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**ALACHUA  
COUNTY**  
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## *Alachua County Department of Growth Management*

Jeff Hays, AICP, Director

The Alachua County Development Review Committee (DRC) held a public hearing on September 18, 2025, 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  
Luke Sekula, Environmental Protection Department  
Jeffrey Hodges, Public Works Department

### **STAFF PRESENT:**

Dave Forziano, Senior Assistant County Attorney, County Attorney's Office  
Leslie McLendon, Senior Planner, Growth Management Department  
Christine Berish, Development Review Manager, Growth Management Department  
Kendra Gernaey, Planning Assistant, Growth Management Department  
Jessica Hong, Senior Planner, Environmental Protection Department  
Andrew Coniglio, Senior Forester, Growth Management  
Lalit Lalwani, Civil Engineer III, Public Works Department  
Jessica Klutz, Senior Transportation Planner, Transportation Planning  
Summer Waters, Senior Planner, Environmental Protection 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 September 18, 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 July 9th, 2024, by Resolution 2024-53. 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.

Ivy Bell: At this time the County Attorney would poll the Committee to declare any ex-parte communications. Is the County Attorney present today?

Christine Berish: We haven't heard from him and he's not in the open Zoom.

Ivy Bell then announced a ten-minute recess at about 1:33 pm to attempt to reach the County Attorney.

The recess was called to an end at about 1:40 pm because Dave Forziano arrived to take Corbin Hanson's place.

### **EX PARTE DISCLOSURE**

The following question was read into the record by Dave Forziano: "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**

Dave Forziano 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 DR25-000033**

Revised Final Development Plan for **Oakmont Amenity Center - Pickleball Courts** to design & permit four (4) pickleball courts totaling 17,000 sq ft on approximately 0.39 acres. Located on Tax Parcel Number 04427-112-000 at 11701 SW 30th Ave with NV5 inc. as agents. Low Density (1-4du/acre) Future Land Use; Planned Development (PD) 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 recommend the DRC recommend approval of the Revised Final Development Plan for **Oakmont Amenity Center - Pickleball Courts**.

There were no questions for staff.

Agent/Applicant 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**.

Motion was **seconded** by Luke Sekula.

Ivy Bell called for a vote and the committee took the following action: **Recommended approval** of the Revised Final Development Plan for Oakmont Amenity Center - Pickleball Courts with a 3-0 vote.

2. **Project DR25-000025**

Preliminary and Final Development Plan for **Pinesville Park** to construct a new sports court, pavilions, playground, and associated improvements on approximately 2 acres. Located on Tax Parcel Numbers 04584-005-000 at 17026 SW 86th Ave, Archer with Kimley-Horn and Associates, Inc. as agents. Rural/Agriculture Future Land Use; Agricultural (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 **Pinesville Park**.

There were no questions for staff.

Agent/Applicant, Delaney Markham of Kimley-Horn and Associates, 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.

Ivy Bell called for a vote and the committee took the following action: **Approved** the Preliminary and Final Development Plan for Pinesville Park with a 3-0 vote.

3. **Project DR24-000059**

Combined Preliminary and Final Development Plan for **Elliano's Coffee Shop 39th and 97th** to construct a 900 SF drive thru coffee shop and associated infrastructure on approximately 0.94 acres. Located on Tax Parcel Number 06233-011-000 just west of 3833 NW 97th Blvd with JBPro, Inc. as agents. Tourist/Entertainment Future Land Use; Springhill's Activity Center: 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 approve the Combined Preliminary and Final Development Plan for **Elliano's Coffee Shop 39th and 97th**.

There were no questions for staff.

Agent/Applicant, Tim Boehlein of 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**.

Motion was **seconded** by Luke Sekula.

Ivy Bell called for a vote and the committee took the following action: **Approved** the Combined Preliminary and Final Development Plan for Elliano's Coffee Shop 39th and 97th with a 3-0 vote.

**OTHER BUSINESS:**

1. Approval requested of the minutes for the August 21st, 2025 DRC Hearing.

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** the minutes for the August 21st, 2025 DRC hearing with a 3-0 vote.

**Meeting adjourned at 1:53 PM by the Chair**