

Alachua County
Local Planning Agency & Planning Commission Agenda
Public Hearings

*The Local Planning Agency and Planning Commission will meet **Wednesday, February 19, 2020 at 6:00 p.m.** in the **Jack Durrance Auditorium** of the **Alachua County Administration Building (2nd floor)** and hold a public hearing on the following applications.*

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 JANUARY 15, 2020**

III. **EXPARTE COMMUNICATION/SWEARING IN/DECLARATION OF PARTIES**

IV. **LEGISLATIVE ITEM: CPA-01-20 LARGE SCALE COMPREHENSIVE PLAN AMENDMENT)**

A request by Clay Sweger of eda, agent, for Yadda Property Holdings LLC, owner, for large scale comprehensive plan map amendments on tax parcel 06233-014-006 and portions of tax parcels 06233-014-005 and 06233-000-000 within the Springhills Activity Center. Existing land use designations on these parcels are Institutional, Warehouse Distribution and Office with proposed new land use designations of Medium Density Residential (greater than 4 and up to 8 dwelling units per acre), Light Industrial and Conservation. The land area for these combined parcels is approximately 92.28 acres and they are located along NW 98th Street west of I-75 and south of NW 39th Avenue. The applicant is also requesting text amendments to policies for the Springhills Activity Center within the Future land Use Element of the Alachua County Comprehensive Plan. This application is associated with ZOM-01-20

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[Application](#)

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V. **QUASI-JUDICIAL ITEM: ZOM-01-20 (Rezoning)**

A request by Clay Sweger of eda, agent, for Yadda Property Holdings LLC, owner, to rezone tax parcel 06233-014-006 and portions of tax parcels 06233-014-005 and 06233-000-000 within the Springhills Activity Center from AP (Administrative Professional), BW (Wholesale and Warehousing) and RP (Residential Professional) districts to ML (Light Industrial), R-2 (Multi-family Residential/4 to 8 dwelling units per acre) and C-1 (Conservation) districts on approximately 92.28 acres located along NW 98th Street west of I-75 and south of NW 39th Avenue. This application is associated with CPA-01-20, which, if approved, would amend the land use designations on these parcels to Medium Density Residential (greater than 4 up to 8 dwelling units per acre), Light Industrial and Conservation.

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VI. **QUASI-JUDICIAL ITEM: ZOM-02-20 (Fletcher Center East Rezone**

A request by Ryan Thompson of CHW, Inc., agent, for Ameris Bank and George E. Fletcher Rev. Trust, owners, to rezone from 'BR' (Retail Sales and Services) district to 'BH' (Highway Oriented Business Services) district. The site has a future land use designation of Commercial, is approximately 2.2 acres and is located on tax parcel number 04344-009-000 and a portion of parcel 04344-003-000 in the 14000 Block of W. Newberry Road.

[Staff Report](#)

[Application](#)

VII. **ATTENDANCE REPORT DISTRIBUTED IN PACKETS**

VIII. **PLANNING COMMISSIONERS' COMMENTS**

General information: All interested persons are invited to attend and be heard. This hearing will be in the Jack Durrance Auditorium on the second floor of the County Administration Building, 12 SE First Street, Gainesville, FL. 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 2nd Avenue, 3rd Floor, Gainesville, Florida 32601, (352) 374-5249.