



## **Minutes of the ALACHUA COUNTY Development Review Committee (DRC) for February 15, 2024**

The Alachua County Development Review Committee (DRC) held a public hearing on February 15, 2024, at 1:30 pm. The meeting was held in the Grace Knight Meeting Room, 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  
Summer Waters, Senior Planner, Environmental Protection Department  
Emily Rodriguez, Senior Environmental Specialist, Environmental Protection Department  
Shane Williams, Stormwater Engineer, Environmental Protection Department  
Lalit Lalwani, Civil Engineer III, Public Works Department  
Jessica Hong, Forester/ Landscaping Inspector Growth Management Department  
Chris Gilbert, Hazardous Materials Program Manager, Environmental Protection Department  
Steve Hofstetter, Director, 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 February 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.

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.



## Minutes of the ALACHUA COUNTY Development Review Committee (DRC) for February 15, 2024

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 Curj 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 DR24-000005**

Revised Final Development Plan for **Gainesville Health & Fitness Center** to construct a covered pavilion for an outdoor recreation area on less than one acre. Located on Tax Parcel Number 04333-008-000 at 12830 SW 1st LN with JBPro as agents. Low Density (1-4 dwelling units per acre) Future Land Use Designation; Planned Development (PD) Zoning District.



## Minutes of the ALACHUA COUNTY Development Review Committee (DRC) for February 15, 2024

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 Gainesville Health & Fitness Center at Town of Tioga with the following unique condition along with standard conditions.

- a. There is a large Date Palm immediately adjacent to the west side of the proposed pavilion. Prior to commencement of construction, provide photo documentation of an installed tree barricade for this Palm to the Alachua County Forester/Landscaping Inspector at [jhong@alachuacounty.us](mailto:jhong@alachuacounty.us) with copy to [developmentreview@alachuacounty.us](mailto:developmentreview@alachuacounty.us).
- b. 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.
- c. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.

There were no questions for staff.

Agent/Applicant, Logan Peters with JBPro, 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 Revised Final Development Plan for Gainesville Health & Fitness Center a Town of Tioga with a 3-0 vote.

### 2. **Project DR23-000064**

Combined Preliminary and Final Development Plan for **Paynes Prairie AmeriCorps Offices** to develop a pre-engineered modular office building and a pre-engineered pole barn on approximately 0.9 acres. Located on Tax Parcel Number 16219-000-000 and 16219-002-000 at 3623 SE 35<sup>th</sup> Street with GPI, inc. as agents. Estate (0.5 du/acre) 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 with conditions the Combined Preliminary and Final Development Plan for Paynes Prairie AmeriCorps Offices with the following 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 County department.



## Minutes of the ALACHUA COUNTY Development Review Committee (DRC) for February 15, 2024

- 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, Ulyes Keen with Florida's Department of Environmental Protection, 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 Combined Preliminary and Final Development Plan for Paynes Prairie AmeriCorps Offices with a 3-0 vote.

### 3. **Project DR23-000020**

- 1. Revised Final Development Plan for **Watson C & D Debris Disposal Facility** to renew a construction and demolition debris fill operation on approximately 44.5 acres. Located on Tax Parcel Number 05104-002-002 at 20103 SW Archer Road with eda consultants, inc. as agents. Rural/Agriculture Future Land Use Designation; Agricultural (A) Zoning District; Z22-000007.

Staff presentation by Leslie McLendon. It was stated that staff finds the proposal consistent with the Comprehensive Plan, Unified Land Development Code, and approved Special Use Permit Resolution Z-22-12 and staff recommends that the DRC approve the Revised Final Development Plan for Watson C & D Debris Disposal Facility with the following unique conditions along with standard conditions:

- a. The diesel storage tank will either have to be fully mobile (mounted on a trailer) and comply with the required regulations or install a concrete pad or impervious surface for the fueling area, per Chapter 353 Hazardous Materials Management Code (HMMC). This needs to be addressed with the submittal of the next quarterly monitoring report.
- b. An updated operations plan will be provided by EDA with necessary updates for Alachua County – including Section 1 - Hazwaste notification and clean up procedures and Section 4 - Emergency notification to ACEPD. This information shall be submitted with the next quarterly monitoring report.



## Minutes of the ALACHUA COUNTY Development Review Committee (DRC) for February 15, 2024

Agent/Applicant, Clay Sweger with eda Inc., was present and available for questions. Clay Sweger gave a brief overview of the project.

Lindsey Pavao asked questions regarding when the construction would commence considering certain aspects were still in the process of being considered passable.

Clay Sweger and Leslie McLendon provided details.

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 Revised Final Development Plan for Watson C & D Debris Disposal Facility with a 3-0 vote.

### **OTHER BUSINESS:**

1. Approval requested of the minutes for the January 18, 2024 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 January 18, 2024 DRC hearing with a 3-0 vote.

**Meeting adjourned at 1:56 PM by the Chair**