

# DEVELOPMENT REVIEW COMMITTEE AGENDA

**May 11, 2023 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
Environmental Protection Department	Lindsey R. Pavao, 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:

1. Project DR23-000006  
Replat for **Buckingham South Unit No. 2 – Lot 35** to amend the setback lines on approximately 0.50 acres. Located on Tax Parcel Number 06656-051-035 at 8612 SW 7<sup>th</sup> Place with 3002 Surveying, LLC as agents. Low Density Residential (1 to 4 dwelling units per acre) Future Land Use Designation; Residential Single Family (R-1AA) Zoning District
2. Project DR23-000011  
Replat for **Royal Oaks – Lot 19** to amend the setbacks to current County standards on approximately 1.01 acres. Located on Tax Parcel Number 06665-050-019 at 1423 SW 96<sup>th</sup> Street with Ibert and Rebecca Isaacson as property owners. Low Density Residential (1 to 4 dwelling units per acre) Future Land Use Designation; Residential Single Family Estate (RE-1) Zoning District

3. Project DR23-000014  
Revised Final Development Plan for **Achua County Veteran's Memorial Park Improvements** to construct additions of a playground, splash pad, restroom building, parking lot, and sidewalks with associated infrastructure on approximately 23 acres. Located on Tax Parcel Number 06846-001-000 at 7340 SW 41st Place with JBPro, Inc. as agents. Recreation Future Land Use Designation; Conservation (C-1) Zoning District
  
4. Project DR22-000033  
Preliminary Development Plan for **Fletcher's Center East** to construct a mixture of non-residential uses with up to 23,000 sq ft of retail to include a car wash, and drive through restaurant, and up to 26,500 sq ft of office space on approximately 12.51 acres. Located on Tax Parcel Numbers 04344-003-000, 04344-009-000, and 04345-011-000 along the 100 through 300 blocks west of Southwest 138th Terrace and south of State Road 26/Newberry Road with CHW, Inc. as agents. Commercial & Office Future Land Use Designations; Administrative and Professional (AP), Highway Oriented Business (BH) & Business, Retail Sales, and Services (BR) Zoning Districts

Other Business:

Approval requested of the minutes for the April 6, 2023 DRC Hearing

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

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.