

Alachua County Local Planning Agency/ Planning Commission Meeting Minutes:  
December 18, 2024

The Alachua County Planning Commission held a public meeting on December 18, 2024, at 6:00 p.m. The meeting was held **in person**.

COMMISSIONERS PRESENT:

Raymond Walsh, Chair  
Kristen Young, Vice-Chair  
Jancie Vinson  
Barry Rutenberg

*Samuel Mutch absent*  
*Melissa Norman absent*  
*Gailine McCaslin absent*  
*Kay Abbitt absent*

STAFF PRESENT:

Jeff Hays, Director, Growth Management  
Jerry Brewington, Senior Planner, Development Services, Growth Management  
Lalit Lalwani, Civil Engineer III, Public Works  
Courtney Wilson, Senior Assistant County Attorney, County Attorney Office  
Patricia McAllister, Clerk, Development Services, Growth Management

**Meeting Called to Order:**

**Meeting called to order by Chair Walsh at 6:00 p.m.**

1. APPROVAL OF AGENDA:  
**Motion** was made by *Commissioner Young* to **approve** the agenda.  
Motion was **seconded** by *Commissioner Vinson*.  
**Action:** The **agenda** was **approved** with a vote of **4-0**.
  
2. APPROVAL OF MINUTES: November 20, 2024  
**Motion** was made by *Commissioner Rutenberg* to approve the minutes from the November 20, 2024 meeting.  
Motion was **seconded** by *Commissioner Vinson*.  
**Action:** The **minutes** for the November 20, 2024 Local Planning Agency and Planning Commission meeting were **approved** with a vote of **4-0**.
  
3. **EXPARTE COMMUNICATION/PARTY STATEMENT/SWEARING IN**
  - *Courtney Wilson* asked if there were any Ex Parte communications for this meeting.  
No ExParte communications were disclosed.
  - *Courtney Wilson* read the party statement into the record and stated there were no party requests for this meeting
  - *Patricia McAllister* swore in staff, the applicant and members of the public for this meeting.

4. **QUASI-JUDICIAL ITEM: Z24-000009 (Special Use Permit for Private School)**

A request by Clay Sweger of eda, inc. agent, for Iglesia Casa Del Alfarero Asambleas of Dios Alachua FL Inc., owners, for a special use permit to allow a private educational facility. The site has a future land use designation of Low Density Residential (1 to 4 dwelling units/acre) and non-residential Planned Development (PD) zoning. The site is approximately 8.6 acres, has a tax parcel number of 04201-000-000 and is at 12100 NW 39th Ave.

Staff Presentation:

*Jerry Brewington* presented this application. *Mr. Brewington* stated this private school would be for grades Kindergarten through 12<sup>th</sup> grade and would not exceed 300 students. Staff recommends approval of this application with the bases and conditions as noted in the staff report.

Commissioner Questions for staff:

Commissioner Rutenberg questioned whether this school would be a one story or a two-story building.

Commissioner Young questioned if the school hours are standard from 7 am to 6 pm, if there is flooding on this property, if there is adequate stacking to alleviate traffic on 39<sup>th</sup> avenue and if the secondary access is just for emergency vehicles.

Commissioner Walsh asked if there were plans to widen 39<sup>th</sup> Avenue in this area.

Applicant: *Clay Sweger* made a brief presentation and was available to answer questions. Mr. Sweger stated there is not a flooding issue on this property as there are adequate stormwater facilities and this private school will connect to central sewer and there are existing buffers.

Staff Response:

*Jerry Brewington* stated we do not have a building plan for this school yet so we do not know if it is proposed to be one story or two at this time. *Mr. Brewington* stated the hours are standard and they are the recommended hours for this private school. *Mr. Brewington* also stated there is adequate vehicle stacking for this property and the secondary access for this property is only for emergency vehicles.

*Jeff Hays* stated there are no current plans for widening of 39<sup>th</sup> Avenue in this section.

**Motion** was made by *Commissioner Vinson* to **approval** Z24-000009 with the bases and conditions as noted in the staff report

Motion was **seconded** by *Commissioner Young*

Public Comments: None

**Action: Z24-000009 was approval with a unanimous vote of 4-0.**

5. **ATTENDANCE REPORT:** Distributed in packets. No attendance issues.

6. **PLANNING COMMISSIONERS' COMMENTS:**  
*Commissioner Walsh wished everyone "Happy Holidays".*

**Meeting adjourned at 6:22 p.m.**