

Alachua County  
Local Planning Agency & Planning Commission Agenda  
Public Hearings

*The Local Planning Agency and Planning Commission will have an in person meeting on **Wednesday, February 15, 2022 at 6:00 p.m.** The meeting is to consider the following applications.*

The public may attend in person at 12 SE 1<sup>st</sup> Street, Gainesville, FL, Second Floor, Jack Durrance Board Room.

No later than 7 calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party. Please send your requests to be considered a party to <https://growth-management.alachuacounty.us/PublicComment>.

All comments and party evidence should be submitted at <https://growth-management.alachuacounty.us/PublicComment>

The Planning Commission shall consider written requests for party status at the outset of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony, at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 5 calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 (TDD) or 711 Florida Relay Service. Printed materials are available in alternate format upon request.

**I. APPROVAL OF THE AGENDA**

*All persons wishing to participate and speak on an issue at the public meeting have the right, through the Chair, to ask questions of staff or other speakers, to seek clarification of comments made by staff or other speakers, and to respond to the comments or presentations of staff or other speakers. All persons who present written materials to Commissioners for consideration must ensure that a copy of those materials is provided to the Clerk for inclusion in the Board's record of proceedings and official minutes*

**II. APPROVAL OF MINUTES FOR DECEMBER 14, 2022 MEETING**

**III. EX-PARTE COMMUNICATION/ PARTY STATUS STATEMENT/SWEARING IN**

**IV. LEGISLATIVE ITEM: Z22-000011 (Comprehensive Plan Amendment)**

A request by Kathie Ebaugh, AICP of JBPro, agents, for Valentina Ayala, DMD, Richard G. Spooner, DMD, Alecia S. MacDonald, DMD, Kenneth W. Knopf, DMD, C God String, LLC, and BCI Development, Inc., owners, for a small-scale Comprehensive Plan Map Amendment. The amendment would change the future land use designation from Low Density Residential (1 to 4 dwelling units/acre) to Office/Residential on tax parcel numbers 06121-000-000, 06121-004-000, 06121-005-000 and 06121-006-000. The parcels are zoned RP (Residential/Professional) and R-1a (single-family residential, 1 to 4 dwelling units/acre) and total approximately 3.34 acres. The site is located at 3500 NW 43rd St.

**[Z22-000011 Staff Report and Application](#)**

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**V. QUASI-JUDICIAL ITEM: Z22-000012 (JBPro Office Rezoning)**

A request by Kathie Ebaugh, AICP of JBPro, agents, for BCI Development, Inc., owners, for a rezoning from the R-1a (single-family residential, 1 to 4 dwelling units/acre) to the RP (Residential/Professional) district on tax parcel number 06121-004-000. The site is approximately 1.34 acres and located at 4475 NW 36th Ave. This application is related to Z22-000011 which is a request to change this parcel's and adjoining parcels' future land use designation from Low Density Residential (1 to 4 dwelling units/acre) to Office/Residential.

[Z22-000012 Staff Report and Application](#)

**VI. QUASI-JUDICIAL ITEM: Z22-000013 (Bessette Commercial Animal Raising Special Exception)**

A request by Byron Flagg, agent, for Eugene Bessette, owner, for a special exception to permit commercial animal raising on approximately 7 acres in the 'A' (Agriculture) zoning district with a Rural/Agriculture land use designation (one dwelling unit per 5 acres) on parcels 04712-004-000 and 04712-004-001 located at 13916 SW Archer Road.

**VII. QUASI-JUDICIAL ITEM: Z23-000001 (NexTower Personal Wireless Services Facility Special Use Permit)**

A request by Joel Rousseau of NexTower Development Group II, LLC, agent, for Rayonier Forest Services, LP, owner, for a special use permit for a 199' Personal Wireless Services Facility (PWSF). The site is located in the Agriculture zoning district and has a future land use designation of Rural/Agriculture (1 dwelling unit/5 acres). The site is a 0.23 acre portion of parcel 07770-000-000, located on N. County Rd. 225, to the northwest of the Gainesville Raceway.

[Z23-000001 Staff Report and Application](#)

**VIII. Appoint LPA/PC member to AHAC (Affordable Housing Advisory Committee)**

**IX. PLANNING COMMISSIONERS' COMMENTS**

*General information: All interested persons are invited to attend and be heard. Persons wishing to comment on the above scheduled items may file written comments with the Director of the Department of Growth Management, Office of Planning and Development prior to the scheduled hearings. All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

*If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at (352) 374-5275 (voice) or (352) 374-5284 (TDD). Staff Reports on zoning items are generally available on Friday of the week preceding the Planning Commission meeting. For further information, please contact the Office of Planning and Development, of the Department of Growth Management, 10 SW 2<sup>nd</sup> Avenue, 3<sup>rd</sup> Floor, Gainesville, Florida 32601, (352) 374-5249.*