



Minutes of the ALACHUA COUNTY Development Review Committee (DRC) for July 18, 2024

The Alachua County Development Review Committee (DRC) held a public hearing on July 18, 2024, at 1:30 pm. The meeting was held in the Jack Durrance Auditorium, Second Floor, Alachua County Administration Building, 12 SE 1st Street, Gainesville, Florida.

BOARD MEMBERS PRESENT:

Ivy Bell, Chair, Growth Management Department
Brett Strickland, Environmental Protection Department
Jeffrey Hodges, Public Works Department

STAFF PRESENT:

Corbin Hanson, Senior Assistant County Attorney, County Attorney's Office
Patricia McAllister, DRC Clerk, Staff Assistant, Growth Management Department
Kendra Gernaey, 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
Chris Boever, Senior Environmental Specialist, Environmental Protection Department
David Tooke, Senior Engineering Technician, Environmental Protection Department
Mary Szoka, 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 July 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.

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.



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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

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.

1. **Project DR24-000026**

Final Development Plan and Flood Plain Development Permit for **David Salter Boat House** to construct an 844 square foot dock and boathouse on less than 1 acre. Located on Bradford County Tax Parcel 06060-B-00100 at 2300 SE 30th St. with M & R Construction of North Florida, Inc. as agents. Residential Estate (< 1 du/acre) Bradford County Future Land Use; Residential Estate Bradford County Zoning



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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 David Salter Boat House 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, M & R Construction of North Florida, Inc. was not 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 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 David Salter Boat House with a 3-0 vote.

2. **Project DR24-000028**

Replat for **The Reserve at Millhopper (FKA Provence Subdivision), Lots 1, 2, and 3**, to reconfigure lot sizes. Located on Tax Parcels 06035-020-001, 06035-020-002, 06035-020-003 at 6038 NW 90th Street, 5952 NW 90th Street, and 5864 NW 90th St. with CHW, Inc. as agents. Estate (0.5 du/acre) Future Land Use; Residential Single Family Estate (RE) Zoning

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 recommend approval of the replat to the BoCC for The Reserve at Millhopper (FKA Provence Subdivision), Lots 1, 2, and 3.

There were no questions for staff.

Agent/Applicant, CHW, Inc., was not 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.

Motion was **seconded** by Brett Strickland.

Ivy Bell called for a vote and the committee took the following action: **Recommended approval** of the replat to the Board of County Commissioners for The Reserve at Millhopper (FKA Provence Subdivision), Lots 1, 2, and 3, with a 3-0 vote.

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

3. **Project DR24-000058**

Revised Final Development Plan for **Abiding Savior Lutheran Church** to pave driveway and add parking on approximately 0.74 acres. Located on Tax Parcel Number 06305-002-000 at 9700 West Newberry Road with WSP Environment & Infrastructure Inc., as agents. Institutional Future Land Use; Residential Single-Family Estate (RE-1) 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 Revised Final Development Plan for **Abiding Savior Lutheran Church** with the following unique conditions along with standard conditions:

- a. A construction permit cannot be issued until the applicant has recorded in the public records of Alachua County the required permanent protection document regarding on-site conservation management areas and provided such proof or recording with the construction permit application per Sec. 406.103 of the ULDC.
- b. The CMA boundaries will include associated signage and permanent markers as coordinated with ACEPD staff, and potentially fencing if determined as part of the final design. The markers, signs, and if applicable, fencing shall be installed prior to issuance of the construction permit. (Sec. 406.103, ULDC)
- 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.



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There were no questions for staff.

Agent/Applicant, WSP USA Environment and Infrastructure, Inc., Paul Moore 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 Brett Strickland.

Ivy Bell called for a vote and the committee took the following action: **Approved, with conditions**, the Revised Final Development Plan for Abiding Savior Lutheran Church with a 3-0 vote.

4. **Project DR24-000022**

Revised Final Development Plan and Plat for **Hammock's Reserve Subdivision - Phase 1 of Springhills SW Quad** to modify drainage and grading of an approved subdivision consisting of 140 single family attached units on approximately 24.48 acres. Located on a portion of Tax Parcel Number 06233-014-005 in the 3000 block of NW 98th Street with eda consultants, inc. as agents. Medium Density (>4-8 dwelling units per acre) and Conservation Future Land Use Designation; Springhills Activity Center Residential Multi-Family (R-2) and Conservation (C-1) 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 approval with conditions of the Revised Final Development Plan and that the DRC recommend approval of the Plat to the BoCC for Hammock's Reserve with the following unique conditions along with standard conditions:

- a. With the revised Construction Permit, provide a sketch and legal for a Public Access Easement for the MUP running south of Basin 5 and the portion of NW 97th Blvd that is not part of the plat.
- 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.
- d. 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 Portal. The irrigation system shall comply with Article II of Part II, Title 7, Chapter 79 of the Alachua County Code.



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There were no questions for staff.

Agent/Applicant, eda consultants, inc., Sergio Reyes 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 Brett Stickland.

Ivy Bell called for a vote and the committee took the following action: **Approved, with conditions**, the Revised Final Development Plan and recommend approval of the Plat to the BoCC for Hammock's Reserve Subdivision - Phase 1 of Springhills SW Quad with a 3-0 vote.

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

OTHER BUSINESS:

1. Approval requested of the minutes for the June 20, 2024 DRC Hearing.

Jeffrey Hodges 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 June 20, 2024 DRC hearing with a 3-0 vote.

Meeting adjourned at 1:56 PM by the Chair