



Minutes of the ALACHUA COUNTY Development Review Committee (DRC) for November 21, 2024

The Alachua County Development Review Committee (DRC) held a public hearing on November 21, 2024, at 1:31 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
Luke Sekula, 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
Jacob Stout, Planner, Growth Management Department
Leslie McLendon, Senior Planner, Growth Management Department
Jessica Kluttz, Senior Transportation Planner, Transportation Planning
Jessica Hong, Senior Forester Growth Management
Summer Waters, Senior Planner, Environmental Protection Department
David Tooke, Senior Engineering Technician, Environmental Protection Department

Meeting called to order at 1:31 pm by the Chair

STATEMENT READ BY THE CHAIR:

The following statement was read into the record by Ivy Bell, "Welcome to the November 21, 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 February 8, 2022 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.

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,



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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.

1. Project DR24-000036

Final Development Plan for **Gainesville Climate Controlled 75th Street Storage Facility** to construct an approximately 109,377 SF self-storage facility with associated infrastructure improvements on approximately 2.02 acres. Located on Tax Parcel Numbers 06656-002-013 and 06653-002-012 at 606 NW 75th Street with Nimble Consulting, LLC. as agents. Commercial Future Land Use; Highway Oriented Business (BH) 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



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approve the Final Development Plan for **Gainesville Climate Controlled 75th Street Storage Facility** with the following condition:

- a. Prior to issuance of Construction Permit, pay tree mitigation fee of \$18,850 to Alachua County Parks and Conservation Lands, via the Growth Management Department, or provide a revised plan demonstrating compliance with tree mitigation requirements.

There were no questions for staff.

Agent/Applicant, Michelle Bach, Jessi Ray, and Alejandro Santizo with 1784 Holdings, LLC. was present and available for questions. There were no questions for the applicant, but they showed a presentation they had prepared.

There was no one from the public wishing to speak.

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

Motion was **seconded** by Luke Sekula.

Ivy Bell called for a vote and the committee took the following action: **Approved, with condition**, the Final Development Plan for Gainesville Climate Controlled 75th Street Storage Facility with a 3-0 vote.

2. **Project DR24-000049**

Replat for **Woodlands - Lot 11** to amend setbacks to current zoning district standards on approximately 0.24 acres. Located on Tax Parcel Number 06668-400-011 at 7813 SW 9th Place with CHW as agents. Low Density Residential (1-4du/ acre) Future Land Use Designation; Residential Single Family (R-1A) 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 Replat for **Woodlands - Lot 11**.

There were no questions for staff.

Agent/Applicant, Chad Colson 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**.

Motion was **seconded** by Luke Sekula.



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Ivy Bell called for a vote and the committee took the following action: **Approved** the Replat for Woodlands - Lot 11 with a 3-0 vote.

3. **Project DR24-000043**

Preliminary and Final Development Plan for **Elwood Family Homestead Subdivision** for a 4-lot family homestead subdivision on approximately 35.6 acres. Located on Tax Parcel Number 07745-004-000 at 2275 NW 156th Ave with 3002 Surveying, Inc. as agents. Rural/Agriculture Future Land Use; Agriculture (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 Preliminary and Final Development Plan for **Elwood Family Homestead Subdivision** with the following conditions:

- a. The family homestead survey will be recorded within one year of approval.
- b. The family homestead affidavit and family homestead exception certificates will be recorded prior to building permit.
- c. No Construction Permit is required due to the existing driveway access to serve all lots. A driveway permit for this existing access is required, and this permit will include a condition to close the eastern unpermitted driveway as part of the new driveway permit.

There were no questions for staff.

Agent/Applicant, Brian Murphy with 3002 Surveying 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**.

Motion was **seconded** by Luke Sekula.

Ivy Bell called for a vote and the committee took the following action: **Approved, with conditions**, the Preliminary and Final Development Plan for Elwood Family Homestead Subdivision with a 3-0 vote.

OTHER BUSINESS:

1. Approval requested of the minutes for the October 17th, 2024 DRC Hearing.

Jeffrey Hodges moved to **approve**.



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Motion was **seconded** by Luke Sekula.

Ivy Bell called for a vote and the committee took the following action: **Approved** the minutes for the October 17th, 2024 DRC hearing with a 3-0 vote.

Meeting adjourned at 2:00 PM by the Chair

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