



Minutes of the ALACHUA COUNTY Development Review Committee (DRC) for March 28, 2024

The Alachua County Development Review Committee (DRC) held a public hearing on March 28, 2024, 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
Brett Strickland, Environmental Protection Department
Jeffrey Hodges, Public Works Department

STAFF PRESENT:

Corbin Hanson, Senior Assistant County Attorney, County Attorney's Office
Sahmira Curi, DRC Clerk, Planning Assistant, Growth Management Department
Christine Berish, Development Review Manager, Growth Management Department
Leslie McLendon, Senior Planner, Growth Management Department
Jacob Stout, Planner, Growth Management Department
Ken McMurry, Planner, Growth Management Department
Chris Dawson, Principal Planner, Growth Management Department
Summer Waters, Senior Planner, Environmental Protection Department
Jessica Hong, Senior Forester, Growth Management Department
Alison Moss, Transportation Planning Manager, Growth Management Department
Shane Williams, Stormwater Engineer, Environmental Protection Department
Lalit Lalwani, Civil Engineer III, Public Works

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 March 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 April 13, 2021 by Resolution 2021-32. 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.



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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.

Ivy Bell asked the Clerk to swear in all persons wishing to speak at today's hearing.

SWEARING IN

Sahmira Curi 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, "You may be seated".

Ivy Bell asked staff to begin their presentation.

1. Project DR24-000002

Final Development Plan for **Christ Community Church - Phase 2** to construct an 18,900-sf building addition including a new sanctuary and offices with associated infrastructure on approximately 8.80 acres. Located on Tax Parcel Number 04425-031-000 at 1603 SW 122nd Street with JBPro, Inc. as agents. Low Density Residential Future Land Use Designation; Residential Single-Family Estate (RE-1) Zoning District.



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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 Christ Community Church – Phase 2 with the following standard conditions:

- a. The applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable County department.
- b. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.
- c. Prior to the installation of a new permanent irrigation system or addition to an existing system, an irrigation plan must be submitted to and approved by the Alachua County Environmental Protection Department through the Alachua County Citizenserve Portal. The irrigation system shall comply with the Landscape Irrigation Design and Maintenance Standards found in Article VI of Part II, Title 7, Chapter 77 of the Alachua County Code. Temporary systems are exempt from the design standard requirements but must register through the Portal.

There were no questions for staff.

Agent/Applicant, Kyle Willems with 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 with conditions**.

Motion was **seconded** by Brett Strickland.

Ivy Bell called for a vote and the committee took the following action: **Approved, with conditions**, the Final Development Plan for Christ Community Church – Phase 2 with a 3-0 vote.

2. Project DR23-000033

Final Development Plan and Plat for **Tara Larga Subdivision – Phases 1 & 2** to construct 101 single-family residential units with associated infrastructure improvements on approximately 28.03 acres. Located on a portion of Tax Parcel Number 04423-001-000 east of the intersection of SW 8th Ave and Parker Rd with JBPro, Inc. as agents. Low Density (1 to 4 dwelling units per acre) Future Land Use Designation; Residential Single-Family Estate (RE-1) Zoning District.

Corbin Hanson noted one party status request and that Staff recommended approval. Jacob Stout showed a map identifying Ms. Rapier's property adjacent to Tara Larga.



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Jeffrey Hodges moved to approve the recommendation of Vanessa Rapier.
Motion was seconded by Brett Strickland.

Ivy Bell called for a vote and the committee took the following action: Approved, the party status requestor recommended by staff with a 3-0 vote.

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 with conditions the Final Development Plan and recommend approval of the Plat to the Board of County Commissioners for Tara Larga Subdivision – Phases 1 & 2 with the following unique conditions along with standard conditions:

- a. No Certificates of Occupancy for permits issued on lots within Phase 2 shall be issued prior to a Certificate of Completion for Phase 2. The Growth Management Department shall be responsible for informing the Building Official of this requirement, consistent with Section 111.6 of the Florida Building Code Chapter 1 Amendments included in Section 331.03 of the County's Code.
- b. Prior to issuance of Construction Permit, pay tree mitigation fee of \$8,970 to Alachua County Parks and Conservation Lands, via the Growth Management Department, or provide revised plan demonstrating compliance with tree mitigation requirements.
- c. The applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable County department.
- d. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.
- e. Prior to the installation of a new permanent irrigation system or addition to an existing system, an irrigation plan must be submitted to and approved by the Alachua County Environmental Protection Department through the Alachua County Citizenserve Portal. The irrigation system shall comply with the Landscape Irrigation Design and Maintenance Standards found in Article VI of Part II, Title 7, Chapter 77 of the Alachua County Code. Temporary systems are exempt from the design standard requirements but must register through the Portal.

There were no questions for staff from the Committee.

Agent/Applicant, Kyle Willems with JBPro, Inc., was present and available for questions. There were no questions for the applicant.

Ms. Rapier party status requestor, was not present.



