

# DEVELOPMENT REVIEW COMMITTEE AGENDA

**April 6, 2023 1:30 PM – 4:30 PM**

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

## Development Review Committee Members:

Growth Management Department	Ivy Bell, Ben Chumley
Environmental Protection Department	Lindsey R. Kelly, Brett Strickland
Public Works Department	Jeffrey Hodges, Cerra Shires

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 at [developmentreview@alachuacounty.us](mailto:developmentreview@alachuacounty.us).

## 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:

*Any item that has not been heard or approved by adjournment at 4:30 pm will be deferred time certain to the DRC hearing scheduled for May 11, 2023 at 1:30 pm.*

1. Project DR23-000001  
Final Development Plan and Floodplain Development Permit for **Gator Santa Fe Dock and Boathouse** to rebuild an existing damaged dock totaling 890 sq ft on approximately 15.47 acres. Located on Tax Parcel Number 18480-002-000 at 21187 NE 107<sup>th</sup> Lane with SE Boathouse, LLC as agents. Rural Cluster & Rural/Agricultural Future Land Use Designation; Agricultural (A) Zoning District
2. Project DR23-000012  
Final Development Plan and Floodplain Development Permit for **Van Norman Dock and Boathouse** to replace existing dock with a 630 sq ft dock and boathouse on approximately 1.16 acres. Located on Tax Parcel Number 20001-001-028 at 21823 SE 111th Ave with Worley Construction & Associates, Inc. as agents. Rural/Agricultural Future Land Use Designation; Agricultural (A) Zoning District

3. Project DR22-000022  
Final Development Plan and Plat for **Hammock's Reserve - Phase 1 of Springhills SW Quad** to construct a subdivision consisting of 140 single family attached units on approximately 24.48 acres. Located on a portion of Tax Parcel Number 06233-014-005 in the 3000 block of NW 98<sup>th</sup> Street with eda consultants, inc. as agents. Medium Density (>4-8 dwelling units per acre) and Conservation Future Land Use Designation; Springhills Activity Center Residential Multi-Family (R-2) and Conservation (C-1) Zoning District
4. Project DR22-000037  
Preliminary and Final Development Plan for **Jonesville Gym** a nonresidential development totaling approximately 9,810 sq. ft. with associated improvements on approximately 1.44 acres. Located on Tax Parcel Number 04344-005-003 in the 300 Block of SW 140<sup>th</sup> Terrace with eda consultants, inc. as agents. Office Future Land Use Designation; Business, Retail Sales and Services (BR) Zoning District; *Z22-00009*
5. Project DR23-000002  
Preliminary and Final Development Plan and Plat for **Lerner Rural Agricultural Subdivision** to construct a 4-lot rural agricultural subdivision on approximately 28.02 acres. Located on Tax Parcel Numbers 04008-003-004 and 04008-003-005 at 16945 NW 110<sup>th</sup> Ave with eda consultants inc. as agents. Rural/Agriculture Future Land Use Designation; Agricultural (A) Zoning District
6. Project DR23-000008  
Final Development Plan for **Springhills Transit Oriented Development (TOD) Phase 1 - Campus USA** to construct an approximately 4,700 sq. ft. bank with drive-through and associated infrastructure on approximately 2.99 acres. Located on Tax Parcel Number 06038-026-000 at 9106 NW 39<sup>th</sup> Ave with CHW, Inc. as agents. Springhills Activity Center; Mixed Use Future Land Use Designation; Highway Oriented Business (BH) Zoning District

Other Business:

Approval requested of the minutes for the March 2, 2023 DRC Hearing

The public is encouraged to submit any written or photographic documents prior to the meeting to <https://growth-management.alachucounty.us/PublicComment>

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.alachucounty.us/PublicComment>.

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 5 calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties. In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

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 least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.