

Alachua County  
Local Planning Agency & Planning Commission Agenda  
Public Hearings

*The Local Planning Agency and Planning Commission will have a virtual meeting on **Wednesday, April 21, 2021 at 6:00 p.m.** The meeting is a virtual public meeting and in person public meeting to consider the following applications.*

This meeting will allow for virtual or in person participation. The public may attend virtually through Cox Channel 12 and the County's Video on Demand website OR in person at 12 SE 1<sup>st</sup> Street, Gainesville, FL, Second Floor, Jack Durrance Board Room. The public may also attend through audio only by calling 301-715-8592, and when prompted, use code 670 965 3024.

Public comment will be taken by telephone for all non-ministerial items on which the Planning Commission votes. Once public comment is opened for an item under discussion, please call 929-205-6099 (enter meeting code 273 174 8038). Callers will be put in a queue, and prompted when it is their turn to speak. **TO AVOID FEEDBACK, SPEAKERS MUST TURN DOWN THEIR MEETING SOUND WHEN ADDRESSING THE COMMISSION.**

No later than 5 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 [planning@alachuacounty.us](mailto:planning@alachuacounty.us).

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 3 calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties.

For public who attend in person, facial coverings must be worn at all times. Public seating will be made available up to the capacity that permits adequate social distancing.

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 FEBRUARY 17, 2021 MEETING:**

**III. EXPARTE COMMUNICATION/ PARTY STATUS STATEMENT/SWEARING IN**

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**IV. LEGISLATIVE ITEM: CPA-02-21 (Osbrach Small-Scale Map Amendment)**

A request by Clay Sweger of eda consultants, inc., agent, for Allen Z. and Denise L. Osbrach, owners, for a small-scale map amendment amending parcel 06884-000-000 from Low Density Residential (1 to 4 dwelling units/acre) to Institutional land use. The site is in the "RP" (Residential and Professional) zoning district and is located at 5930 SW Archer Rd. on approximately 1.92 acres.

[CPA-02-21 Documents](#)

**V. LEGISLATIVE ITEM: CPA-03-21 (Large Scale Comprehensive Plan Text Amendment)**

A County-initiated amendment to the Alachua County Comprehensive Plan: 2019-2040 to amend Policy 3.11.1 of the Future Land Use Element relating to the Rural Commercial Agriculture Land Use designation; providing for residential uses; limiting non-residential structures to no more than 3,000 square feet in size; providing for specific non-residential uses by special exception including grocery stores consistent with Policy 3.11.1(c), small markets and produce stands: rural medical and veterinary clinics, sales and service of farm equipment and supplies, farmer's markets, agricultural products distribution and agricultural services as defined in the Alachua County Unified Land Development Code to serve the rural area.

[CPA-03-21 Documents](#)

**VI. QUASI-JUDICIAL ITEM: ZOX-01-21 (Sand Bluff Solar Project Special Exception)**

A request by FL Solar 6 LLC (Jason Thomas, Agent) on behalf of Uncle Willies LLC, owner, for a special exception to permit a major utility (photovoltaic solar array) on approximately 638 acres located in an 'A' (Agriculture) district with a Rural/Agriculture land use designation (one dwelling unit per five acres). The project is located along SW County Road 346 in Archer on parcel number 05197-000-000.

[ZOX-01-21 Documents](#)

**VII. 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.*