DR23-000040**

Final Development Plan and Plat for **Tara Esmeralda- Phase 2** to construct a 16-lot single family residential subdivision on approximately 2.62 acres. Located on Tax Parcel Number 04289-000-000 at 14114 NW 13th Ave with eda consultants, inc. as agents. Low Density Residential (1 to 4 dwelling units per acre) Future Land Use Designation; Single Family Residential (R-1A) 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 Plat for Tara Esmeralda- Phase 2 with the following unique conditions along with standard conditions:

- a. No building permits will be accepted for Phase 2 until the Certificate of Completion for the second access through Tara Verde has been issued by the Alachua County Public Works Department.
- b. Prior to issuance of Construction Permit, pay tree mitigation fee of \$61,360 to Alachua County Parks and Conservation Lands, via the Growth Management Department, or provide revised plan demonstrating compliance with tree mitigation requirements.
- c. Construction or demolition activities shall not begin until the applicant demonstrates that the two onsite wells have been property plugged and abandoned. Submittal of a well completion report to the Alachua County Environmental Protection Department may satisfy this requirement. 4. A demolition permit for the historic structure cannot be issued until the provisions of Article XIII – Historic Structures and Sites, Chapter 406, ULDC, have been satisfied.
- d. The applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable County department.
- e. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.
- f. Prior to the installation of a new permanent irrigation system or substantial modification to an existing system, an irrigation plan must be submitted to and approved by the Alachua County Environmental Protection Department through the online Alachua County Irrigation Professional



Minutes of the ALACHUA COUNTY Development Review Committee (DRC) For January 18, 2024

Portal. The irrigation system shall comply with Article II of Part II, Title 7, Chapter 79 of the Alachua County Code.

Ivy Bell inquired if Phase could proceed regardless of Phase II.

Leslie McLendon assured her it can.

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.

Lindsey Pavao moved to **approve with conditions**.

Motion was **seconded** by Brett Strickland.

Ivy Bell called for a vote and the committee took the following action: **Approved, with conditions**, the Final Development Plan and Plat for Tara Esmeralda - Phase 2 with a 3-0 vote.

Ivy Bell stated the Board of County Commissioners will hear the Plat on February 13, 2024, at 11:30 am.

5. **Project DR23-000043**

Final Development Plan for **Springhills Southeast Quadrant Traditional Neighborhood Development (TND)- Phase 1 & 2A** to construct a multi-phase development consisting of approximately 352 residential units and 61,496 sf non-residential uses on approximately 24.6 acres. Located on Tax Parcel Number 06233-001-001, 06233-001-000, 06233-010-011, 06233-010-010 located along the 3600 through 3800 blocks of NW 92nd Court and the 9100 through 9200 blocks of NW 36th Place, all being south of NW 39th Avenue and west of NW 91st Street with eda, Inc. as agents. Oaks Mall Activity Center; Mixed Use Future Land Use Designation; Residential Multi-Family (R-2), Residential Multi-Family (R-2A), Residential Multi-Family (R-3), and Wholesale and Warehousing (BW) 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 Springhills Southeast Quadrant Traditional Neighborhood Development (TND)- Phase 1 & 2A with the following unique conditions along with standard conditions:

- a) Prior to issuance of Construction Permit, pay tree mitigation fee of \$27,690 to Page 12 of 12 Released Jan. 11, 2024, Alachua County Development Review Committee Staff Report Alachua County Parks, and Conservation Lands, via the Growth Management Department, or provide revised plan demonstrating compliance with tree mitigation requirements.



Minutes of the ALACHUA COUNTY Development Review Committee (DRC) For January 18, 2024

- b) Prior to issuance of Construction Permit, provide Public Access Easements for internal roads.
- c) The applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable County department.
- d) Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.
- e) Prior to the installation of a new permanent irrigation system or addition to an existing system, an irrigation plan must be submitted to and approved by the Alachua County Environmental Protection Department through the Alachua County Citizenserve Portal. The irrigation system shall comply with the Landscape Irrigation Design and Maintenance Standards found in Article VI of Part II, Title 7, Chapter 77 of the Alachua County Code. Temporary systems are exempt from the design standard requirements but must register through the Portal.

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.

Lindsey Pavao moved to **approve with conditions**.

Motion was **seconded** by Brett Strickland.

Ivy Bell called for a vote and the committee took the following action: **Approved, with conditions**, the Final Development Plan for Springhills Southeast Quadrant Traditional Neighborhood Development (TND)- Phase 1 & 2A with a 3-0 vote.

OTHER BUSINESS:

1. Approval requested of the minutes for the December 7, 2023, DRC Hearing.

Lindsey Pavao moved to **approve**.

Motion was **seconded** by Brett Strickland.

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

Meeting adjourned at 2:16 PM by the Chair