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Kali Blount, at public comment, requested the application contain 10% affordable units or mixed income housing. He also requested lot sizes.

Jacob Stout indicated the project would not include affordable units, and clarified lot sizes to be 50 x 110 feet.

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

Motion was **seconded** by Brett Strickland

Ivy Bell called for a vote and the committee took the following action: **Approved, with conditions**, the Final Development Plan and **recommended approval** of the Plat for the Board of County Commissioners for Tara Larga Subdivision – Phases 1 & 2 with a 3-0 vote.

Ivy Bell stated the Board of County Commissioners will hear the SID resolution on April 9th, and the Final Plat on April 23, 2024 at 11:30 am.

3. Project DR23-000027

Final Development Plan and Plat for **Tara Verde Subdivision (fka Alachua Verde)** to construct a single-family attached and detached residential subdivision with 177 units and associated infrastructure in two phases on approximately 44.41 acres. Located on Tax Parcel Numbers 04291-000-000, 04291-002-000, and 04291-004-000 at 13908 NW 13th Ave with eda consultants, inc. as agents. Low Density Residential (1 to 4 dwelling units per acre) Future Land Use Designation; Residential Single Family (R-1A) 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 with conditions the Final Development Plan and recommend approval of the Plat to the Board of County Commissioners for Tara Verde Subdivision (fka Alachua Verde) with the following unique conditions (one proposed to be revised by staff at the hearing) along with standard conditions:

- a. Prior to issuance of Construction Permit:
 - i. Pay tree mitigation fee of \$147,875 to Alachua County Parks and Conservation Lands, via the Growth Management Department, or provide revised plan demonstrating compliance with tree mitigation requirements.
 - ii. Structural engineering certification is provided to Public Works for the retaining walls related to the site infrastructure ~~stormwater management facilities~~.
- b. Gopher Tortoise burrow(s) were located on and/or near the subject property. The property owner/applicant shall follow all Florida Fish and Wildlife Conservation Commission (FWC) guidelines and obtain any required state permits regarding Gopher Tortoise protection, prior to clearing vegetation, grading, or filling the site [Chapter 406.05 & 406.28, ULDC]. Copies of FWC issued permits are required to be provided to the Alachua County Environmental Protection Department in advance of receiving authorizations for land alterations.



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- c. Prior to issuance of Certificate of Completion – the access gate on NW 13th Avenue shall be required to be in place and equipped with Knox brand electric key access control for first responder access NFPA 1 18.2.
- d. Prior to issuance of Certificate of Completion – the access gate on NW 13th Avenue shall be required to be in place and equipped with Knox brand electric key access control for first responder access NFPA 1 18.2.
- e. The applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable County department.
- f. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.
- g. Prior to the installation of a new permanent irrigation system or addition to an existing system, an irrigation plan must be submitted to and approved by the Alachua County Environmental Protection Department through the Alachua County Citizenserve Portal. The irrigation system shall comply with the Landscape Irrigation Design and Maintenance Standards found in Article VI of Part II, Title 7, Chapter 77 of the Alachua County Code. Temporary systems are exempt from the design standard requirements but must register through the Portal.

Ivy Bell had questions for staff regarding construction access and where would it be coming from.

Leslie McLendon provided maps and phasing plans to describe how construction would be phased.

Agent/Applicant, Claudia Vega with eda consultants, inc, was present and available for questions. There were no questions for the applicant.

Elaine McLain Franklin asked questions regarding:

- maintenance of NW 13th avenue during and after construction
- emergency vehicle access – How will they be able to respond?
- HOA possibility of denying access rights
- Pink and gray tags on trees
- Is vacant area behind her Mother's property able to connect to Arbor Greens?

Leslie McLendon stated the roads will be public roads and able for anyone to use.

Jessica Hong explained the tags on tree were for collecting data.

Chris Dawson clarified HOA's won't be able to deny adjacent property owner's access. He also explained land in Arbor Greens is already platted, so no access available. He clarified that emergency vehicles will have multiple ways from South to reach adjacent properties before the gate is installed.

Lalit Lalwani explained developer is responsible for maintenance and reconstruction of NW 13th Avenue during and at end of construction since they are using it for construction access.



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

Motion was **seconded** by Brett Strickland

Ivy Bell called for a vote and the committee took the following action: **Approved, with conditions**, the Final Development Plan and **recommended approval** of the Plat for the Board of County Commissioners for Tara Verde Subdivision (fka Alachua Verde) with a 3-0 vote.

Ivy Bell stated the Board of County Commissioners will hear the SID resolution on April 9th, and the Final Plat on April 23, 2024 at 11:30 am.

OTHER BUSINESS:

1. Approval requested of the minutes for the February 15, 2024, DRC Hearing.

Jeffrey Hodges moved to **approve**.

Motion was **seconded** by Brett Strickland.

Ivy Bell called for a vote and the committee took the following action: **Approved** the minutes for the February 15, 2024, DRC hearing with a 3-0 vote.

Meeting adjourned at 2:23 PM by the Chair.