

DEVELOPMENT REVIEW COMMITTEE AGENDA

April 7, 2022 1:30 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, Mike Castine
Environmental Protection Department	Lindsey R. Kelly, John Cullinan
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.

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 DR22-000003

Revised Final Development Plan for **Jonesville Business Park Planned Development (PD) - Steeplechase Shopping Center, Phase 3** for a 17,570 sq. ft. expansion to existing Steeplechase Shopping Center on approximately 4.62 acres. Located on Tax Parcel Number 04341-001-001, and 04341-001-013 at 14075 NW 2nd Lane with JBPro, inc. as agents. Parcel 04341-001-001: Jonesville Activity Center; Commercial Future Land Use; Highway Oriented Business (BH) Zoning District. Parcel 04341-001-013: Jonesville Activity Center; Shopping Center Future Land Use; Planned Development (PD) Zoning District

2. Project 2022030702
Revised Final Development Plan and Replat for **Grand Oaks Cluster Subdivision Planned Development (PD) – Lots 13-15** to reconfigure 3 existing platted lots on 29.62 acres. Located on Tax Parcel Numbers 00067-010-013, 00067-010-014, and 00067-010-015 at 21382 NW 217th Drive with CHW, Inc as agents. Rural/Agriculture (1 dwelling unit per 5 acres) Future Land Use Designation; Planned Development (PD) Zoning District
3. Project 2022030703
Revised Final Development Plan and Replat for **Eagle Point Cluster Subdivision, Phase 2 - Lot 112** to update setbacks to allow an accessory setback of 7.5' in the rear yard on 0.23 acres. Located on Tax Parcel Number 06326-020-112 at 1153 NW 89th Drive with Robert Ayres, owner. Low Density Residential (1-4 dwelling units per acre) Future Land Use Designation; Residential Single Family (R-1A) Zoning District
4. Project 2022030704
Preliminary Development Plan for **SW 8th Avenue Subdivision** an 18 lot single family residential subdivision with associated infrastructure on approximately 5.30 acres. Located on Tax Parcel Number 06670-000-000 at 8115 SW 8th Ave with CHW, Inc. as agents. Low Density Residential (1 to 4 dwelling units per acre) Future Land Use Designation; Residential Single Family (R-1A) Zoning District
5. Project 2022030711
Final Development Plan and Floodplain Development Permit for the **Cotter Dock and Boathouse** a new 2-story boathouse addition to an existing dock on 2.24 acres. Located on Tax Parcel Number 18399-018-000 at 20825 NE 132nd Ave with Shore Builders as agents. Rural/Agriculture Future Land Use Designation; Agricultural (A) Zoning District
6. Project 2022030713
Revised Final Development Plan and Replat for **Eloise Gardens, Lot 95** to reduce setbacks and correct an existing encroachment on 0.17 acres. Located on Tax Parcel Number 07054-032-095 at 8926 SW 66th Place with Mary K. Markham, owner. Low Density Residential (1 to 4 dwelling units per acre) Future Land Use Designation; Residential Single Family (R-1A) Zoning District

Other Business:

Approval requested of the minutes for the February 3, 2022 DRC Hearing

Approval requested of the minutes for the March 3, 2022 DRC Hearing

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

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.

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.alachuacounty.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.

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.