



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

The Alachua County Development Review Committee (DRC) held a public hearing on August 15, 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
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
Jessica Hong, Senior Forester Growth Management
Alison Moss, Transportation Planning Manager
Emily Rodriguez, Senior Planner, Environmental Protection 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 August 15, 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 2022-20. 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.



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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

Kendra Gernaey 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, "Please be seated".

Ivy Bell asked staff to begin their presentation.



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1. **Project DR24-000034**

Revised Final Development Plan and Floodplain Development Permit for **Heagy-Burry Boat Ramp and Dock** to construct a 1,525 SF dock on approximately 4.53 acres. Located on Marion County Tax Parcel 02786-005-00 at 5040 NW 191st Place with Kimley-Horn as agents. Public Marion County Future Land Use Designation; Government Use (G-U) 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 and Floodplain Development Permit for **Heagy-Burry Boat Ramp and Dock** with the following 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 Jose Lopez with Kimley-Horn 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 and Floodplain Development Permit for Heagy-Burry Boat Ramp and Dock with a 3-0 vote.

2. **Project DR24-000008**

Final Development Plan and Floodplain Permit for **Kate Barnes Boat Ramp Improvements** to replace an existing boarding dock at the boat ramp and add accessible parking, route to park amenities, courtesy dock, and stormwater treatment on approximately 0.25 acres. Located on Tax Parcel Number 18354-059-031 at 18700 S CR 325 (Cross Creek) with JBPro, Inc. as agents. Rural Cluster and Rural/Agriculture Future Land Use Designation, with Cross Creek Special Area Study Active Use Zone and Hammock overlays; (A) Agriculture 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 Floodplain Development Permit for **Kate Barnes Boat Ramp Improvements** with the following conditions:



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- 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, Tim Boehlein 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 Brett Strickland.

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 Kate Barnes Boat Ramp Improvements with a 3-0 vote.

3. **Project DR23-000062**

Final Development Plan and Flood Plain Development Permit for Poe Springs Boat Launch to replace the existing dock and kayak launch with a new dock/launch totaling 1,600 SF on approximately 101.1 acres. Located on Tax Parcel 01457-000-000 at 28800 NW 182nd Ave with JBPro, Inc. as agents. Preservation Future Land Use Designation; Conservation (C-1) 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 Floodplain Development Permit for **Poe Springs Boat Launch** with the following 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 questions for the Parks Department, but not for staff.

Brett Strickland asked the Parks Department to respond to questions and feedback about the worn boat ramp on the west side of the existing boat dock, and why it did not fall in the scope of the project being discussed.

Ed Williams from the Parks Department responded to his queries and feedback.



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Agent/Applicant, Tim Boehlein and Logan Peters from JBPro, Inc. were 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 Floodplain Development Permit for Poe Springs Boat Launch with a 3-0 vote.

4. **Project DR24-000031**

Final Development Plan and Floodplain Development Permit for **Islam Dock** to construct an 853 SF dock. Located on Bradford County Tax Parcel 06190-0-00000 at 1972 SE State Road 21 with Worley & Associates, Inc. as agents. Residential Estate (< 1 du/acre) Bradford County Future Land Use Designation; Residential, Estate (RE) Bradford County 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 Floodplain Development Permit for **Islam Dock** with the following 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, Worley & Associates, 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 Floodplain Development Permit for Islam Dock with a 3-0 vote.



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5. **Project DR23-000062**

Final Development Plan and Plat for **108 Acres Rural Cluster Subdivision** to construct a 24-lot rural cluster subdivision with associated infrastructure on approximately 97 acres. Located on Tax Parcel Numbers 05726-001-000, 05727-003-002, 0527-003-003, 0527-003-000 at 9746 W. State Road 235 with eda, Inc. as agents. Rural/Agricultural Future Land Use Designation; Agriculture 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 approval with conditions of the Final Development Plan and that the DRC recommend approval of the Plat to the BoCC for 108 Acres Rural Cluster Subdivision with the following unique conditions along with standard conditions:

- a. Prior to issuance of Construction Permit, pay tree mitigation fee of \$9,620 to Alachua County Parks and Conservation Lands, via the Growth Management Department, or provide a revised plan demonstrating compliance with tree mitigation requirements.
- b. Development plan approved tree canopy preservation areas on Lots 1, 9, 10, and 11, and approved Conservation Management Areas adjacent to Lots 20 and 21, require the following note to be included in building permits for those lots: Prior to issuance of building permit, tree barricades consistent with the approved development plan must be installed and approved for this lot. Please contact the County Forester at 352-338-7394 or jhong@alachuacounty.us for an inspection when the tree barricades have been installed.
- c. The conservation easement document shall be recorded in the public records of Alachua County prior to issuance of the construction permit.
- d. Prior to issuance of construction permit, 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.
- e. The CMA markers and signs shall be installed prior the Certificate of Completion for the Construction Permit (Chapter 406.103 ULDC).

Agent/Applicant, Claudia Vega with eda, Inc. was present and available for questions. There were questions for staff, Emily Rodriguez from EPD, and Claudia Vega.

Brett Strickland inquired to staff and Emily Rodriguez about a potentially historic tobacco farm on-site. They responded.

Brett Strickland then asked questions Claudia Vega about the man-made pond onsite. Claudia Vega answered these questions.

There was no one from the public wishing to speak.

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

Motion was **seconded** by Brett Strickland.



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Ivy Bell called for a vote and the committee took the following action: **Approved, with conditions**, the Final Development Plan and recommend approval of the Plat to the BoCC for 108 Acres Rural Cluster Subdivision with a 3-0 vote.

6. **Project DR23-000001**

Preliminary and Final Development Plan and Plat for **Potano Woods Rural Subdivision** to construct a 3-lot rural agricultural subdivision on approximately 16.06 acres. Located on Tax Parcel Number 04514-000-000 at 7011 SW 170th St with JBPro, Inc. as agents. Rural/Agriculture Future Land Use Designation; (A) Agriculture 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 Preliminary and Final Development Plan and that the DRC recommend approval of the Plat to the BoCC for Potano Woods Rural Subdivision with the following unique conditions along with standard conditions:

- a. Pre-application Screening (PAS) will be required for each lot in order to enforce the following requirements:
 - i. Any tree within the Tree Canopy Retention Easements shall not be removed unless diseased or dead, or authorized by the County for removal per Article 2 of Chapter 406 Trees and Native Vegetation. Removal of any tree of regulated size will require a permit from Alachua County.
 - ii. All building permits including primary structures, accessory structures, outdoor kitchens, pools, or enclosures will be required to go through pre-application screening prior to any type of permit application, and it will be determined at that time if a survey of the easement and tree barricades will be required. If a survey of the easement and tree barricades are required, then they shall be installed and inspected prior to commencement of construction. Trees within the Tree Canopy Retention Easements shall be protected to the drip line.
 - iii. No structures shall be permitted within the Tree Canopy Retention Easements.

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 Brett Strickland.

Ivy Bell called for a vote and the committee took the following action: **Approved, with conditions**, the Preliminary and Final Development Plan and recommend approval of the Plat to the BoCC for Potano Woods Rural Subdivision with a 3-0 vote.



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OTHER BUSINESS:

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

Meeting adjourned at 2:18 PM by the Chair

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