

DEVELOPMENT REVIEW COMMITTEE AGENDA

January 7, 2021 1:30 PM

John R. "Jack" Durrance Auditorium, Room 209, Second Floor
Alachua County Administration Building,
12 SE 1st Street, Gainesville, Florida

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

All interested persons are invited to attend and be heard. Written comments or photographic documents may be emailed to Development Review Staff ahead of the scheduled hearing developmentreview@alachuacounty.us. The public will be permitted to provide public comments at the hearing to the Development Review Committee through telephone or in person.

For public who attend virtually, once public comment is opened for an item under discussion, please call 929-505-6099 (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 THE VOLUME ON THEIR DEVICE WHEN ADDRESSING THE DEVELOPMENT REVIEW COMMITTEE. Callers should state their names and limit comments to two minutes. When prompted for in-person comment, in-person participants should follow the direction of the Chair to participate.

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.

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 developmentreview@alachuacounty.us.

The Development Review Committee 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.

Development Review Committee Members:

Growth Management Department	Ivy Bell, Jerry Brewington, Ken Zeichner
Environmental Protection Department	Forrest Eddleton, Lindsey R. Kelly
Public Works Department	Jeffrey Hodges, Beth Dodd

The DRC members listed herein are not directly involved with the review of the DRC development applications. Applicants are advised not to contact the DRC members or alternates with regard to any item to be reviewed on the DRC agenda to ensure the integrity of the quasi-judicial process. Please contact the Development Review Staff for information: Growth Management at 374-5249; Public Works at 374-5245; Environmental Protection at 264-6800.

Hearing Called to Order:

- Introduction by the Chair
- Attorney Office Polling for Ex Parte Communication
- Affected Parties Statement
- Clerk Swearing In

Items to be presented by Staff:

- 1. Project 2020113002 – Revised Final Development and Replat Review – Social Square, Lot 4** – (Reduction of side setback from 25 feet to 10 feet on approximately 1 acre) – Mackey and Hudson Tract -T10-R19 – Located on Tax Parcel Number 07143-050-004 at 2932 SW 68th Lane – Joseph B. Walker - agent; Low Density Residential (1 to 4 dwelling units per acre) Future Land Use Designation; R-1aa Zoning District [Link to staff report and back-up materials](#)
- 2. Project 2020081002 - Final Development Plan and Plat Review - Tara St. Augustine** - (73 unit single-family attached residential subdivision on approximately 9.15 acres) - Section 28-T09-R19 - Located on Tax Parcel Number 06183-000-000 in the 3800 block of NW 63rd Street - eda engineers-surveyors-planners, inc. - agents; Medium Density Residential (>4 to 8 dwelling units per acre) Future Land Use

Designation; Single-Family Residential (R-2) Zoning District [Link to staff report and back-up materials](#)

- 3. Project 2020082401 – Final Development Plan and Plat Review - Tara Greens 2**
– (proposed 80 unit single-family attached residential subdivision on approximately 10.00 acres) - Section 34-T09-R18 - Located on Tax Parcel Numbers 04291-005-000 north in the 13000 block north of NW 8th Lane and west of NW 136th Street - JBrown Professional Group, Inc. - agents; Medium Density Residential (>4 to 8 dwelling units per acre) Future Land Use Designation; Multi-Family Residential (R-2) Zoning District [Link to staff report and back-up materials](#)
- 4. Project 2020101201 – Minor Development Plan Review - Alachua County North Central Rural Collection Center**– (renovation of existing collection site on 1.61 acres) – Section 31-T08-R20 – located on TPN 07781-001-000 at 10714 N SR 121 – JBrown Professional Group, Inc.- agents; Rural/Agriculture Future Land Use Designation; Agriculture (A) Zoning District [Link to staff report and back-up materials](#)
- 5. Project 2020092805 - Final Development Plan and Plat Review - Town of Tioga Planned Development - Phase 20** – (20 lot single-family residential subdivision on approximately 11.22 acres) - Section 11-T10-R18 - Located on a Portion of Tax Parcel Number 04415-000-000 in the 900 block of SW 131st Street - JBrown Professional Group, Inc. - agents; Low Density Residential (1 to 4 dwelling unit per acre) Future Land Use Designation, Planned Development (PD) Zoning District (ZOM-07-12) [Link to staff report and back-up materials](#)

All persons wishing to participate and speak on an issue at the Development Review Committee meeting have the right, through the Chair, to ask questions, seek clarification of comments made and to respond to the comments of presentations of staff or other speakers; or refute or respond to any ex-parte communication. All persons who present written materials to the Development Review Committee 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.

If you have a disability and need an accommodation in order to participate in a program or service of the Growth Management Department, please contact the Growth Management Department at 352-374-5249 at least 2 business days prior to the event, TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.