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1824-2024 | **ALACHUA
COUNTY**
BICENTENNIAL

Alachua County Department of Growth Management

Jeff Hays, AICP, Director

The Alachua County Development Review Committee (DRC) held a public hearing on October 16, 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:

Corbin Hanson, Senior Assistant County Attorney, County Attorney's Office
Jacob Stout, Planner, Growth Management Department
Christine Berish, Development Review Manager, Growth Management Department
Kendra Gernaey, Planning Assistant, Growth Management 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 October 16, 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.

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 DR25-000040

Final Development Plan and Flood Plain Development Permit for **Varnes Dock and Boathouse** to construct a new 892 SF dock and boathouse on approximately 0.89 acres. Located on Tax Parcel Number 18398-001-000 at 20680 NE 132nd Ave, Waldo with Worley Construction & Association 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 recommend the

DRC recommend approval of the Final Development Plan and Flood Plain Development Permit for **Varnes Dock and Boathouse** with the following conditions:

1. 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].
2. 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, Letcher Worley of Worley Construction & Association 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 Final Development Plan and Flood Plain Development Permit for Varnes Dock and Boathouse with a 3-0 vote.

2. **Project DR25-000023**

Revised Final Development Plan for **Flamingo Sports Club** to construct a recreation facility indoor and outdoor facilities including pickleball and tennis courts on approximately 21.44 acres. Located on Tax Parcel Number 07089-002-000 on SW Archer Rd west of SW 91st Street with eda consultants, inc. as agents. Rural/Agriculture Future Land Use; Agricultural (A) Zoning District, (Special Exception Z24-000007).

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 for **Flamingo Sports Club** with the following condition:

1. Prior to the issuance of a construction permit, the property owner/applicant shall follow all Florida Fish and Wildlife Conservation Commission guidelines and obtain any required state permits regarding Gopher Tortoise protection, prior to clearing vegetation, grading or filling the site [Sec. 406.05, ULDC; Sec. 406.28, ULDC].

There were no questions for staff.

Agent/Applicant, Claudia Vega of eda consultants, 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, with condition**, the Revised Final Development Plan for Flamingo Sports Club with a 3-0 vote.

2. **Project DR25-000003**

Final Development Plan for **Live Oak Cottages** to construct a 75-unit residential cottage neighborhood with associated improvements on 9.38 acres. Located on Tax Parcel Number 04227-000-000 at 2404 NW 143rd St with Thomas C. Yonge, PE as agents. Low Density (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 Final Development Plan for **Live Oak Cottages** with the following conditions:

1. Prior to issuance of Construction Permit, pay tree mitigation fee of \$65,650 to Alachua County Parks and Conservation Lands, via the Growth Management Department, or provide a revised plan demonstrating compliance with tree mitigation requirements.
2. A construction permit cannot be issued until the well has been plugged and abandoned and ACEPD has received documentation of that action in the form of a completed well registration form or well completion report [Article XI, Chapter 406, ULDC].
3. 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.
4. Proper abandonment of septic tank systems shall be conducted according to the procedures set forth in Section 64E-6.011, FAC. The owner or operator shall notify the department in writing within forty-five (45) days when a nonresidential septic tank system is no longer in use. [Article XI, Chapter 406, ULDC].
5. Prior to Construction Permit: Gopher Tortoise burrow(s) have been located near the subject property but were not observed onsite during the biological survey. Due to the ongoing potential for new burrows, prior to issuance of a construction permit the applicant shall conduct a 100 percent survey within 90 days of construction. The property owner/applicant shall follow all Florida Fish and Wildlife Conservation Commission (FWC) guidelines and obtain any required state permits if Gopher Tortoises are found during the pre-construction survey. Copies of all documents shall be provided to the Alachua County Environmental Protection Department. [Chapter 406.05 & 406.28, ULDC].
6. PONDs analysis is reviewed; final approval can be accepted once the following

are provided in support of this analysis to Public Works prior to issuance of Construction Permit:

- a. Input parameter calculations for post-development to include Directly Connected Impervious Area (DCIA)
 - b. Input parameter calculations for pre-development analysis
 - c. Recovery analysis was provided for treatment and quantity. However, interpretation from PONDS was incorrect and needs to be revised in Table 2 (PDF sheet 11)
 - d. Pre- and post-development volume and rate analysis were provided. However, volume interpretation from PONDS was incorrect and needs to be revised in Table 3 (PDF sheet 13).
7. Stage and Storage calculations include area from low-lying areas in the development. If these areas are to be considered detention areas, then they need to adhere to stormwater facility requirements in Sections 407.91-92, 407.94-95, and 407.97-100. If not, then they need to be removed. If this affects PONDS analysis as conditionally approved as discussed in Comment #1, then this will need to be revised and resubmitted to Public Works prior to issuance of Construction Permit.
 8. In review of the "Typical Section at Retention Pond Along NW 143rd Street", swale analysis needs to be completed to adhere to clear zone standards and stormwater capacity as discussed in Section 407.141. Public Works staff provided information in the 10/09/25 meeting. If the results of this analysis impact the PONDS analysis conditionally approved as discussed in Comment #1, then the PONDS analysis will need to be revised and resubmitted to Public Works prior to issuance of Construction Permit.
 9. Provide calculations of how you arrived at equivalent length and width used in PONDS to Public Works prior to issuance of Construction Permit.
 10. The development must dedicate 10 feet of right-of-way to the county for the Multi-Use Path prior to the issuance of Construction Permit.
 11. The development must provide a legal description for a public access easement to the Public Works that covers the northern portion of the Multi-Use Path where it deviates from the 10-foot right-of-way dedication. This legal description must be provided prior to the issuance of Construction Permit.

There were no questions for staff.

Agent/Applicant, Tom Yonge with Yonge Consultants, LLC was present and available for questions. There were no questions for the applicant.

There was one person from the public wishing to speak.

Kali Blount: Are any of these units affordable or working units?

Jacob Stout: There is no current code for this, so this plan does not require affordable housing.

Ivy Bell: Are there any other members of the public wishing to speak?

There were none.

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 Combined Preliminary and Final Development Plan for Live Oak Cottages with a 3-0 vote.

OTHER BUSINESS:

1. Approval requested of the minutes for the September 18th, 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 September 18th, 2025 DRC hearing with a 3-0 vote.

Meeting adjourned at 1:57 PM by the Chair