



Alachua County *Department of Growth Management*

Communications

Jeff Hays, AICP, Director

The Alachua County Development Review Committee (DRC) held a public hearing on May 15, 2025, 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:

Ben Chumley, 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 (joined virtually)
Christine Berish, Development Review Manager, Growth Management Department
Leslie McLendon, Senior Planner, Growth Management Department
Jacob Stout, Planner, Growth Management Department
Kendra Gernaey, Planning Assistant, Growth Management Department
Jessica Hong, Senior Planner, Environmental Protection Department
Summer Waters, Senior Planner, Environmental Protection Department
Andrew Coniglio, Senior Forester, Growth Management
Lalit Lalwani, Civil Engineer III, Public Works 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 Ben Chumley, "Welcome to the May 15, 2025, 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, 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.

Ben Chumley 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".

Ben Chumley asked staff to begin their presentation.

Before the presentations began, Christine Berish requested deferment of the **South Pointe – Ph II Unit IIB Lot 30** Replat to the June 10th hearing.

Ben Chumley called for a vote and the committee took the following action: **Deferred** the Replat for South Pointe – Ph II Unit IIB Lot 30 with a 3-0 vote.

1. Project DR25-000011

Plat for **Flint Rock Agrihood Phase 2B** to revise the plat for 17 lots on approximately 23.54 acres. Located on Tax Parcel Number 04490-000-000 in the 5000 block of SW 122nd Street with NV5 CHW, inc. as agents. Rural/Agriculture Future Land Use Designation; Agricultural (A) Zoning Districts.

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 Plat for **Flint Rock Agrihood Phase 2B**.

There were no questions for staff.

Agent/Applicant, Austin Blazs with NV5, 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 Brett Strickland.

Ben Chumley called for a vote and the committee took the following action: **Approved** the Plat for Flint Rock Agrihood Phase 2B with a 3-0 vote.

2. **Project DR24-000056**

Preliminary and Final Development Plan for **Holmes' Family Homestead Subdivision** to construct a 6-lot family homestead subdivision on approximately 61.60 acres. Located on all of Tax Parcel Number 02937-000-000 and a portion of 00071-000-000 at 20315 NW 218th Ave and 20404 NW 210th Ave with CHW as agents. Rural/Agriculture Future Land Use; 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 the Preliminary and Final Development Plan for **Holmes' Family Homestead Subdivision** and with the following conditions.

1. An all-weather driving surface that can support 80,000 lbs. of live load fire/rescue apparatus must be provided on the 30-foot ingress/egress easement before issuance of a building permit on Family Homestead lots 1 - 6.
2. The applicant must provide the Public Works Department proof of recording the dedication of R/W to the County within 7 days of DRC approval.
3. The applicant must provide the Public Works Department proof of recording the ingress/egress easement for parcel 00071-003-000 within 7 days of DRC approval.
4. Lots 3 and 4 will be required to file a Notice of Regulated Conservation Resources in the public record prior to issuance of the first building permit for each lot [Section 406.103(a)(3)].
5. Prior to issuance of the certificate of occupancy or final inspection for the home on lot 4, debris, litter, and hazardous materials shall be removed from the property and properly disposed of. The contractor shall provide documentation indicating the proper management of any hazardous materials removed from the site. Typical hazardous materials waste streams include: lead paint, lamp ballasts, fluorescent and high-intensity bulbs, mercury switches, batteries, chemicals and electronic waste. Asbestos-containing materials shall be identified and managed in accordance with the applicable State and Federal regulations.

There were no questions for staff.

Agent/Applicant, Austin Blazs with NV5, 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.

Ben Chumley called for a vote and the committee took the following action: **Approved, with conditions**, the Preliminary and Final Development Plan for Holmes' Family Homestead Subdivision with a 3-0 vote.

OTHER BUSINESS:

1. Approval requested of the minutes for the March 20th, 2025 DRC Hearing.

Jeffrey Hodges moved to **approve**.

Motion was **seconded** by Brett Strickland.

Ben Chumley called for a vote and the committee took the following action: **Approved** the minutes for the March 20th, 2025 DRC hearing with a 3-0 vote.

Meeting adjourned at 1:49 PM by the Chair

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