

Alachua County  
Local Planning Agency & Planning Commission Agenda  
Public Hearings

*The Local Planning Agency and Planning Commission will have a virtual meeting on **Wednesday, August 19, 2020 at 6:00 p.m.** The meeting is a virtual public meeting, as permitted by Florida Governor's Executive Order No. 20-69 as extended by Executive Order Number 20-179 and Alachua County Emergency Order 2020-16 as amended on May 4, 2020 to consider the following applications.*

The public may attend virtually through Cox Channel 12 and the County's Video on Demand website. For meeting audio only, call 301-715-8592, and when prompted, use code 670 965 3024. The public may submit comments to the Planning Commission through email at [planning@alachuacounty.us](mailto:planning@alachuacounty.us) or by calling into the public comment message line when prompted to call during the meeting.

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).

The public is encouraged to submit any written or photographic documents prior to the meeting to [planning@alachuacounty.us](mailto:planning@alachuacounty.us).

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 [planning@alachuacounty.us](mailto:planning@alachuacounty.us). Any individual who wishes to participate as a party to the proceeding but is unable to attend the hearing through communication media technology (CMT), may request a reasonable accommodation to allow for participation in the public hearing. All requests for reasonable accommodation must be made in writing no later than 5 calendar days prior to the hearing. 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) or 711 Florida Relay Service. Printed materials are available in alternate format upon request.

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.

**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. LEGISLATIVE ITEM: CPA-04-20 (Large Scale Comprehensive Plan Text Amendment)**

A County-initiated amendment to the Alachua County Comprehensive Plan: 2019-2040 to amend policies in Section 6.0 of the Future Land Use Element relating to clustered rural residential subdivisions including: permitted and prohibited uses in the open space; management plans; implementing land development regulations; increasing the incentive for inclusion of agriculture such as community gardens in the open

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space; lowering the threshold for requiring subdivisions in the Rural/Agriculture Future Land Use category to be developed as clustered rural residential subdivisions and any related policies in the Comprehensive Plan; and to amend the requirements for internal roads in rural residential subdivisions by increasing the maximum number of lots in such subdivisions allowed to have unpaved private easement roads

Documents: <https://alachuacounty.sharefile.com/d-sa60408dde8e49d29>

**III. EXPARTE COMMUNICATION/SWEARING IN of STAFF**

**IV. DECLARATION OF PARTIES/ SWEAR IN PUBLIC**

**V. QUASI-JUDICIAL ITEM: ZOX-01-20 (Special Exception)**

A request by Archer Solar Project LLC (Mark Dypiangco, Agent) on behalf of various owners for a special exception to permit a major utility (solar array and associated distribution lines) on approximately 650.6 acres located in an 'A' (Agriculture) district with a Rural/Agriculture land use designation (one dwelling unit per five acres). The project is located on the northeast corner of SW 170<sup>th</sup> Street and SW 95<sup>th</sup> Avenue on parcel numbers 04588-000-000, 04588-001-000, 04588-001-001 and portions of parcels 04595-000-000 and 04631-000-000.

Staff Documents: <https://alachuacounty.sharefile.com/d-s14b763df00e436e9>

Applicant Documents: <https://alachuacounty.sharefile.com/d-s0169da7abc1438fb>

Public and Party Documents: <https://alachuacounty.sharefile.com/d-s36d987c0af84c498>

**VI. ATTENDANCE REPORT DISTRIBUTED IN PACKETS**

**VII. 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 2<sup>nd</sup> Avenue, 3<sup>rd</sup> Floor, Gainesville, Florida 32601, (352) 374-5249.*